

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, JUNE 24, 2015
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found, Commissioners Ransom, Sangha, Tanner, Vice Chair Mitracos and Chair Orcutt present. Also present were staff members Alan Bell, Interim Assistant Development Services Director; Kimberly Matlock, Assistant Planner; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

MINUTES APPROVAL – None.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None

ITEMS FROM THE AUDIENCE – None.

1. **OLD BUSINESS** – None

2. **NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW FOR A PRIVATE ELEMENTARY SCHOOL BUILDING, OUTDOOR PLAY AREA, NATURE GARDEN, AND PARKING AREA IMPROVEMENTS AT THE SOUTHEAST CORNER OF MURRIETA WAY AND HOLMES COURT (120 MURRIETA WAY) - APPLICANT IS PAMELA RIGG AND PROPERTY OWNER IS TR 120, LLC - APPLICATION NUMBERS CUP15-0002 & D15-0006 – Kimberly Matlock, Assistant Planner, provided the staff report. Staff recommended that the Planning Commission rescind previously approved applications and approve the applications currently before the Commission.

The Commissioners asked for clarification regarding changes between the applications, changes to the building/architecture, and discussed surrounding property uses, play area, drought tolerant plants, water wells, and construction timeline.

Chair Orcutt opened the public hearing.

Richard Larson, Design Architect, stated the proposal was similar to the project previously approved with the exception of changing from a two-story to single-

story building, which was due to value-engineering. Jeff Antrim addressed the Commission regarding the play field in terms of watering and public use.

Chair Orcutt closed the public hearing.

ACTION

It was moved by Commissioner Ransom and seconded by Commissioner Sangha that the Planning Commission do the following, based on the findings and subject to the conditions as stated in the Planning Commission Resolutions dated June 24, 2015:


- 1) Rescind Resolution Numbers 2014-023 and 2014-024 approved on October 22, 2014.
- 2) Approve the Conditional Use Permit application number CUP15-0002 for a 30,500 square foot private elementary school with associated outdoor play areas.
- 3) Approve the Development Review application for an approximately 30,500 square-foot one-story building, outdoor play area, and parking, landscape, and hardscape improvements at the southeast corner of Murrieta Way and Holmes Court.

Voice vote found all in favor; passed and so ordered.

3. ITEMS FROM THE AUDIENCE – None.
4. DIRECTOR'S REPORT – None.
5. ITEMS FROM THE COMMISSION – None
6. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Commissioner Sangha to adjourn.

Time 7:35 p.m.


STAFF LIAISON


CHAIR