

December 20, 2023

DEVELOPMENT SERVICES DIRECTOR PUBLIC HEARING

AGENDA ITEM 1

REQUEST

**PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT APPLICATION FOR A GUARD SHACK ADDITION AT 1207 E. GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER 213-070-90. APPLICANT IS PACIFIC CONSTRUCTION AND PROPERTY OWNER IS CBRE PROPERTY MANAGEMENT – APPLICATION NUMBER D23-0017**

DISCUSSION

Project Background and Description

On November 21, 2017, the Development Services Director approved a development review permit for an approximately 610,800 sq ft light industrial building in the Northeast Industrial Specific Plan Area, also known as IPT Building 2 (D17-0017), at 1207 E. Grant Line Rd. The project was constructed in 2019 and has since been occupied by an alcohol distribution warehouse use.

According to the applicant, the tenant has security guard services onsite that verify incoming and outgoing traffic in the trucking area. The guards, however, do not have a station or shelter. Therefore, on September 27, 2023, the applicant submitted a development review permit application for a guard shack at an existing gate securing the truck area. The guards would use the building in between vehicle checks and walk directly to the vehicles. The guard shack, as conditioned, will be colored to match the existing building.

Environmental Document

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which pertains to installation of small accessory structures. In accordance with CEQA Guidelines, no further environmental assessment is required.

RECOMMENDATION

Staff recommends that the Development Services Director approve the development review permit for a guard shack addition at 1207 E. Grant Line Rd., based on the findings contained in the Director's Determination dated December 20, 2023 (Attachment B).

Prepared by: Kimberly Matlock, Associate Planner

Reviewed by: Alan Bell, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

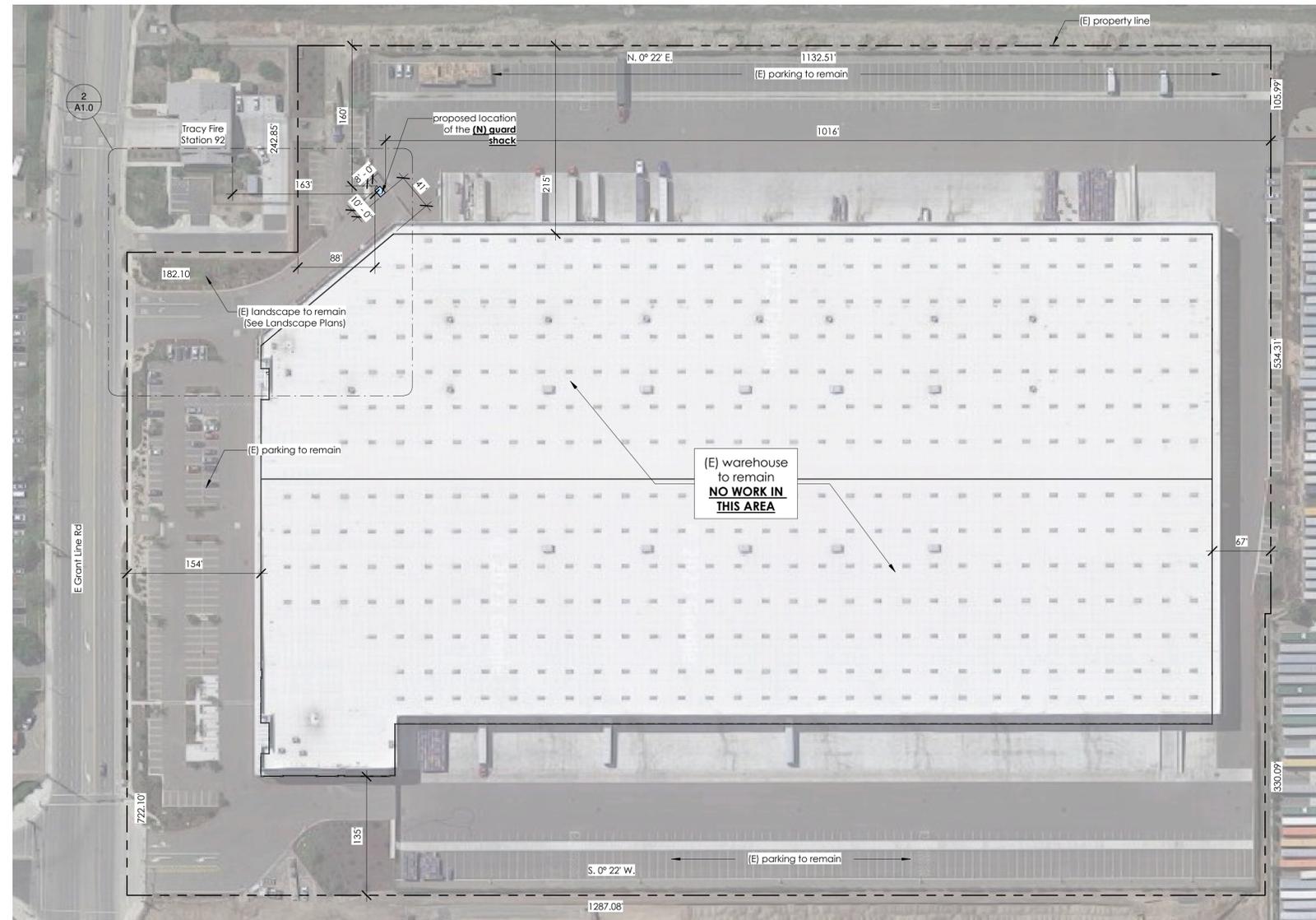
- Attachment A – Proposed Development Plans dated September 27 and October 16, 2023
- Attachment B – Development Services Director Determination  
Exhibit 1 – Conditions of Approval

**Young's Market - TI**  
1207 E Grant Line Rd  
Tracy CA, 95376

Drawn By	CM	
checker	DEW	
Job #	123044	
Scale	Noted	
Revision Schedule		
#	Date	Description
A	10/09/23	CYCI - Initial Submittal



**Landscape plan to govern (see Sheet L1.1 - L3.3)**



2 Accessible Route & Travel Distance  
A1.0 1" = 40'-0"

1 (E) Overall Site Plan  
A1.0 1" = 80'-0"



2132 N El Dorado St  
Stockton, CA 95204  
(209) 227-7646



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Site Plan

**A1.0**

**Young's Market - TI**  
1207 E Grant Line Rd  
Tracy CA, 95376

Drawn By CM  
checker DEW  
Job # 123044  
Scale Noted

Revision Schedule		
#	Date	Description
A	02/27/23	CYC1 - Initial Submittal
B	06/21/23	CYC2 - Plan Check 1
C	07/21/23	CYC3 - Plan Check 2



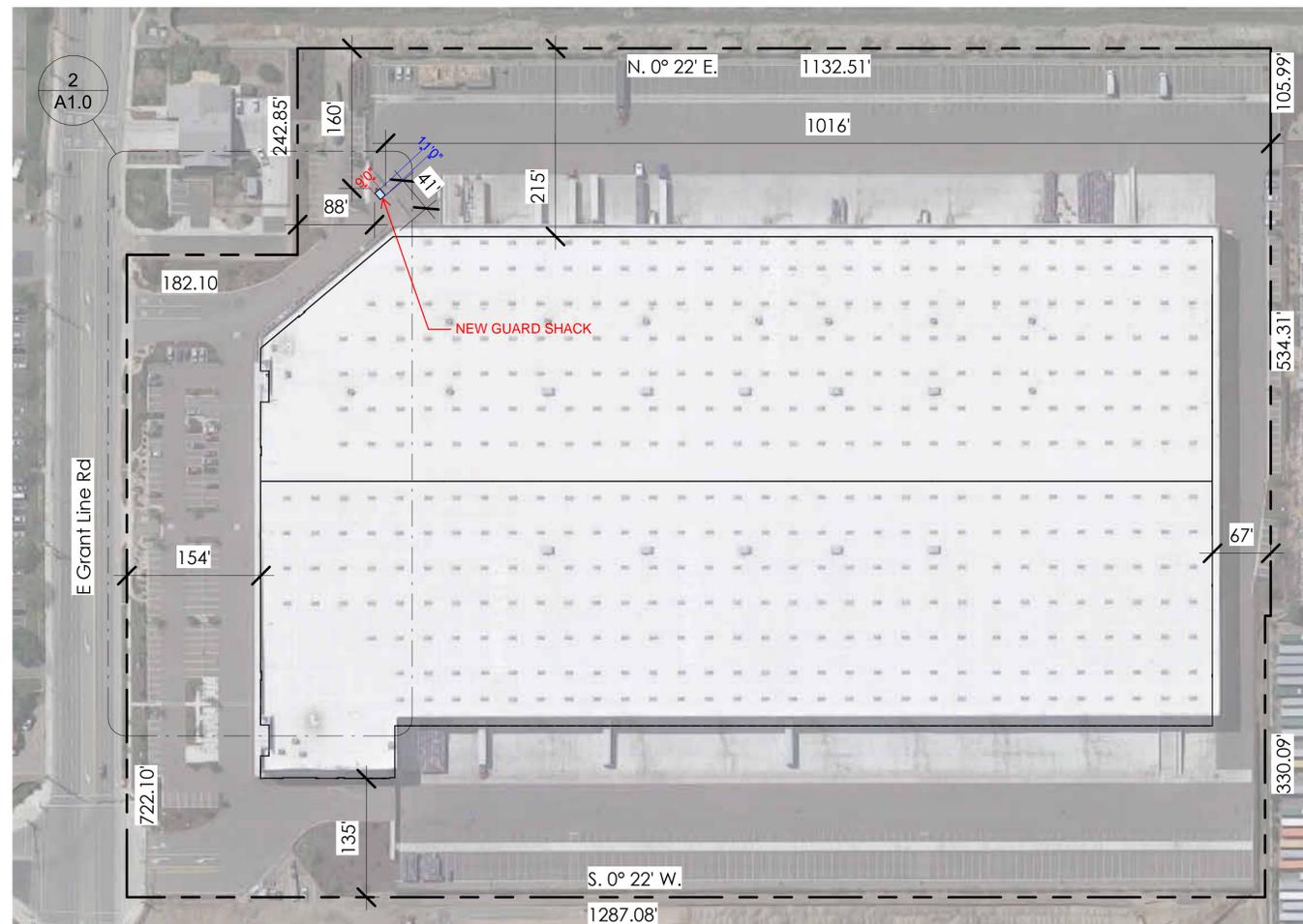
2132 N El Dorado St  
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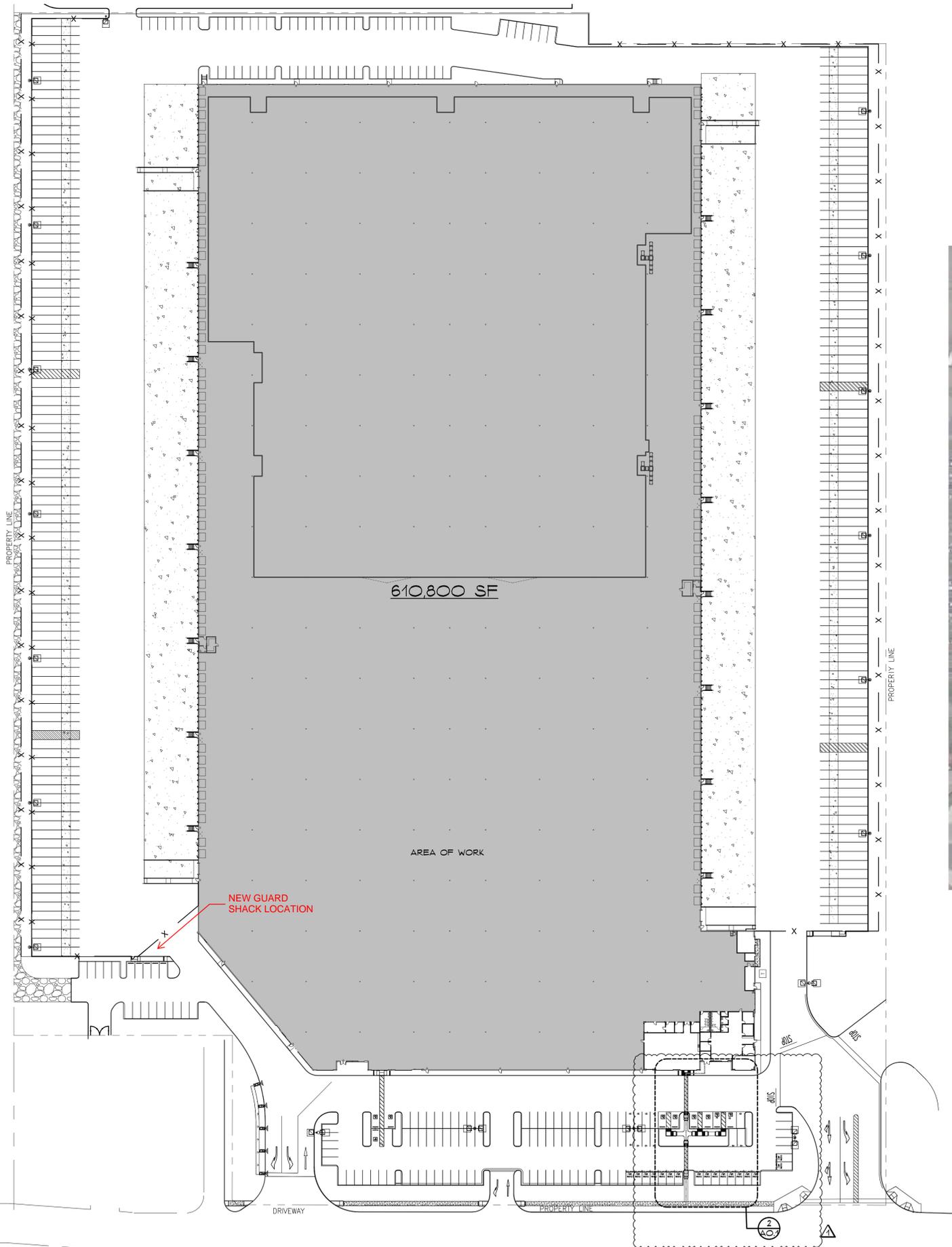
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Site Plan

**A1.0**



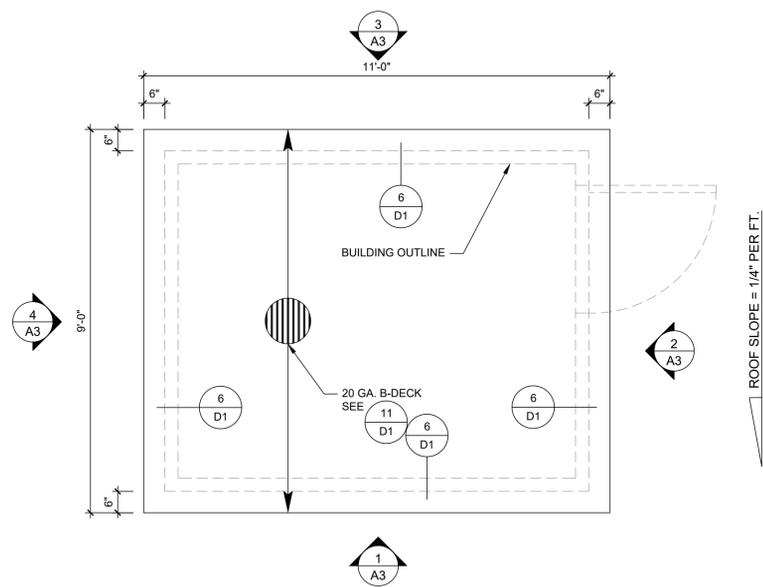
(E) Overall Site Plan



**GRANT LINE ROAD**

1 SITE PLAN  
AO.1 SCALE: 1/8" = 1' - 0"





**LEGEND:**  
 [Solid rectangle] = SOLID PANEL (48")  
 [Dashed rectangle] = DOOR PANEL (48")  
 [Vertical line] = H-POST/WALLSTART  
 [Square] = RACEWAY  
 [Square] = CORNER POST  
 [Door symbol] = DOOR W/ VISION LIGHT  
 [Hatched rectangle] = INDICATES CUT PANEL (X-X") (FROM 48" PANEL)

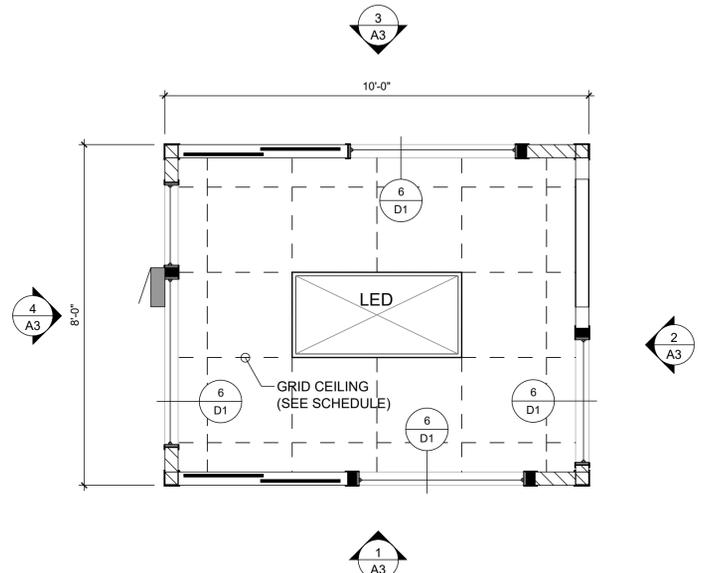
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ROOF PLAN

SCALE: 1/2"=1'-0"

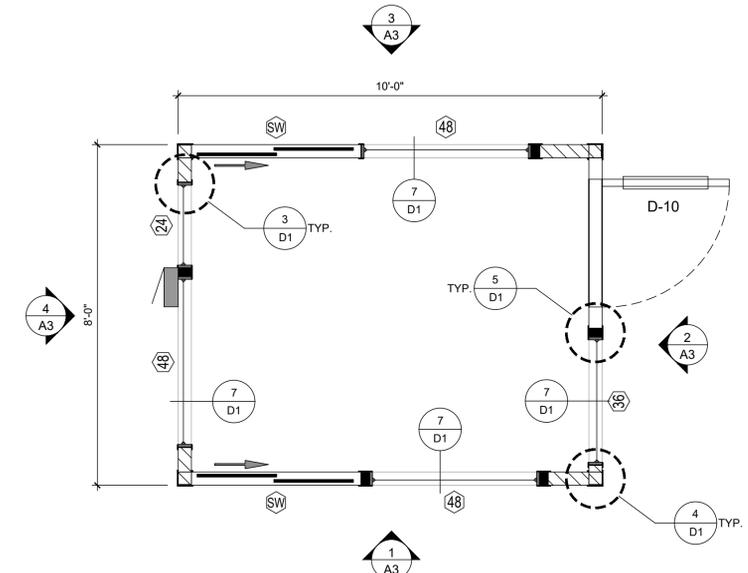
LEGEND / NOTES

SCALE: N.A.



CEILING PLAN

SCALE: 1/2"=1'-0"



FLOOR PLAN

SCALE: 1/2"=1'-0"

STRUCTURAL ENGINEER  
**4 STEEL ENGINEERING**  
 222 S. HARBOR BLVD  
 10TH FLOOR, SUITE 1000  
 ANAHEIM, CA 92805  
 714.522.0911 | WWW.4STEEL.COM

ENGINEER STAMP  
 REGISTERED PROFESSIONAL ENGINEER  
 DUSTIN K. ROSETHAL  
 S 5885  
 07/13/2023

CLIENT  
**ALLIED MODULAR**  
 BUILDING SYSTEMS  
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CLASSIFIED  
**UL**  
 US  
 Composite Panel as to Electrical Shock and Fire Hazards Only. 592L

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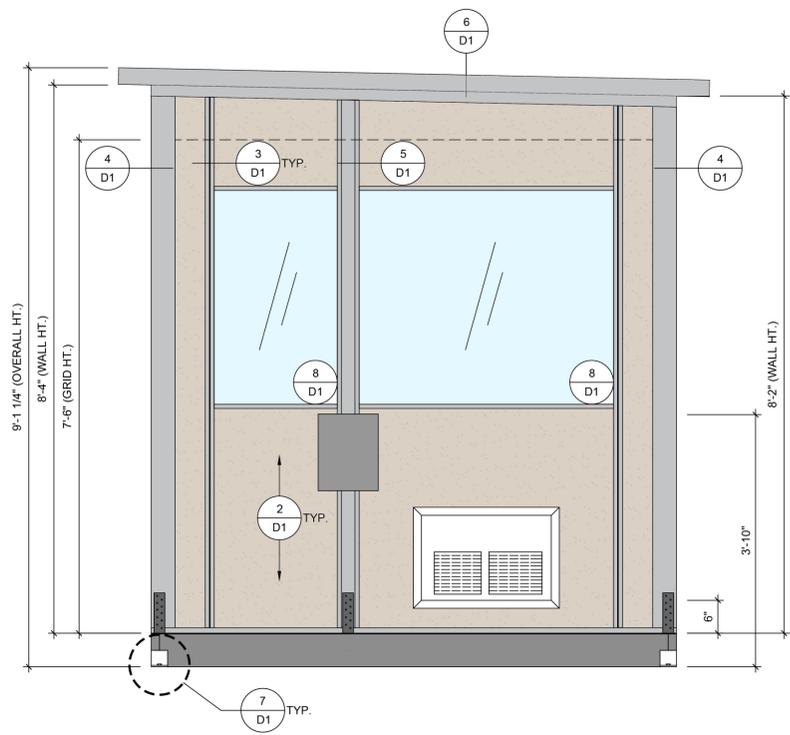
RNDC  
 1207 E. GRANT LINE ROAD  
 TRACY, CA 95304

REVISIONS		
MARK	DATE	DESCRIPTION

4 STEEL JOB # 23-2165  
 DATE 05/26/2023  
 DRAWN BY M.D.  
 CHECKED M.A.

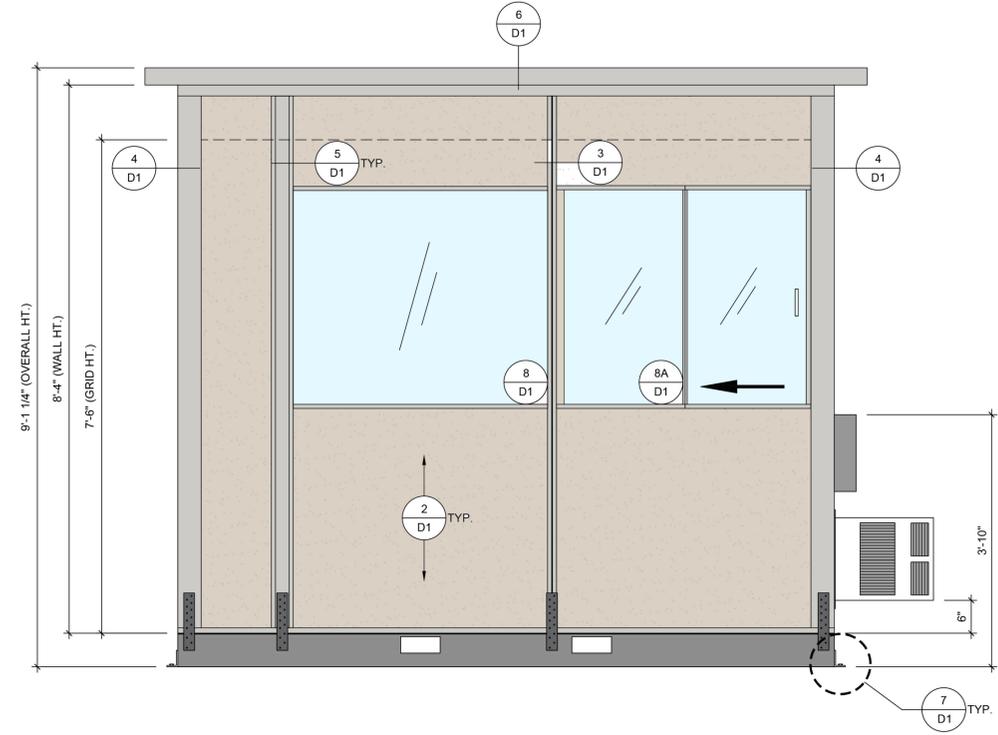
FLOOR, CEILING & ROOF PLANS

A2



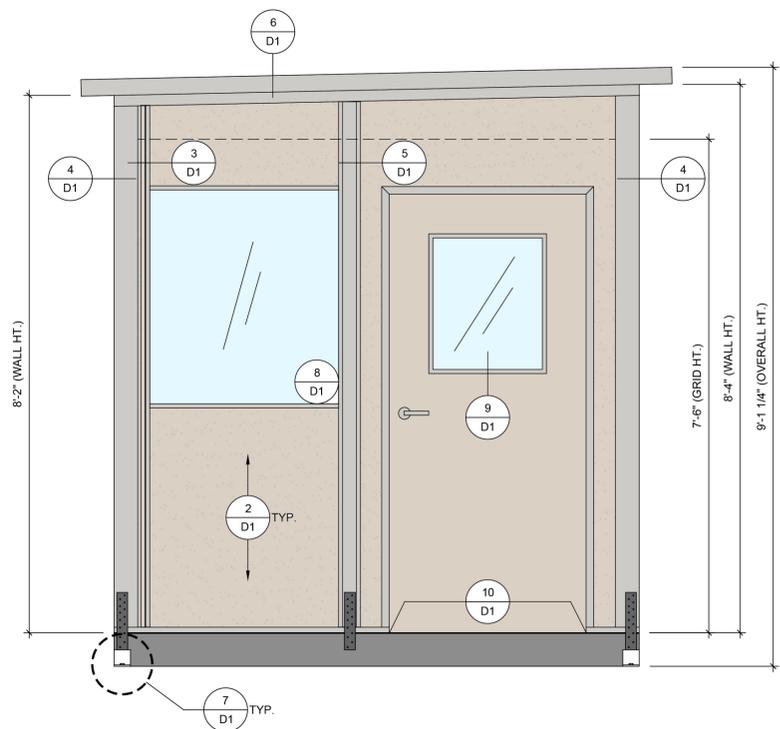
ELEVATION ④

SCALE: 3/4"=1'-0"



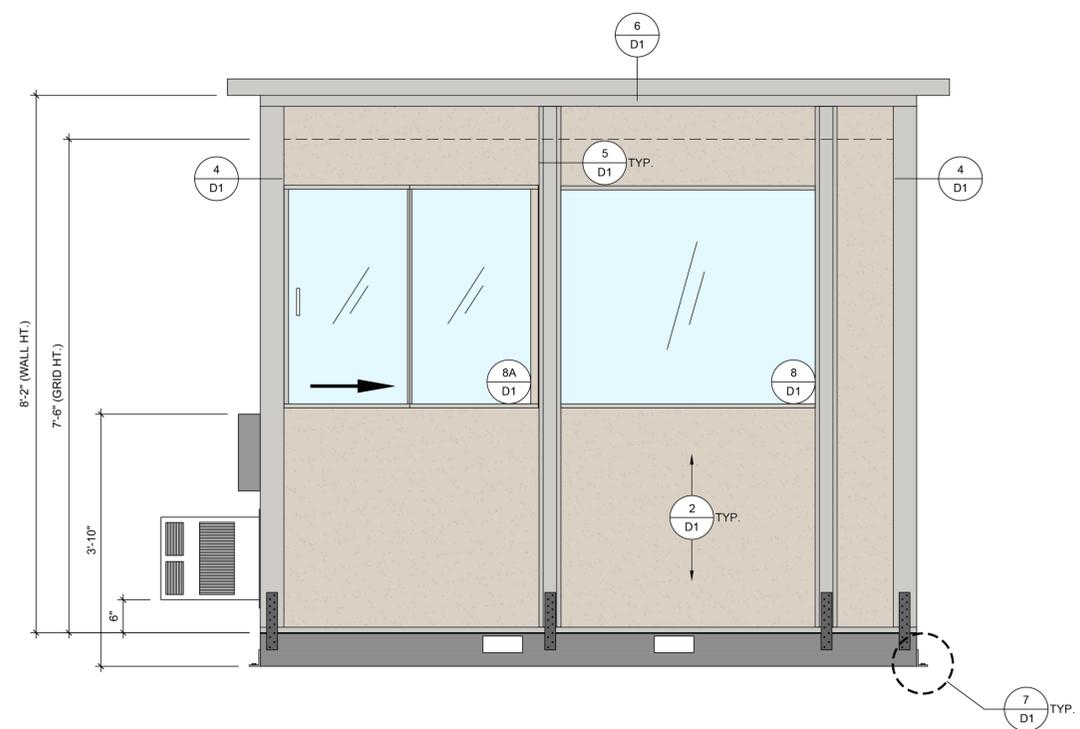
ELEVATION ③

SCALE: 3/4"=1'-0"



ELEVATION ②

SCALE: 3/4"=1'-0"



ELEVATION ①

SCALE: 3/4"=1'-0"

STRUCTURAL ENGINEER



222 S. HARBOR BLVD  
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Composite Panel as to Electrical Shock and Fire Hazards Only. 592L

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RNDC  
1207 E. GRANT LINE ROAD  
TRACY, CA 95304

REVISIONS

MARK	DATE	DESCRIPTION

4 STEL JOB # 23-2165

DATE 05/26/2023

DRAWN BY M.D.

CHECKED M.A.

ELEVATIONS

A3

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY THE DESIGN PROFESSIONAL (DP) AND THE DP'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. THE DP AND THE DP'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF THE DP. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO THE DP AND THE DP'S CONSULTANTS.

NOTE: IF DWG IS NOT 24 X 36, IT IS NOT FULL SIZE.

## Description

### Wall Panels

14' x 8' x 4" - Door Panel - Interior Wall Make-Up: Vermont Gray 1/8" Vinyl Clad Hardboard-A, Foam Core, Exterior Wall Make-Up: White Pebble Aluminum

74' x 40" x 4" - Wall Kick - Interior Wall Make-Up: Vermont Gray 1/8" Vinyl Clad Hardboard, Foam Core, Exterior Wall Make-Up: White Pebble Aluminum

24' x 8' x 4" Wall Panel - Interior Wall Make-Up: Vermont Gray 1/8" Vinyl Clad Hardboard, Foam Core, Exterior Wall Make-Up: White Pebble Aluminum

74' x 14" x 4" - Wall Top - Interior Wall Make-Up: Vermont Gray 1/8" Vinyl Clad Hardboard, Foam Core, Exterior Wall Make-Up: White Pebble Aluminum

### Framing

425 lbs Box Powdercoat - Sky White

61/2" x 1" Angle - 96" Satin Die# 905530

496" x 4" Aluminum Corner Post - Clear Satin

496" x 4" Aluminum H-Post - Clear Satin

4144" x 4" Aluminum Floor Track - Clear Satin

4144" x 4" Aluminum Top Cap - Clear Satin

### Doors

13'-0" x 6'-8" x 1-3/4" Painted 18ga. Steel Door w/ Right Hand Steel Painted Frame SW

136" Shoe Bottom

136" Threshold

136" x 80" Weatherstripping Gasket

1Grade 2 Locking Lever

120" x 24" Dual Pane Clear Satin Vision Lite Frame w/ 5/8" Insulated Glass

### Windows

148" x 40" Sliding OX Dual Pane Window Frame w/ 3/16" Clear Tempered Glass

124" x 40" Solid Dual Pane Window Frame w/ 5/8" Clear Tempered Glass

136" x 40" Solid Dual Pane Window Frame w/ 3/16" Lexan Glass

348" x 40" Solid Dual Pane Window Frame w/ 5/8" Clear Tempered Glass

148" x 40" Sliding XO Dual Pane Window Frame w/ 3/16" Clear Tempered Glass

### Roof

53' x 9' 11" 20 ga Dust Cover (Hard Lid)

12-Piece Eave-Cap Roof Fascia See Drawing

2100 Sq Ft Roof Cap Sheet - White

43-3/8" Corner Fascia Cap for 3" Drip Edge - White

### Ceiling

122' Cross Tee - White

134 Ft. Cross Tee for Ceiling - White

2912 ga Ceiling Wire @ 4' w/ Pretide Clip

212' Ceiling Main Tee - White HD

412' Ceiling Wall Angle - White

162' x 4' Insulated Ceiling Tile - White

12' x 4' R-19 Insulation Batts - 144 Sq Ft/Bundle

### FINISH SPECS:

Frame: Clear Satin

Exterior: White Pebble Aluminum Skin (A01)

Interior: Vermont Gray V/C Hardboard (H05)

CITY OF TRACY

DETERMINATION OF THE DEVELOPMENT SERVICES DIRECTOR

Application Number D23-0017

A determination of the Development Services Director approving Development Review Permit Application Number D23-0017 for a guard shack addition at an existing light industrial development at 1207 E. Grant Line Road, Assessor's Parcel Number 213-070-90 - Applicant is Pacific Construction and Property Owner is CBRE Property Management.

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

1. Northeast Industrial Specific Plan
2. City of Tracy Design Goals and Standards
3. Existing improvements approved under Development Review Permit Application D17-0017

The Development Services Director has determined that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which pertains to installation of small accessory structures. In accordance with CEQA Guidelines, no further environmental assessment is required.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT FOR A GUARD SHACK ADDITION AT 1207 E. GRANT LINE ROAD, APPLICATION NUMBER D23-0017, SUBJECT TO THE 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 project would be constructed to match the existing building in regard to design and color. The guard shack will be a rectangular structure with off-white walls and gray trim that will complement the main building, which is rectangular with gray walls and off-white trims. The guard shack will be placed in an existing paved area next to existing fencing and gate in a manner that does not disrupt vehicular circulation or cause the loss of landscaping or hardscaping.
- 2) The proposal conforms to the City of Tracy General Plan, the Northeast Industrial Specific Plan, the City's Design Goals and Standards, any applicable Infrastructure Master Plans, City Standard Plans, and other City regulations.

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Karin Schnaider  
Interim Development Services Director

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Date of Action

**City of Tracy**  
**Conditions of Approval**  
Guard Shack Addition  
Application Number D23-0017  
December 20, 2023

**A. General Provisions and Definitions.**

A.1. General. These Conditions of Approval apply to:

The Project: A guard shack addition at an existing light industrial development

The Property: 1207 E. Grant Line Road, Assessor's Parcel Number 213-070-90

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer."
- b. "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.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "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.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D23-0017. The Conditions of Approval shall specifically include all conditions set forth herein.
- 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.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the plans received by the Development Services Department on September 27 and October 16, 2023, which include the site plan and elevations.

A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.

- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.)
  - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
  - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
  - California State Title 24 and Title 19
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, the Northeast Industrial Specific Plan, and Design Goals and Standards.
- A.7. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

## **B. Development Services Department, Planning Division Conditions**

Contact: Kimberly Matlock                      (209) 831-6430                      [kimberly.matlock@cityoftracy.org](mailto:kimberly.matlock@cityoftracy.org)

- B.1. Prior to building permit approval, the applicant shall submit construction plans that demonstrate the guard shack will be colored off-white and gray to match the main building to the satisfaction of the Development Services Director.

## **C. South San Joaquin County Fire Authority Conditions**

Contact: Daniel Stowe                              (209) 831-6707                              [daniel.stowe@sjcfire.org](mailto:daniel.stowe@sjcfire.org)

- C.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval as required by the California Building Code or California Fire Code.
- a. 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.
- C.2. Fire department access shall never be impaired during the installation and construction of guard shack.

## DEVELOPMENT SERVICES DIRECTOR PUBLIC HEARING

The City of Tracy Development Services Director will hold a Public Hearing on **Wednesday, December 20, 2023, at 11:00 a.m.** or as soon thereafter as possible, via teleconference to consider:

**D23-0017: Additional Parking Area at 1207 E. Grant Line Rd, Assessor's Parcel Number 213-070-90. Applicant is Pacific Construction and Property Owner is CBRE Property Management** – Public hearing to consider a Development Review Permit application for a guard shack addition at an existing light industrial development located at 1207 E. Grant Line Road. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 pertaining to minor alterations and additions; therefore, no additional environmental review is required. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430 or [Kimberly.Matlock@cityoftracy.org](mailto:Kimberly.Matlock@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-notice> or by calling the Microsoft Teams teleconference line at **(209) 425-4338** Conference ID: **472427239#** to submit statements orally during the meeting; or submit comments in writing before the meeting by sending written statements to [publiccomment@cityoftracy.org](mailto: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 Information concerning this matter may be obtained at the Department of Development Services, 333 Civic Center Plaza, at (209) 831-6400, or on the City's website on *Thursday, December 14, 2023* at the following page: <https://www.cityoftracy.org/our-city/departments/planning/director-hearings>.

KARIN SCHNAIDER  
Assistant City Manager / Interim Development Services Director