

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR EXTERIOR MODIFICATIONS AND ADDITION OF A 642 SQ. FT. CANOPY TO AN EXISTING HYUNDAI DEALERSHIP BUILDING AT 3480 NAGLEE RD. APPLICANT IS EBERTH ARTEAGA AND OWNER IS PAPPAS LEGACY, LLC APPLICATION NUMBER D22-0006.

DISCUSSION

The project site is an existing Hyundai dealership building on 3.5 acres located at 3480 Naglee Rd. The project site is directly east of Naglee Rd., south of Auto Plaza Dr., and north of Tracy Chrysler Dodge Jeep Ram Dealership (Attachment A: Location Map).

The proposed project includes exterior modifications to all elevations of the existing building. The upper façade elements on the north, south, and west elevations will be modified with aluminum composite and score lines in a bronze color to create a sense of arrival at the Hyundai dealership building front and side entries. The existing concrete masonry walls are proposed to have updated paint to complement the bronze-colored aluminum composite panels on the upper façade elements. The existing varying roof heights and pitches, stepped out columns with awnings, windows, recessed entries, and score lines that provide visual interest on all sides are to remain. On the north elevation two existing parking stalls will be covered by a canopy to create a 642 sq. ft. vehicle delivery area with electric vehicle chargers. The new canopy covering the vehicle delivery area will match the updated aluminum composite, score lines, and color being proposed on the upper façade elements (Attachment B: Site Plan and Elevations).

The project site is designated General Commercial in the I-205 Corridor Specific Plan and designated Commercial in the General Plan. The project meets the minimum off-street parking standards of the I-205 Corridor Specific Plan which requires one space per 250 square feet of gross floor area plus one space per vehicle for sale or stored on the lot. The proposed exterior modifications and new vehicle delivery area meets the City of Tracy Design Goals and Standards because the proposed materials and design of the Hyundai dealership building will provide complementary level of detailing and high-quality materials to create visual interest on all sides and establish a sense of arrival to the project site.

Environmental Document

The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301 which pertains to exterior alterations of existing facilities and additions to existing structures. No further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Development Services Director approve the Development Review Permit for exterior modifications and construction of a 642 sq. ft. addition to an existing Hyundai Dealership building at 3480 Naglee Rd., based on the findings contained in the Director's Determination dated May 24, 2021 (Attachment C).

Prepared by Kenny Lipich, Assistant Planner

Reviewed by Scott Claar, Senior Planner

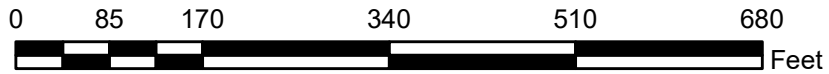
Approved by Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Location Map
- B. Site Plan and Elevations
- C: Development Services Director Determination
Exhibit 1 – Conditions of Approval



Think Inside the Triangle™



PLATINUM HYUNDAI OF TRACY

3480 NAGLEE RD, TRACY, CA 95304

CONSULTANTS

CIVIL
DUKE ENGINEERING
44732 YUCCA AVE
LANCASTER, CA 93534
(214) 739-8880

STRUCTURAL
GRIMM & CHEN STRUCTURAL
17500 RED HILL AVE #240
IRVINE, CA 92614

M.E.P.

SPECTRUM ENGINEERS
324 S. STATE ST., SUITE 400
SALT LAKE CITY, UT 84111
(800) 678-7077
(801) 528-5151

PROJECT NAME

**PLATINUM HYUNDAI
OF TRACY**

PROJECT DESCRIPTION

INTERIOR / EXTERIOR DEMOLITION.
TEMPORARY TRAILERS WILL BE
PROVIDED FOR EMPLOYEES TO
CONTINUE FACILITY OPERATIONS

PROJECT ADDRESS
3480 NAGLEE RD, TRACY, CA 95304

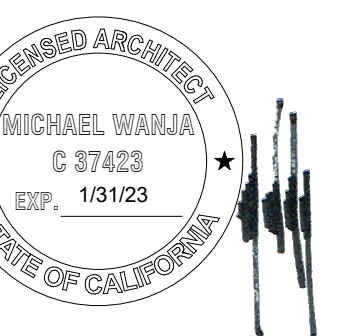
OWNER INFORMATION

PAPPAS LEGACY, LLC

GOREE PROJECT NUMBER

A21128

STAMP / SIGNATURE



ISSUE DATE

03/30/2022

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME

COVER

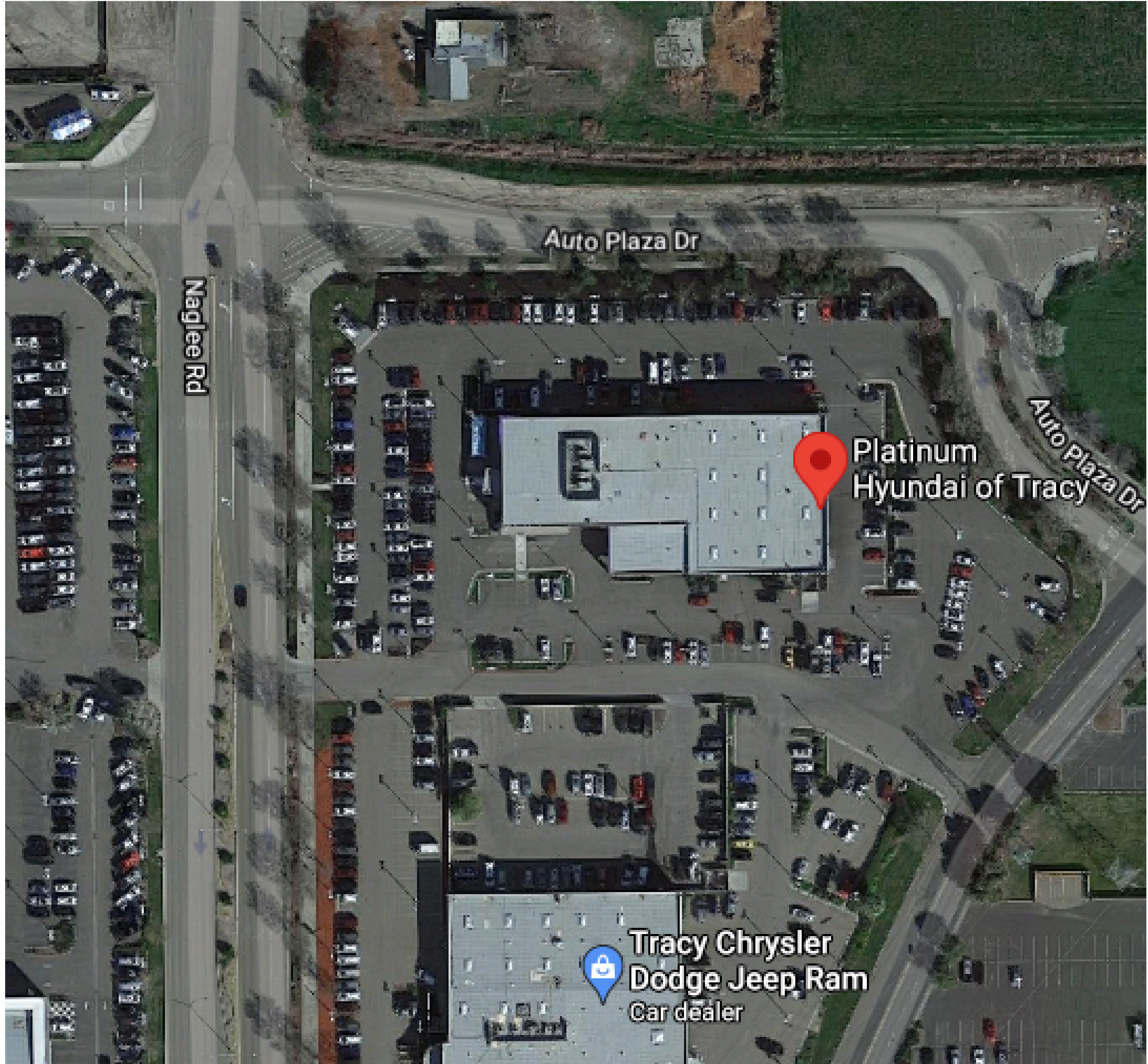
SHEET NUMBER

A000



DRAWING INDEX PLANNING

#	SHEET NAME
GENERAL	
A000	COVER
A001	GENERAL
ARCHITECTURAL DEMO	
AD112	DEMO ELEVATIONS
PLANNING	
D100	EXISTING SITE PLAN
D101	PROPOSED SITE PLAN
D201	PROPOSED BUILDING ELEVATIONS
ARCHITECTURAL	
A100	NOTED SITE PLAN
A900	EXTERIOR PERSPECTIVES



LOCATION MAP

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PAPPAS LEGACY, LLC

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ISSUE DATE

04/20/2022

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME

GENERAL

SHEET NUMBER

A001

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PROJECT NAME

**PLATINUM HYUNDAI
OF TRACY - PARTIAL
DEMO**

PROJECT DESCRIPTION
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PROJECT ADDRESS
3480 NAGLEE RD, TRACY, CA 95304

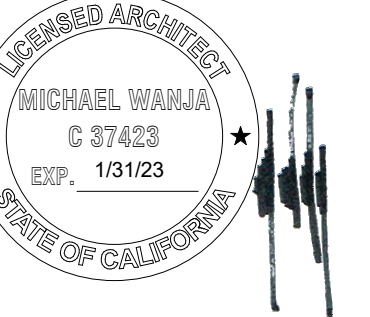
OWNER INFORMATION

PAPPAS LEGACY, LLC

GOREE PROJECT NUMBER

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STAMP / SIGNATURE



ISSUE DATE

11/8/2021

ISSUE HISTORY

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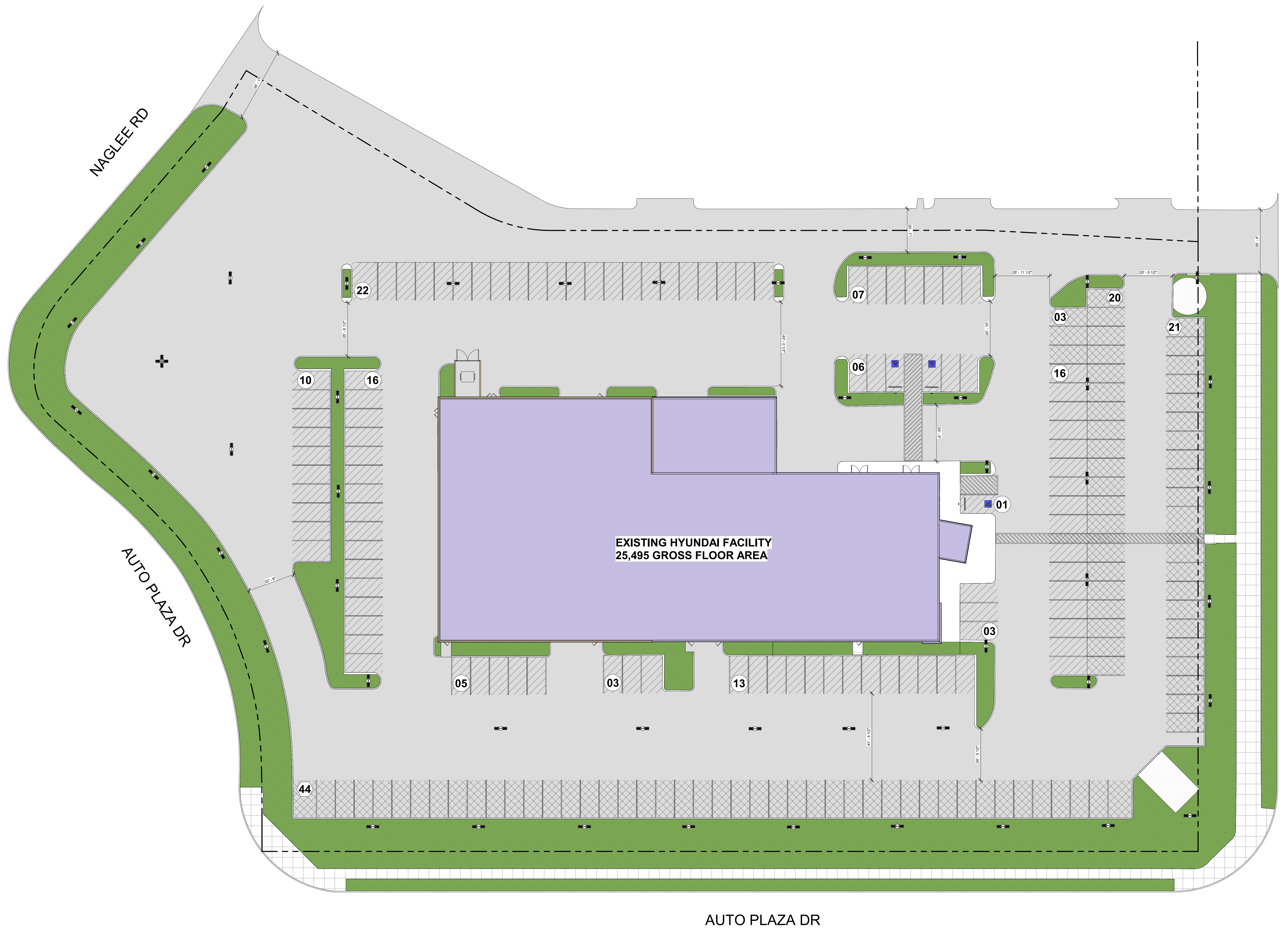
KEY PLAN

SHEET NAME
EXISTING SITE PLAN

SHEET NUMBER

D100

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AUTO PLAZA DR

EXISTING PARKING REQUIREMENTS			
LAND USE	# OF REQUIRED PARKING SPACES	PROPOSED BUILDING AREA	PARKING
VEHICLE SALES AND LEASING	PARKING: 1 SPACE PER 250 SQFT 1 SPACE PER VEHICLE FOR SALE	AREA: 25,495 SF / 250 SF = 102 VEHICLE INVENTORY = 88	REQUIRED
			PROVIDED
			190 SPACES 190 SPACES
	DENOTES DESIGNATED REQUIRED PARKING SPACES AND #; REFERENCE 1/D100 FOR REQUIRED PARKING LOCATIONS		
	DENOTES DESIGNATED VEHICLE INVENTORY PARKING SPACES AND #; REFERENCE 1/D100 FOR VEHICLE INVENTORY PARKING LOCATIONS		

1 EXISTING SITE PLAN
1" = 20'-0"

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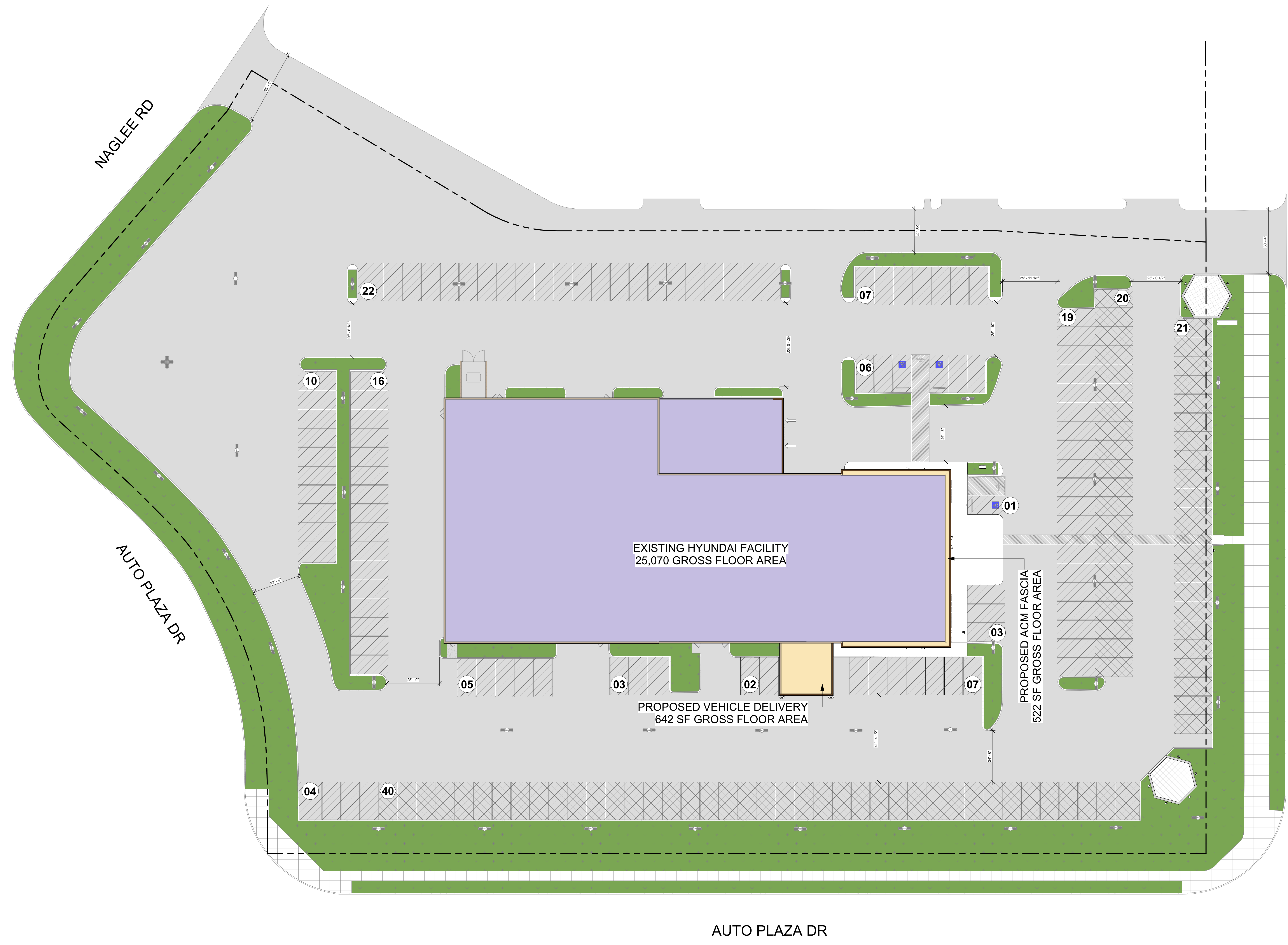
ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
PROPOSED SITE PLAN

SHEET NUMBER
D101



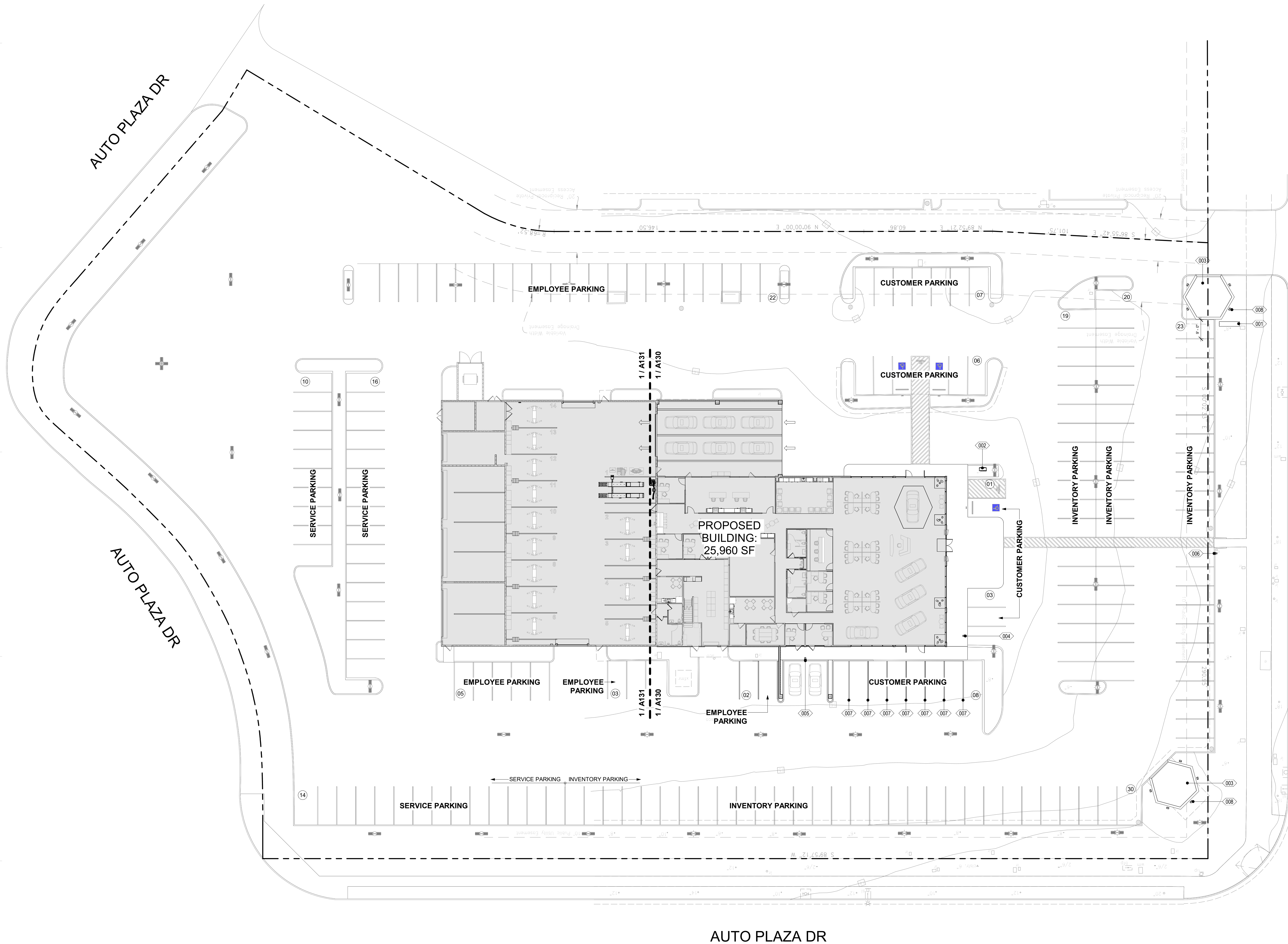
AUTO PLAZA DR

1 PROPOSED SITE PLAN
 1" = 20'-0"

PROPOSED PARKING REQUIREMENTS			
LAND USE	# OF REQUIRED PARKING SPACES	PROPOSED BUILDING AREA	PARKING
VEHICLE SALES AND LEASING	PARKING: 1 SPACE PER 250 SQFT 1 SPACE PER VEHICLE FOR SALE	AREA: 26,234 SF / 250 SF = 105 VEHICLE INVENTORY = 81	REQUIRED
			PROVIDED
			186 SPACES 186 SPACES
	DENOTES DESIGNATED REQUIRED PARKING SPACES AND #; REFERENCE 1/D101 FOR REQUIRED PARKING LOCATIONS		
	DENOTES DESIGNATED VEHICLE INVENTORY PARKING SPACES AND #; REFERENCE 1/D101 FOR VEHICLE INVENTORY PARKING LOCATIONS		

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1 NOTED SITE PLAN
1" = 20'-0"



- SITE WORK GENERAL NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND SCOPE OF WORK REQUIREMENTS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF CURBS, PAVING AND PLANTERS ADJACENT TO BUILDINGS.
 - CONTRACTOR SHALL EXECUTE THE WORK IN STRICT ACCORDANCE WITH THESE DRAWINGS, LOCAL GOVERNING BUILDING, FIRE, MECHANICAL, AND PLUMBING CODES, THE CURRENT ACCESSIBILITY STANDARDS AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. THE CONTRACTOR SHALL REPORT ANY CONFLICTING REQUIREMENTS TO THE ARCHITECT FOR INTERPRETATION.
 - DEALER SITE SIGNS AND THEIR REQUIRED FOUNDATIONS ARE NOT IN CONTRACT UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL PROVIDE / COORDINATE POWER REQUIREMENTS CONDUITS, AND PROVIDE HOOK-UPS FOR POWER.
 - PARKING AND CURB DIMENSIONS ARE TAKEN FROM FACE OF CURB UNLESS NOTED OTHERWISE.
 - ACCESSIBLE PARKING SPACES SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODES. PROVIDE SIGNS SHOWING SYMBOL OF ACCESSIBILITY AT EACH SPACE. PROVIDE "VAN ACCESSIBLE" SIGN AT VAN SPACE. REFERENCE ACCESSIBILITY SHEETS FOR MOUNTING DETAILS.
 - POST SITE ADDRESS DURING CONSTRUCTION AND AFTER THE BUILDING IS OCCUPIED IN ACCORDANCE WITH FIRE MARSHALL REQUIREMENTS.
 - REFER TO CIVIL FOR FIRE AND SITE YARD HYDRANTS INFORMATION.
 - REFER TO LANDSCAPE & IRRIGATION PLANS FOR APPROXIMATE LOCATIONS AND QUANTITIES.
 - REFER TO ELECTRICAL PLANS FOR POWER.

SITE PLAN KEYNOTES

- 001 HMA PYLON MONUMENT SIGN, GC TO CONFIRM FINAL LOCATION WITH DEALER PRIOR TO INSTALLATION
- 002 HMA DIRECTIONAL SIGNAGE, GC TO CONFIRM FINAL LOCATION WITH DEALER PRIOR TO INSTALLATION
- 003 HMA VEHICLE DISPLAY PAD, FLOOR FINISH TO BE 2'X2' STAMPED CONCRETE PATTERN
- 004 (1) LEVEL-3 DC FAST CHARGER AT CUSTOMER PARKING
- 005 (1) LEVEL-3 DC FAST CHARGER AT NEW VEHICLE DELIVERY CANOPY
- 006 (1) LEVEL-3 DC FAST CHARGER AT INVENTORY LOT
- 007 NEW PARKING STRIPING
- 008 IN-GROUND LIGHTING (TYP.)

NOTE: ANY AND ALL SIGNAGE THAT IS NOT COMPLIANT WITH CURRENT GDS/2.0 STANDARDS IS PROHIBITED AND MUST BE REMOVED FROM THE SITE AND BUILDING. TO BE VERIFIED AT FINAL COMPLIANCE REVIEW.

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OWNER INFORMATION
PAPPAS LEGACY, LLC

GOREE PROJECT NUMBER
A21128

STAMP / SIGNATURE

ISSUE DATE
01/27/2022

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME
NOTED SITE PLAN

SHEET NUMBER
A100

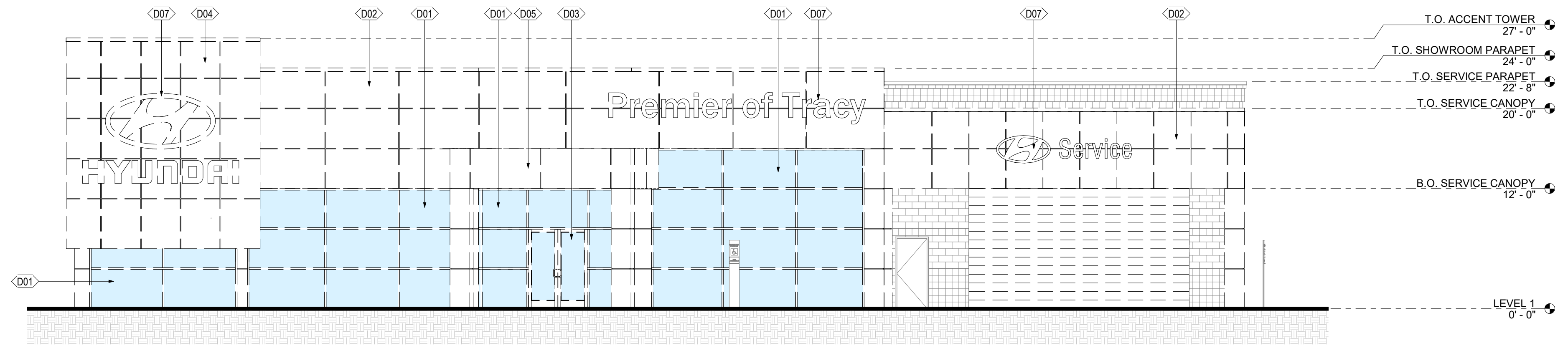
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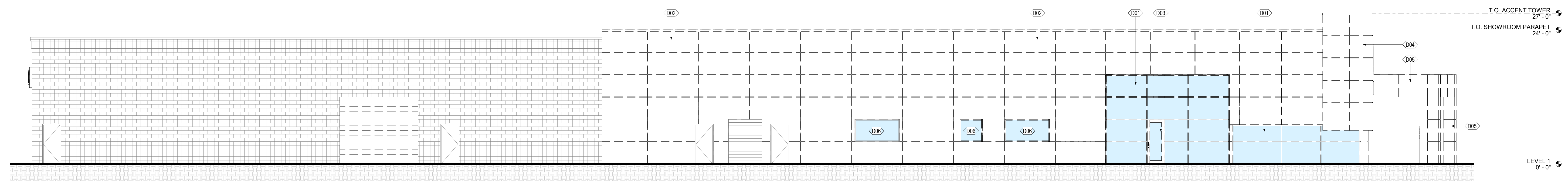
DEMO ELEVATION KEYNOTES
 D01 EXISTING CURTAIN WALL FRAME AND GLAZING TO BE DEMOLISHED
 D02 EXISTING EXTERIOR FINISH TO BE DEMOLISHED, STRUCTURE TO REMAIN
 D03 EXISTING DOOR SYSTEM TO BE DEMOLISHED
 D04 EXISTING ACCENT TOWER TO BE DEMOLISHED
 D05 EXISTING ENTRY ELEMENT TO BE DEMOLISHED
 D06 EXISTING WINDOW FRAME AND GLAZING TO BE DEMOLISHED
 D07 EXISTING SIGNAGE TO BE REMOVED
 D08 EXISTING CURTAIN WALL FRAME AND GLAZING TO REMAIN
 D09 EXISTING DOOR SYSTEM TO REMAIN

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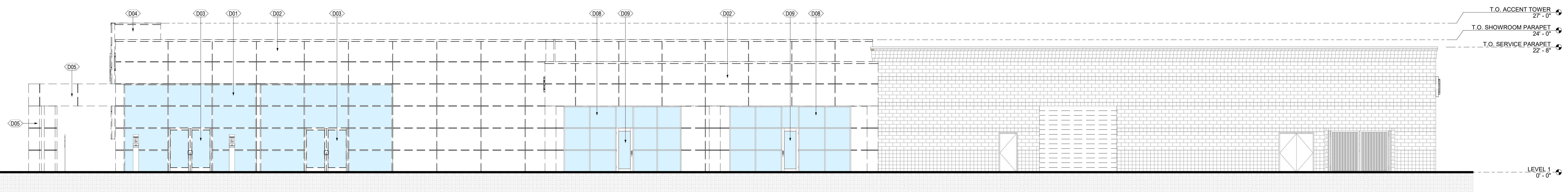
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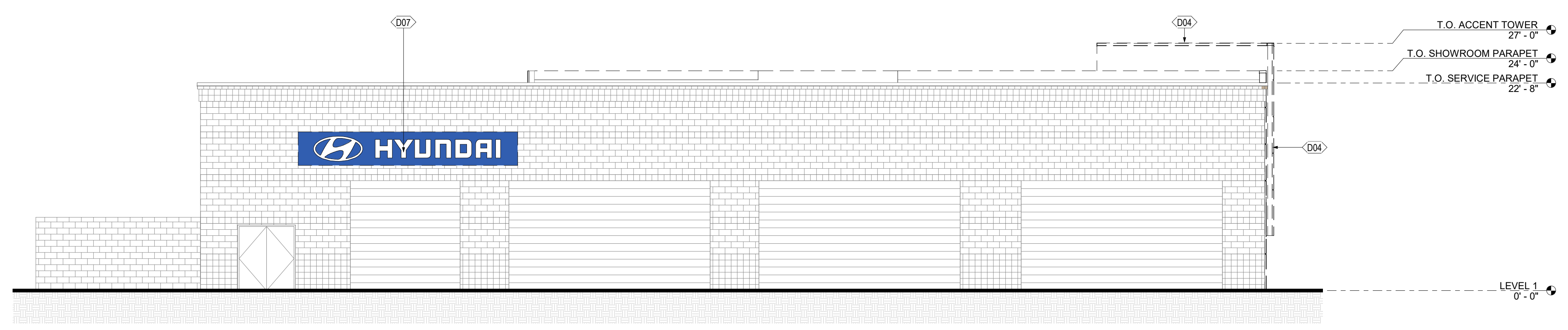
1 WEST ELEVATION - DEMO
 1/8" = 1'-0"



2 NORTH ELEVATION - DEMO
 1/8" = 1'-0"



3 SOUTH ELEVATION - DEMO
 1/8" = 1'-0"



5 EAST ELEVATION - DEMO
 1/8" = 1'-0"

PROJECT NAME
 PLATINUM HYUNDAI
 OF TRACY - PARTIAL
 DEMO

PROJECT DESCRIPTION
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OWNER INFORMATION
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ISSUE DATE
 03/30/2022

ISSUE HISTORY

DATE	MARK	DESCRIPTION
03/30/2022		DEMO PERMIT

KEY PLAN

SHEET NAME
 DEMO ELEVATIONS

SHEET NUMBER
 AD112

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ISSUE DATE

11/8/2021

ISSUE HISTORY

DATE	MARK	DESCRIPTION

KEY PLAN

SHEET NAME

PROPOSED BUILDING
ELEVATIONS

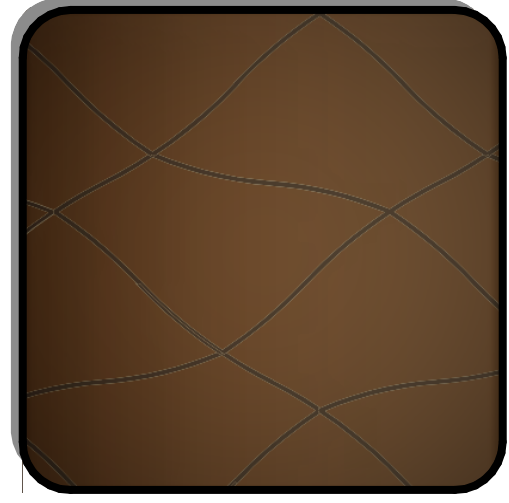
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EXTERIOR FINISHES

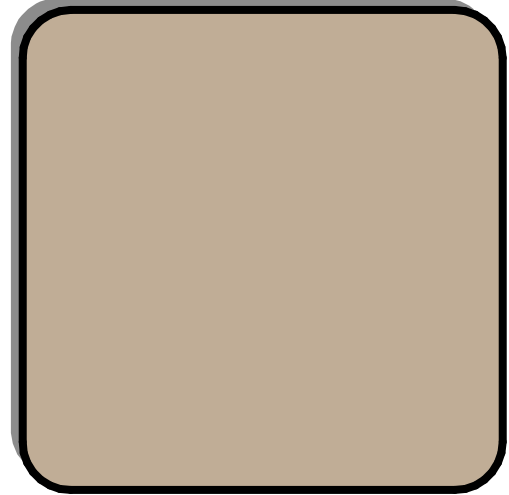
ACM-1

'SHAPED SKY' ACM PANELS, AS MANUF BY ACM VENDOR
INSTALLED OVER BLACK ACM PANELS, DRY JOINT



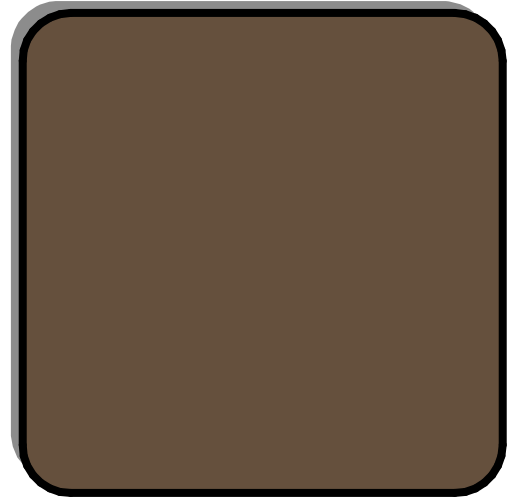
EIFS-1

EIFS WALL FINISH, COLOR TO MATCH
SHERWIN WILLIAMS #9111 'ANTLER
VELVET', SANBLAST FINISH.



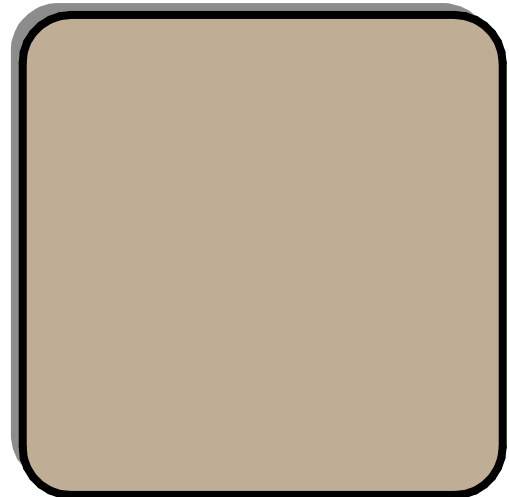
EIFS-2

EIFS WALL FINISH, COLOR TO MATCH
SHERWIN WILLIAMS #6104 'KAFFEE'.



P-1

EXISTING WALL, FINISH COLOR TO MATCH
SHERWIN WILLIAMS #9111 'ANTLER
VELVET', SANBLAST FINISH.



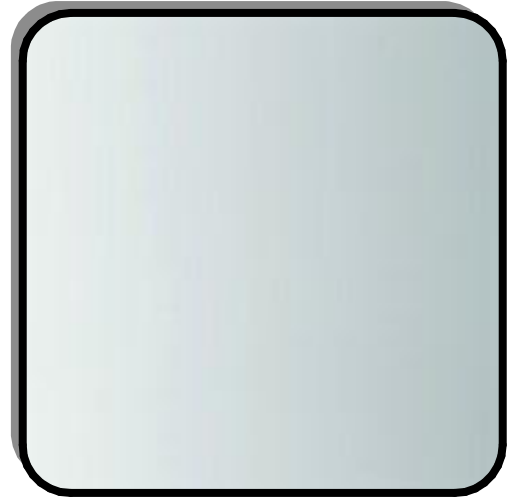
P-2

EXISTING WALL, FINISH COLOR TO MATCH
SHERWIN WILLIAMS #6104 'KAFFEE'.

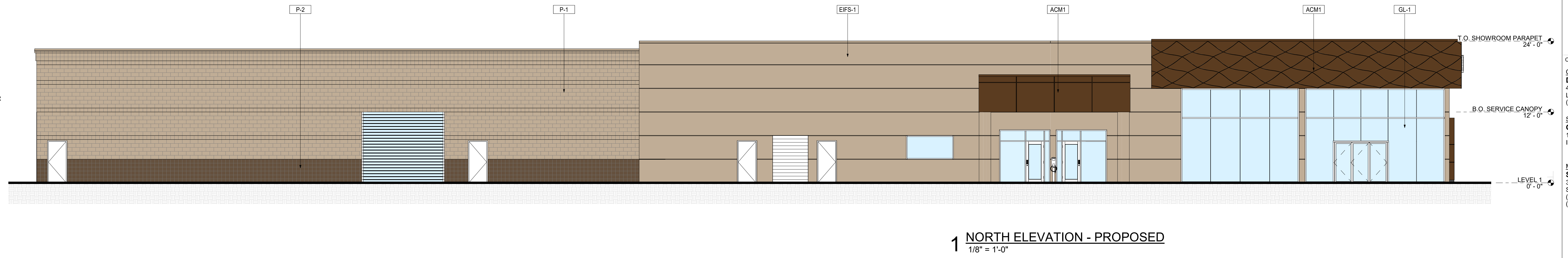


GL-1

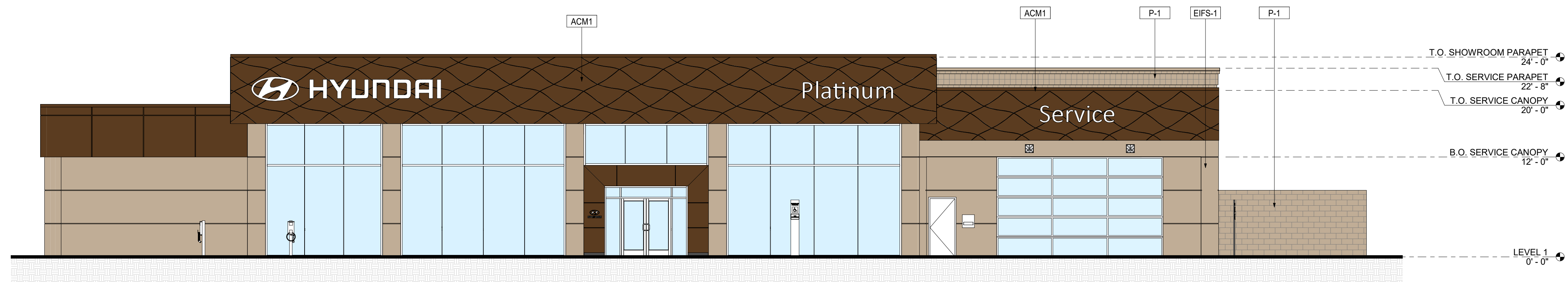
SOLARBAN 72 ON STARPHIRE WITH CLEAR
INTERIOR LITE - INSULATING GLASS SYSTEM 1"
INSULATED LOW E CLEAR GLASS



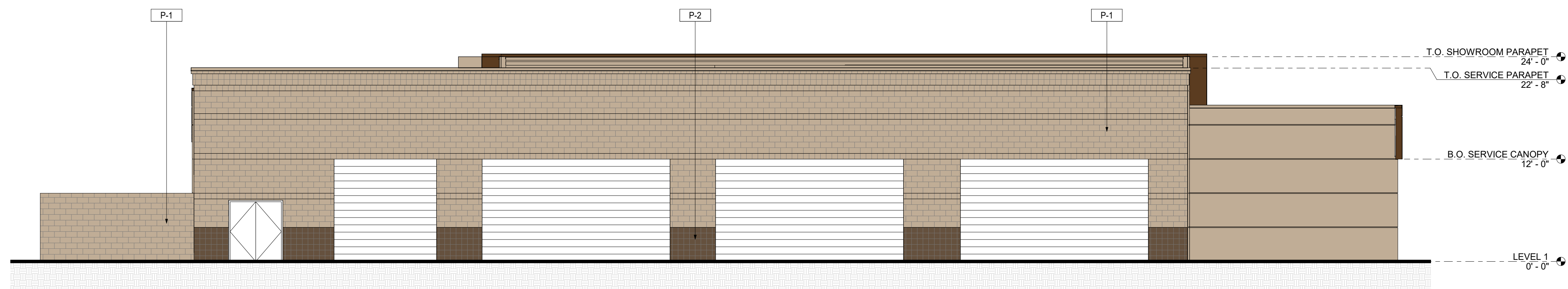
*TO BE COMPLIANT WITH ENERGY CODE



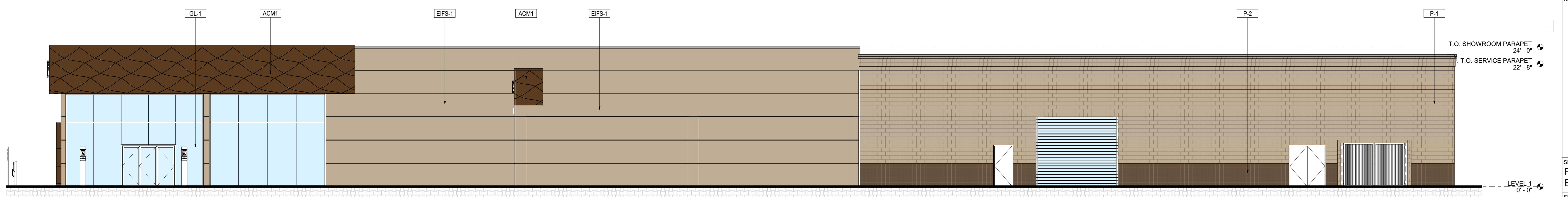
1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



3 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



4 SOUTH ELEVATION - PROPOSED
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1 NORTHWEST EXTERIOR 1
1/2" = 1'-0"



2 NORTHWEST EXTERIOR 2
1/2" = 1'-0"

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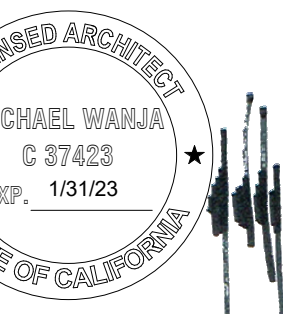


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EXTERIOR PERSPECTIVES

SHEET NUMBER

A900

CITY OF TRACY

DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D22-0006

A determination of the Development Services Department approving a Development Review permit for exterior modifications and addition of a 642 sq. ft. canopy to an existing Hyundai dealership building at 3480 Naglee Rd. (Assessor's Parcel Number 212-050-64). The applicant is Eberth Arteaga.

Staff has reviewed the application and determined that the following City regulations apply:

1. I-205 Corridor Specific Plan
2. Development Review (TMC Chapter 10.08, Article 30)
3. City of Tracy Design Goals and Standards

The Development Services Department has determined that the project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301 which pertains to exterior alterations of existing facilities and additions to existing structures. No further environmental assessment is necessary.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D22-0006, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the proposed exterior modifications and addition of a 642 sq. ft. canopy would be compatible with the architectural character of the commercial buildings in the surrounding area, such as the other dealerships of the Tracy Auto Plaza and tenants of the West Valley Mall.
2. The proposal conforms to I-205 Corridor Specific Plan, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations because the proposed exterior modifications and addition of a 642 sq. ft. canopy will provide complementary level of detailing and high-quality materials, create visual interest on all sides, and establish a sense of arrival to the project site by adding focal elements like bronze aluminum composite on upper façade elements.

William Dean
Interim Development Services Director

Date of Action

City of Tracy
Development Review Permit
Conditions of Approval

Exterior Modifications and Addition of a Canopy to Hyundai Dealership Bldg.
3480 Naglee Rd.
Assessor's Parcel Number 212-050-64
Application Number D22-0006
May 24, 2022

These Conditions of Approval shall apply to the Development Review Permit for exterior modifications and addition of a 642 square foot canopy to the existing Hyundai dealership building at 3480 Naglee Rd., Assessor's Parcel Number 212-050-64, Application Number D22-0006 (hereinafter "Project"), proposed by Eberth Arteaga (hereinafter "Applicant") and Pappas Legacy, LLC (hereinafter "Property Owner").

A. Definitions

The following definitions shall apply to these Conditions of Approval:

- b. "Applicant" means any person, or other legal entity, defined as a "Developer".
- c. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- d. "City Regulations" mean all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Cordes Ranch Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
- e. "Conditions of Approval" shall mean these conditions of approval, applicable to Development Review Permit Application Number D22-0006.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
- g. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.

2. No signs are approved as a part of this development application. Approval of a separate sign permit application by the Development Services Department is necessary prior to the installation of any signs.

C. South County Fire Authority Conditions

1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - i. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
 - ii. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed, and approved by SSJCFA prior to installation.
 - iii. Deferred submittal for fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.
 - iv. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - i. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - ii. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - iii. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
3. Knox boxes shall be required. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.
4. Building and each tenant space shall be provided with approved address identification in accordance with CFC 505.
5. Additional comments may occur upon submittal of construction documents.

D. The following conditions provide the applicant with options for funding required Citywide services.

Contact: Karin Schnaider (209) 831-6841 karin.schnaider@cityoftracy.org

D.1. Streets, Streetlights and Sidewalks

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E), by doing one of the following, subject to the approval of the City’s Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

- b. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E).

If the provisions for adequate funding of the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E) are met prior to issuance of the building permit for the Property, subject to the Finance Director’s review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

D.2. Landscaping Maintenance

Prior to issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for public landscaping for the Property at a high-quality service level as determined by the Public Works Director by doing one of the

following, subject to the approval of the City’s Finance Director:

- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to issuance of a building permit, the Developer shall form or annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year’s taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

- b. Direct funding. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates that prior to issuance of a building permit, the Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan. The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails.