

September 7, 2022

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR EXTERIOR MODIFICATIONS TO AN EXISTING BUILDING AT 140 E. GRANT LINE RD. APPLICANT IS ANTHONY WRIGHT AND OWNER IS ANGEL FEATHERS PROPERTIES. APPLICATION NUMBER D22-0017.

DISCUSSION

The project site is an existing building on 0.26 acres located at 140 E. Grant Line Rd. The project site is 600 feet directly east of Holly Drive and 550 feet directly west of East Steet (Attachment A: Location Map).

The proposed project includes exterior modifications to all elevations of the existing building. The north elevation will be modified with new wood veneer siding colored cedar, stucco finish on upper façade elements, and new storefront windows to create a sense of arrival. The new varying roof height and pitch on the north elevation will provide visual interest. The existing stucco walls on the east, west, and south are proposed to have updated paint to complement the wood veneer siding on the north elevation. (Attachment B: Site Plan and Elevations).

The project site is zoned Professional Office Medical (POM) and designated Commercial in the General Plan. The proposed exterior modifications meets the City of Tracy Design Goals and Standards because the proposed materials and design of the building will establish a sense of arrival to the project site and create visual interest.

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. No further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Development Services Director approve the Development Review Permit for exterior modifications to an existing building at 140 E. Grant Line Rd., based on the findings contained in the Director's Determination dated September 7, 2022 (Attachment C).

Prepared by Kenny Lipich, Assistant Planner

Reviewed by Scott Claar, Senior Planner

Director Public Hearing
Agenda Item 1
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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



GRANT LINE RD.

HOLLY DR.

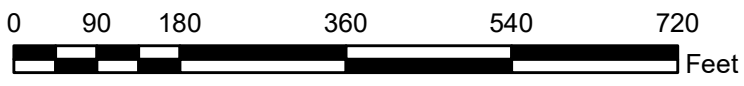
EAST ST.

WEST VALLEY BOWL

Subject
Property



Think Inside the Triangle™





SITE STATISTICS:

PROJECT DATA

AGENCY OF JURISDICTION:
CITY OF TRACY

PROJECT ADDRESS:
140 E. GRANT LINE ROAD

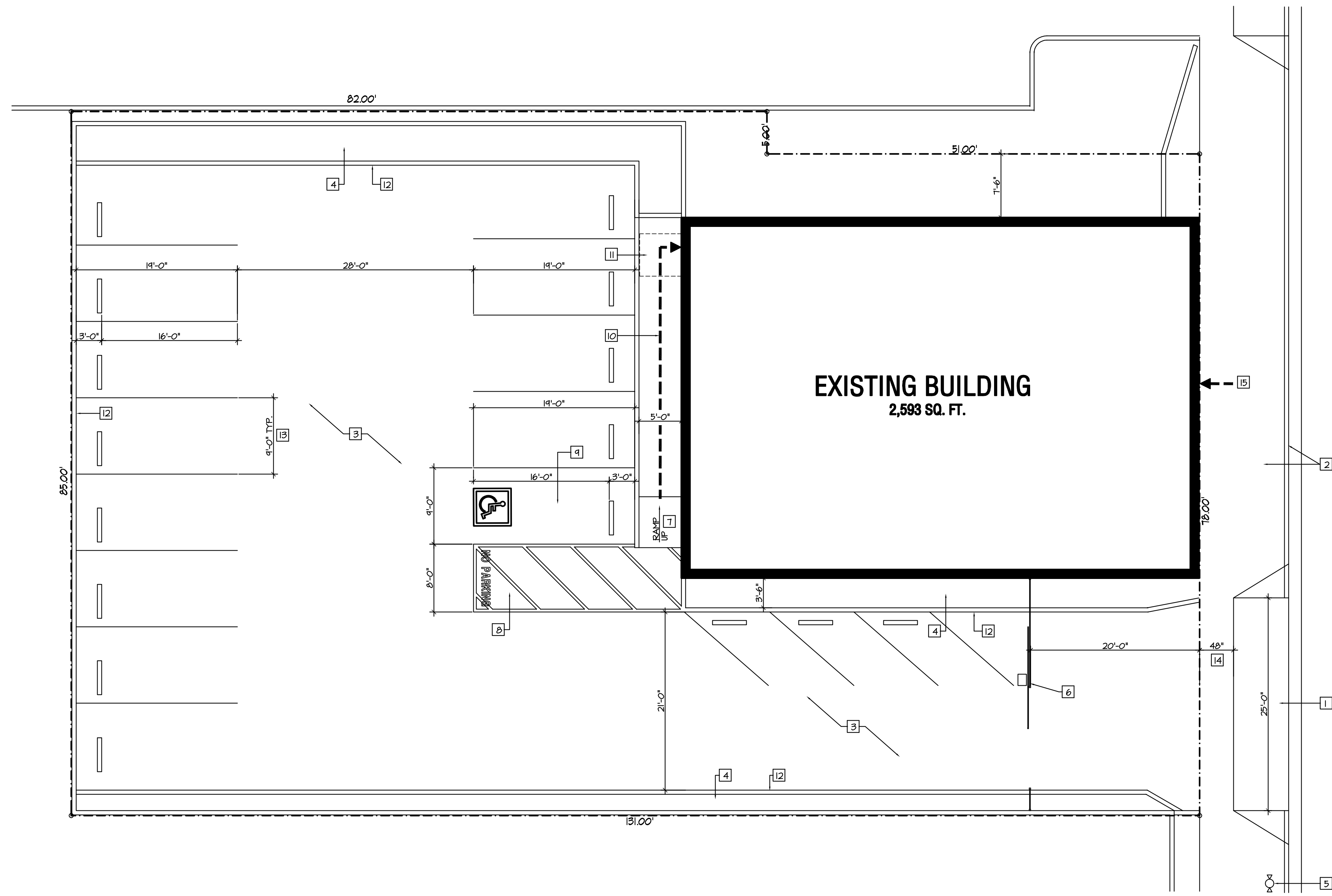
A.P.N.:
293-210-21

EXISTING USE:
VACANT

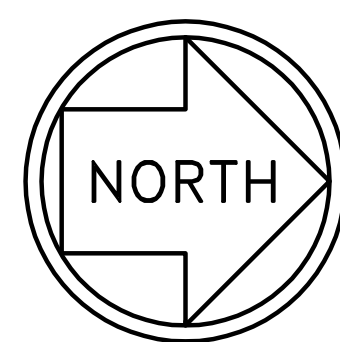
PROPOSED USE:
COMMERCIAL / DENTAL OFFICE

LAND AREA:
LAND AREA EQUALS 11,325 (+/-) SQ. FT. OF LAND OR 0.26 ACRES

TOTAL BUILDING AREA:
2,593 SQUARE FEET



E. GRANT LINE ROAD



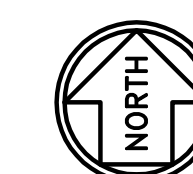
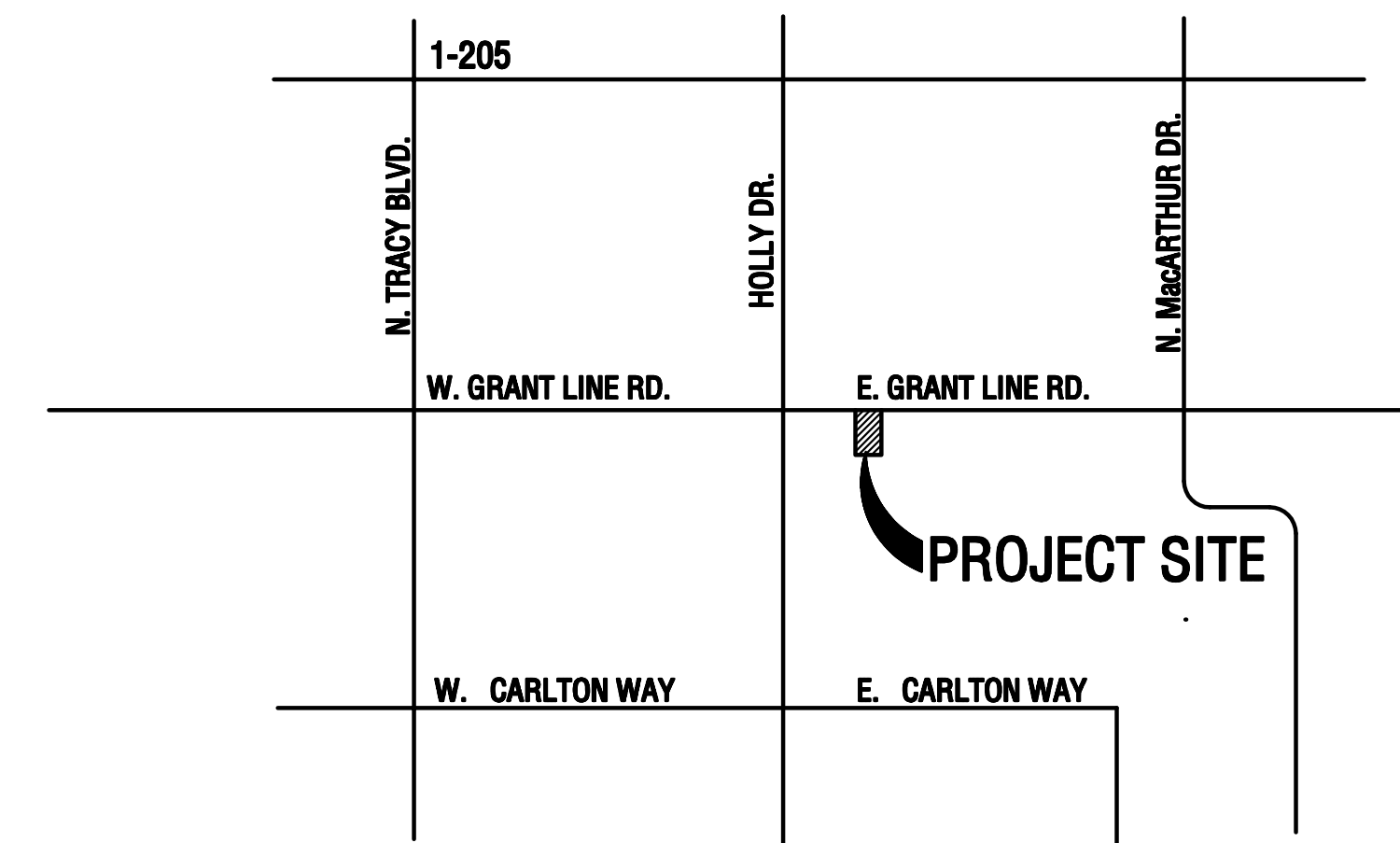
EXISTING SITE PLAN

NO PROPOSED CHANGES

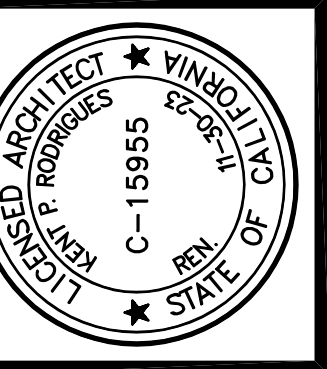
SCALE: 1/8" = 1'-0"

SITE PLAN KEY NOTES:

- 1 EXISTING CONCRETE APPROACH (WIDTH AS DIMENSIONED) TO REMAIN
- 2 EXIST. CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN
- 3 EXISTING CONC. PAVING AT PARKING LOT PAVING AND TRAFFIC CIRCULATION AREAS
- 4 LANDSCAPED AREAS AT PARKING AREA
- 5 EXISTING FIRE HYDRANT LOCATION
- 6 EXISTING WROUGHT IRON GATE WITH AUTOMATIC GATE TO REMAIN
- 7 NEW SIDEWALK RAMP FOR ACCESSIBILITY
- 8 NEW 8'-0" WIDE VAN ACCESSIBLE LOADING AREA
- 9 NEW ACCESSIBLE PARKG. STALL AS SHOWN WITH ALL APPLICABLE STATE AND A.D.A. REQUIRED STALL AND SITE SIGNAGE
- 10 NEW ACCESSIBLE PATH OF TRAVEL TO ENTRY DOOR
- 11 PROVIDE A MIN. 60" SQUARE LEVEL LANDING AT ENTRY DOOR SHOWN DASHED
- 12 6" CONC. CURB AT PARKING AREAS
- 13 STANDARD 9'-0" WIDE PARKING STALLS (TYPICAL)
- 14 EXISTING 48" WIDE PATH OF TRAVEL AT BACK OF APPROACH
- 15 LOCATION OF MAIN BUILDING ENTRY



VICINITY MAP



SHEET TITLE:
SITE PLAN

PROJECT TITLE:
DR. CAMILA BORRERO, DDS
PROPOSED DENTAL OFFICE INTERIOR ALTERATION

140 E. GRANT LINE ROAD
TRACY, CALIFORNIA

JOB NO.: BORRERO

DRAWN BY: RODRIGUES

SHEET NO.:

SP-1

OF SHEETS

DATE: 4/1/22

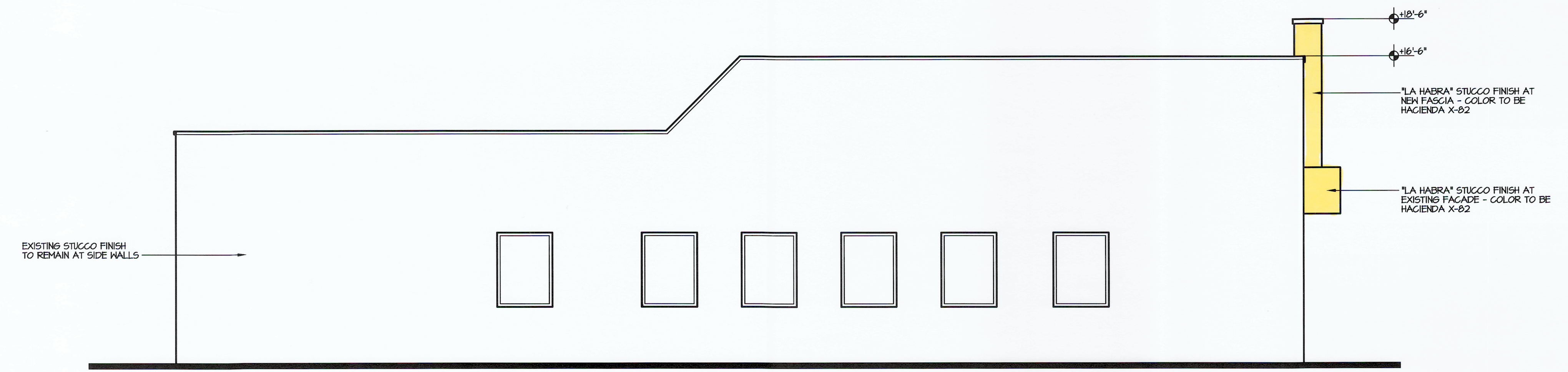
KENT P. RODRIGUES Architect
2080 W. MAGILL, FRESNO, CA 93711 (559) 488-1790
PLANNING * DESIGN * ARCHITECTURE



NEW NORTH ELEVATION

NORTH ELEVATION

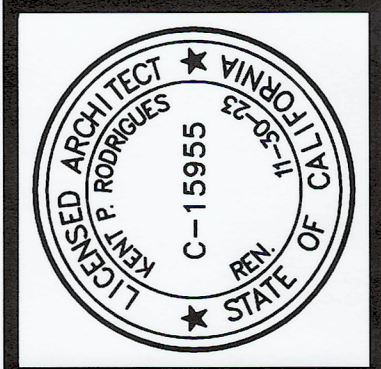
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EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

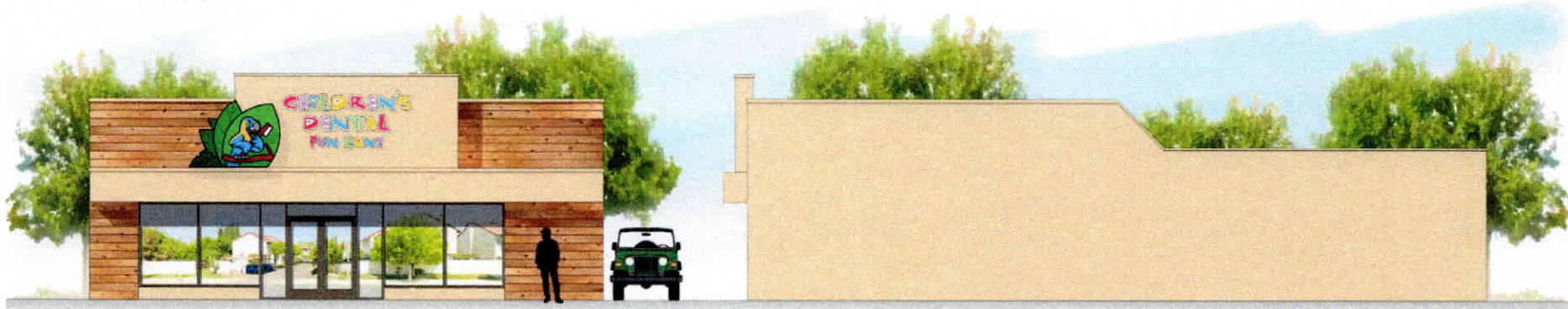


SHEET TITLE:
FACADE ELEVATION

PROJECT TITLE:
**DR. CAMILA BORRERO, DDS
PROPOSED OFFICE INTERIOR ALTERATION**
140 E. GRANT LINE ROAD
TRACY, CA

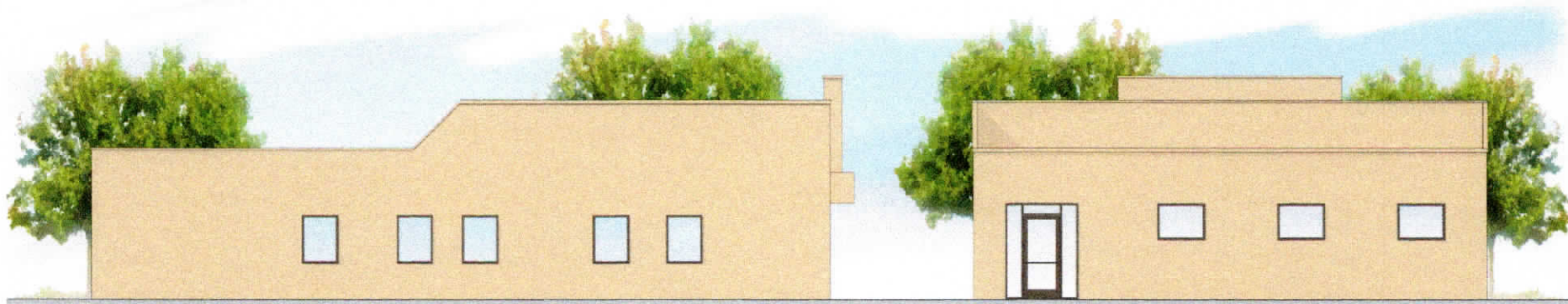
JOB NO.: BORRERO
DRAWN BY: RODRIGUES
SHEET NO.:
A-2
OF 1 SHEETS
DATE: 5/31/21

KENT P. RODRIGUES Architect
2080 W. MAGILL, FRESNO, CA 93711 (559) 438-1780
KENTPARCHI@COMCAST.NET
PLANNING * DESIGN * ARCHITECTURE



NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

NOT FOR PRODUCTION

<p>PG Box 40090 - 414 Camino Wilip, Modesto, CA 95360 © 2018, 2024, 4484 P 209.321.0272 CA LPO28801 C-45 Ev. Lic. 90042170 C-6</p>	<p>NOTICE TO THE CUSTOMER</p> <p><small>Note: The colors depicted on this rendering may not match actual colors used on the finished display. Please refer to the actual drawing for approved color specifications. Note: The cost of providing electrical wiring to the sign area, all structural panels and all electrical inspections are not included in this sign proposal. Note: The preparation of sign order on building & landscape items pertains to an applicable representation.</small></p>		<p>CUSTOMER APPROVAL</p> <p><input type="checkbox"/> ACCEPTED W/ NO CHANGES <input type="checkbox"/> ACCEPTED W/ CHANGES AS NOTED</p> <p><input type="checkbox"/> REVISE AS NOTED AND RESUBMIT</p> <p>BY: <u>CUSTOMER</u> BY: <u>LANDLORD</u></p> <p>DATE: _____ DATE: _____</p>		<p>DATE BY DATE BY</p> <p>05.21.2024 ML EJ 001</p> <p>05.22.2024 ML EJ 001</p> <p>07.05.2024 ML</p>	<p>COMPANY OR JOB NAME / JOB DESCRIPTION 211050 R2</p> <p>CHILDREN'S DENTAL FUN ZONE REMOVE, REFURBISH AND REINSTALL EXISTING PANS AT NEW LOCATION PROJECT</p>
	<p>ADDRESS 140 EAST GRANT LINE ROAD TRACY CALIFORNIA 95376</p>		<p>SALSPERSON: <u>PAM TINSLEY</u> CUSTOMER CONTACT: <u>XXXXXX</u></p>			
	<p>COPYRIGHT 2022 This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of Sign Designs. Permission to copy or reuse this drawing can only be obtained from a written agreement with Sign Designs. See your sales representative or call Sign Designs.</p>		<p>By signing this drawing document, I understand that I am not obligated to purchase the project, notwithstanding, the above network cannot be submitted for pricing, duplication or for manufacturing to another sign company, architectural company, or other business entity for the purpose or intent of manufacturing or for use as a trademark, property, asset or, but not limited to, a company logo, unless the represented sign was provided to Sign Designs by the customer and listed on this drawing document by a Sign Designs employee.</p>		<p>NAME / DATE 3 OF 3</p>	
	<p>This sign is intended to be installed in accordance with the requirements of ARTICLE 600 of the national electrical code &/or other applicable codes. this includes proper grounding & bonding of the sign. The location of the disconnect switch after installation shall comply w/ ARTICLE 600.6(A)(1) of the National Electrical Code. All measures shown in this drawing are nominal until the "NOT FOR PRODUCTION" is removed</p>					

CITY OF TRACY

DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D22-0017

A determination of the Development Services Department approving a Development Review permit for exterior modifications to an existing building at 140 E. Grant Line Rd. (Assessor's Parcel Number 232-270-21). The applicant is Anthony Wright.

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

1. Professional Office and Medical Zone (TMC Chapter 10.08, Article 12)
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. No further environmental assessment is necessary.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D22-0017, 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 north elevation will be modified with new wood veneer siding colored cedar, stucco finish on upper façade elements, and new storefront windows to create a sense of arrival. The new varying roof height and pitch on the north elevation will provide visual interest. The existing stucco walls on the east, west, and south are proposed to have updated paint to complement the wood veneer siding on the north elevation.
2. The proposal conforms to Professional Office and Medical Zone, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations because the proposed exterior modifications will provide high-quality materials, create visual interest, and establish a sense of arrival to the project site by adding focal elements like wood veneer siding and storefront windows.

Kris Balaji
Development Services Director

Date of Action

City of Tracy
Development Review Permit
Conditions of Approval

Exterior Modifications to existing Bldg.
140 E. Grant Line Rd.

Assessor's Parcel Number 233-270-21

Application Number D22-0017

September 7, 2022

These Conditions of Approval shall apply to the Development Review Permit for exterior modifications to an existing building at 140 E. Grant Line Rd., Assessor's Parcel Number 233-270-21, Application Number D22-0017 (hereinafter "Project"), proposed by Anthony Wright (hereinafter "Applicant") and Angel Feathers Properties (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 D22-0017.
- 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.
3. Prior to final inspection or certificate of occupancy, no roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be visible from any public right-of-way to the satisfaction of the Development Services Director.

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

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

C.1. Streets and Streetlights

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”), 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 the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”).

If the provisions for adequate funding of the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”) 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.

C.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 Parks 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.



Director Hearing
Wednesday, Sept. 7, 2022
2:00 p.m.

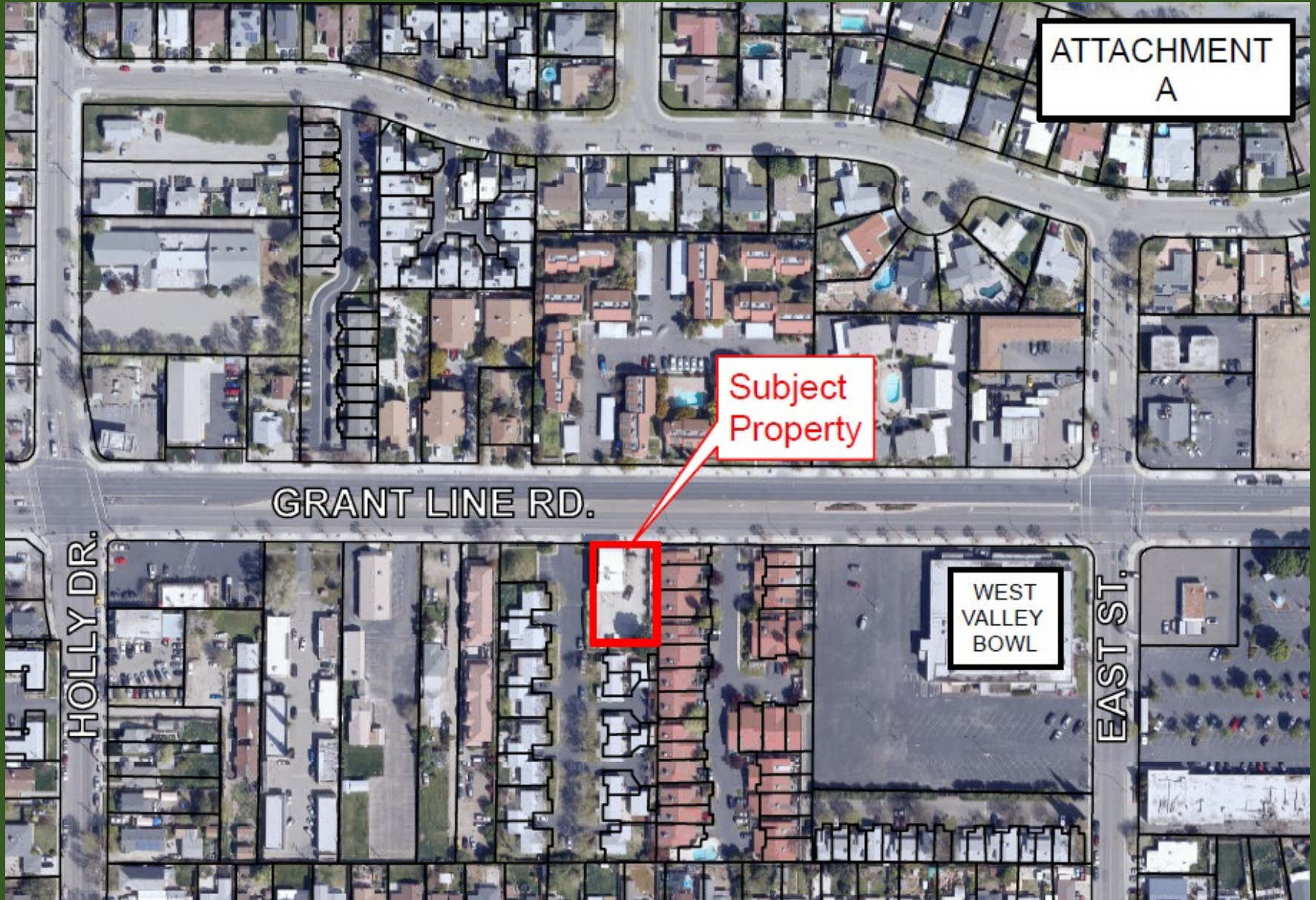




Item 1

**EXTERIOR MODIFICATIONS TO AN
EXISTING BUILDING AT 140 E. GRANT LINE
RD.**

Project Location



ATTACHMENT
A

Subject
Property

GRANT LINE RD.

HOLLY DR.

WEST
VALLEY
BOWL

EAST ST.

Existing Elevation

North Elevation



Proposed Elevation

North Elevation



SIGN A / NORTH ELEVATION / 0.25" = 1'-0"

Existing Elevations

East, South, West Elevations



East Elevation



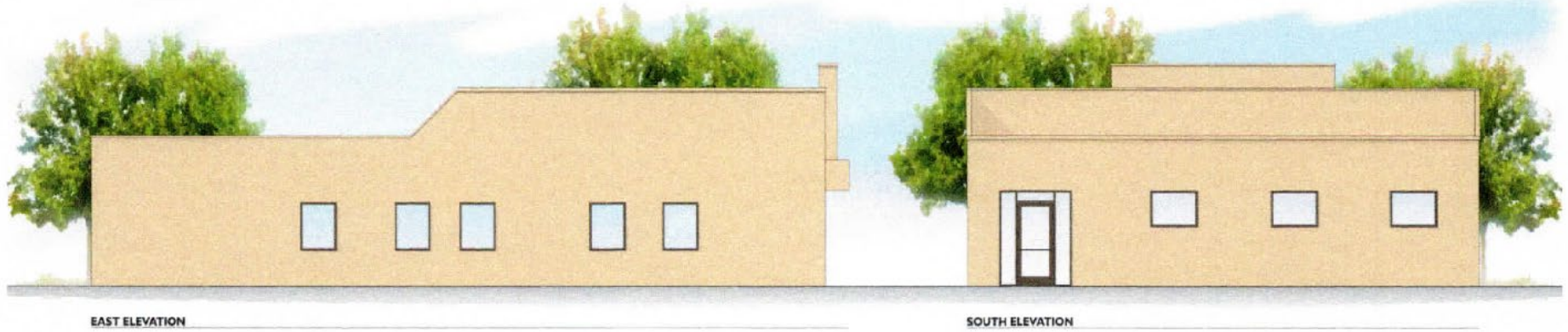
South Elevation



West Elevation

Proposed Elevations

East, South, West Elevations



DEVELOPMENT SERVICES PUBLIC HEARING

The City of Tracy Development Services Director will hold a Public Hearing on Wednesday, September 7, 2022, at 2:00 p.m. or as soon thereafter as possible, via teleconference to consider:

Application Number D22-0017: Exterior modifications to existing building at 140 E. Grant Line Rd. – Applicant is Anthony Wright – Public Hearing to consider approval of a Development Review Permit for exterior modifications to existing building at 140 E. Grant Line Rd. 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. *The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443, or email kenneth.lipich@cityoftracy.org.*

All interested persons are invited to participate by joining the meeting via Microsoft Teams by viewing the Public Hearing Login information at <https://www.cityoftracy.org/government/public-notices> or by calling the Microsoft Teams teleconference line at **(209) 425-4338** Conference ID: **253 044 993#** to submit statements orally during the meeting; or submit comments in writing before the meeting by sending written statements to publiccomment@cityoftracy.org.

Should you decide to challenge the decision of the Development Services Director, you may be limited to those issues that were raised for consideration at the hearing.

Information concerning this matter may be obtained on the City's website on *Thursday, September 2, 2022* at the following page: <https://www.cityoftracy.org/our-city/departments/planning/director-hearings>.

KRIS BALAJI
Development Services Director