

AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A MINOR VARIATION TO THE TRACY VILLAGE SPECIFIC PLAN. APPLICANT IS PONDEROSA HOMES, II, INC. AND OWNER IS JC TRACY GROUP, LLC. APPLICATION NUMBER TVMV20-0001.

Project Description

The Tracy Village Specific Plan was approved by the City of Tracy on May 15, 2018, for the construction of a 600-unit gated Active Adult community. Since then, the City and the applicant have been working together to apply for annexation of the project area and surrounding parcels into the City limits so they can begin construction.

The Specific Plan contains all of the regulations for the ultimate development of the Tracy Village project, establishing design guidelines for the subdivision layout, architecture for both houses and common area buildings, and landscape guidelines for the project's common areas both interior to the subdivision (the lakes and recreational facilities) and exterior to the subdivision, at the gated entries.

Approval of the Minor Variation to the Specific Plan would result in some minor changes to the language within the Specific Plan document (Attachments A and B) allowing for an expansion of styles for both architecture and landscaping (in both plant schemes and hardscape features) for the common areas. Currently, the Specific Plan contains language prescribing that all of these buildings and landscaped areas would be in an Italian/Tuscan theme. The applicant is proposing to maintain that option, as well as add a Modern Farmhouse theme to the Specific Plan, allowing for more options to be available at the time of construction (Attachment C). Both the existing and proposed themes are well-designed and would result in a character that reflects the intent of the original specific plan and is in keeping with the City's Design Goals and Standards.

Environmental Document

The proposed project is consistent with the Tracy Village Specific Plan Environmental Impact Report (EIR), approved by the City Council on May 15, 2018, Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required.

RECOMMENDATION

Staff recommends that the Development Services Director approve the Minor Variation to the Tracy Village Specific Plan to add design guidelines and elements in a Modern

Farmhouse theme for the common areas of the project based on the finding contained in the Director's Determination dated July 28, 2020 (Attachment D).

Prepared by Victoria Lombardo, Senior Planner
Approved by Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Letter requesting Minor Variation
- B: Redlines of Specific Plan
- C: Modern Farmhouse Landscape and Hardscape plans
- D: Development Services Director Determination



May 11, 2020

City of Tracy
Development Services Department

RE: Tracy Village Specific Plan (TVSP) Theming Request for Minor Variation

To the City of Tracy,

In requesting for a minor variance in the theming for Tracy Village, SMP would like to address the reason for changing from a Mediterranean Theme to a Modern Farmhouse Theme.

The developmental design has been influenced by the surrounding landscape and pastoral nature. Celebrating the farming lifestyle in Tracy, the overall theme was changed to reflect the modern farmhouse theme as more of a representation of today's lifestyle. Much of the architectural and landscape elements are influenced by the modern farmhouse motif, which will include the guardhouse, landscape walls, signage and cantilevered pergola and entry. The recreation center building and landscape plans which are a deferred submittal, will also reflect this modern farmhouse motif.

The tree palette has been selected to reflect this new motif but still draws on some of the themes in the TVSP. At the entry, fruitless olive trees are proposed consistent with the TVSP. Italian Cypress are replaced with flowering cherry trees around the pergola. Fruit trees at the entry semi-circle shown in the TVSP are now a glorious mix of flowering shrubs and grasses which are drought tolerant planting. Edible plantings which celebrates the farm life are still featured in the plans. Having edible plantings is consistent with section 3.2.1 of the TVSP.

The entry water feature shown on the TVSP is deemed to not be an appealing feature to a water-wise and eco-conscience buyer profile. Trees have been added here and a large specimen oak tree defines the entry for residents and visitors once they pass through the private entry gates. The thematic semi-circular pergola still frames this area's perimeter, its design modified to be a bit more contemporary cantilevered as shown on the plan set colored renderings and detail sheets.

Target marketing for Tracy Village includes many city dwellers looking for simpler lifestyle, but with the comforts of today's technology. Modern Farmhouse Theme certainly reflects this and will continue to be a timeless style in the future.

Thank you

Sincerely,

Doug Bates
SMP Environmental Design

Chapter

Three Design Guidelines

The purpose of these Design Guidelines is to provide design direction for the development of the TVSP zone and is intended to promote individuality, high quality design and construction. Overall compatibility throughout neighborhoods will be achieved by application of site planning standards and a landscape program. Design regulation of development of the 42 lots located along Corral Hollow and Valpico Roads, which are part of this TVSP, shall be pursuant to applicable City design guidelines.



Conceptual Main Entrance Rendering



Legend

- ① Tracy Village Signage
- ② Enhanced Paving
- ③ ~~Boulders and Stream~~
- ④ Guardhouse
- ⑤ Seating Areas and Pergola
- ⑥ Fruit Trees

← shrubs and turf

Conceptual Park Landscape Plan

3.1 Open Space Design

The open space design for Tracy Village emphasizes drought-tolerant, native, and edible landscaping provide abundant trees, definition of spaces, and habitat enhancement; and create a comfortable and healthy community in the City of Tracy. Attractive and shaded streets, parks, community gardens, buffers, trails, and the promenade will establish strong community character and quality living environments.

Valpico Road landscaping and other improvements, such as monumentation, walls and fences, furniture and accessories, and lighting, shall be reviewed by the City through project infrastructure, grading and related improvement plans.

All landscaping and other improvements which are located on private property shall be subject to review, as specified in Chapter 5 of this TVSP. Design of the paseos shall address access, safety and maintenance.

3.1.1 Open Space Amenities

Promenade, Lakes and Community Parks

Tracy Village is designed to provide a community open space system with a wide promenade parkway along the main loop road connecting the three lakes and the large community walking park. This park, totaling 3.2 acres, provides a rose garden, concrete and decompressed granite (DG) walking paths, a pedestrian bridge which crosses the streams connecting the lakes, and passive recreational opportunities for the community. The park also serves as the backdrop for some of the residential units creating a park-like rear yard behind the property line view fence. All Tracy Village parks will be private, owned and maintained by the HOA.

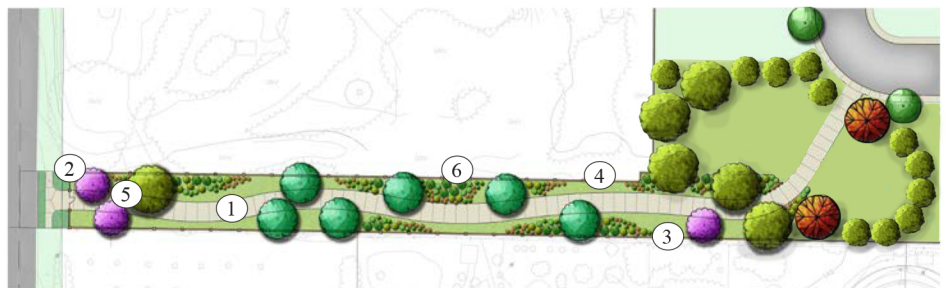
Pedestrian Connections

There are two landscape pedestrian connections to Corral Hollow Road on the west, and Bluegrass Lane on the east. Both connections will have pedestrian gates.

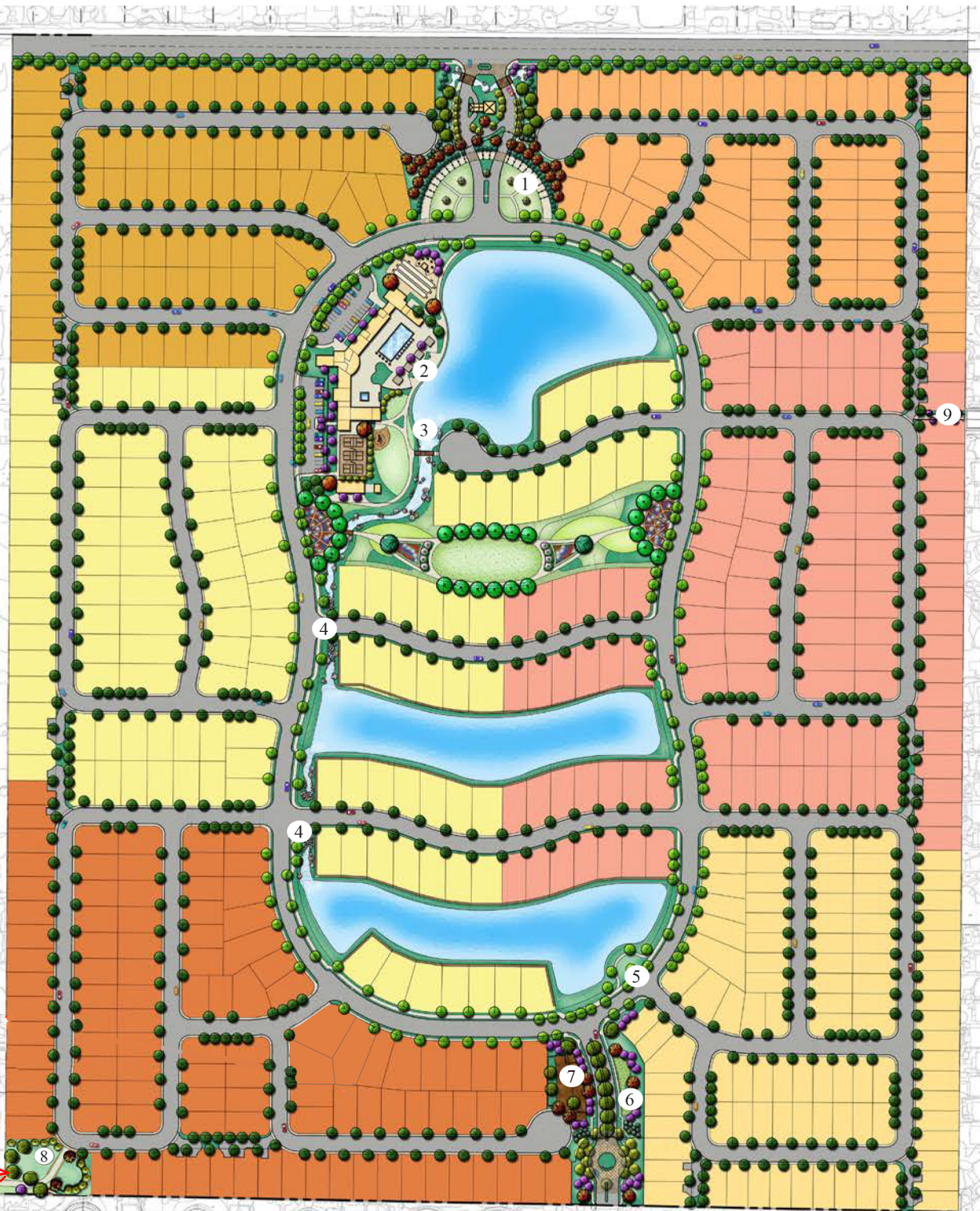
Legend

- ① Pedestrian Trail
- ② Pedestrian Gate
- ③ Meadow Grasses
- ④ Masonry Wall
- ⑤ Trees
- ⑥ Drought Tolerant Shrubs

Conceptual Corral Hollow Pedestrian Connection



new location minor recreation area location as shown on approved TM



- Legend**
- ① Main Entry Park
 - ② Main Recreation Facility
 - ③ Pedestrian Bridge
 - ④ Wetland Planter
 - ⑤ Promenade Outlook
 - ⑥ Secondary Entry Park
 - ⑦ Dog Park
 - ⑧ Minor Recreation Area
 - ⑨ Pedestrian Connections



Figure 3.1: Conceptual Landscape Plan

Tracy Village

or alternatively influenced by a modern depiction of Tracy's pastoral and farmhouse tradition.



Main Entrance

Landscape theming for the Main Project Entrance will draw heavily from classic Mediterranean images utilizing olive trees, Italian cypress, ~~lavenders, roses, and a variety of ornamental grasses.~~

The ~~Tuscan inspired~~ guardhouse design is surrounded by a variety of soft textures and flowing landscape. Olive trees planted in rows and ornamental grasses symbolic of orchards dominate the landscape.

There is a semi-circular pergola that frames the garden area and the lake system view beyond. The pergola includes both soft surface materials and paving to allow for large gatherings and informal functions.

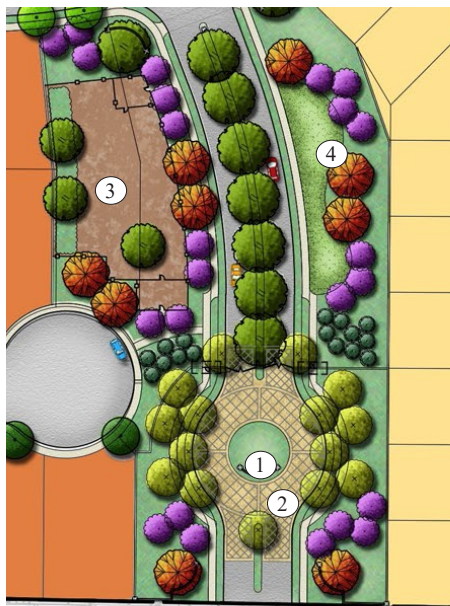
The garden theme also includes ornamental grasses used primarily to convey informality and a rustic appearance. These grasses are also suitable for low water use and ease of maintenance.

Legend

- ① Tracy Village Signage
- ② Enhanced Paving
- ③ ~~Boulders and Stream~~
- ④ Guardhouse
- ⑤ Seating Areas and Pergola
- ⑥ Fruit Trees

← shrubs and turf

Conceptual Main Entrance Landscape Plan



Secondary Entrance

The landscape for the Secondary Entrance area from Middlefield Road reflects Mediterranean theming. The scale of the secondary entrance is understated, fitting with the existing surrounding residential character. The plant material is similar to the main entrance ~~with olive trees, Italian cypress, lavenders, roses and a variety of ornamental grasses.~~ The entry round-about feature is complemented by flowering accent trees. Low walls with the community name identify the Tracy Village entry and trellised pedestrian entries complete the entry.

Legend

- ① Project Signage
- ② Enhanced Paving
- ③ Dog Park
- ④ Passive Open Space

Conceptual Secondary Entrance Landscape Plan

and fruit

Main Recreation Center Landscape

Recreation Center facility landscape draws heavily from classic images utilizing olive trees, ~~Italian cypress~~, lavenders, roses, and a variety of ornamental grasses. The planting concept is based on an Italian theme, with a variety of soft textures and flowing landscape. Olive trees, turf areas and ornamental grasses dominate the landscape adjacent to the pergola garden.

Ornamental grasses are used to convey informality and rustic appearance. Only low to medium-water using grasses providing for ease of maintenance will be planted. Lavenders, roses, and evergreen groundcovers enhance entries, highlight sitting areas, and line walkways.

or alternatively influenced by a modern depiction of Tracy's pastoral and farmhouse tradition



Legend

- ① Pergola Garden
- ② Passive Open Space
- ③ Orchard Planting

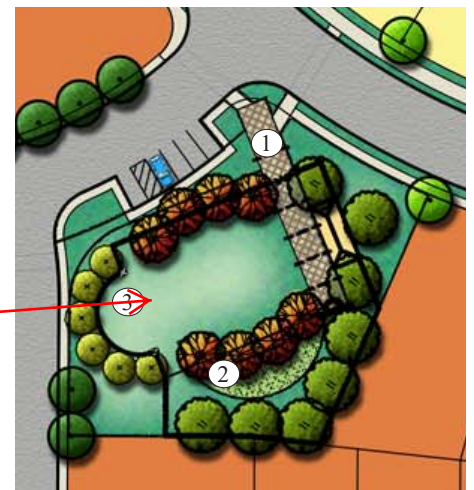
Conceptual Main Recreation Center Landscape Plan

Secondary Amenities Area

The secondary amenities area provides additional recreation opportunities and outdoor use areas. This area features a passive open space for quiet lounging and exercise with a shade trellis that add to the area's amenities.

Landscape enhancements within the area also include a lawn area and perimeter shade trees. All paved surfaces comply with ADA access requirements and enhanced in color and texture at entry nodes.

location for this park was moved to SW corner of project on the approved TM



Legend

- ① Pergola
- ② Shade Trees
- ③ Passive Open Space

Conceptual Secondary Amenities Area Landscape Plan

or alternatively influenced by a modern depiction of Tracy's pastoral and farmhouse tradition.

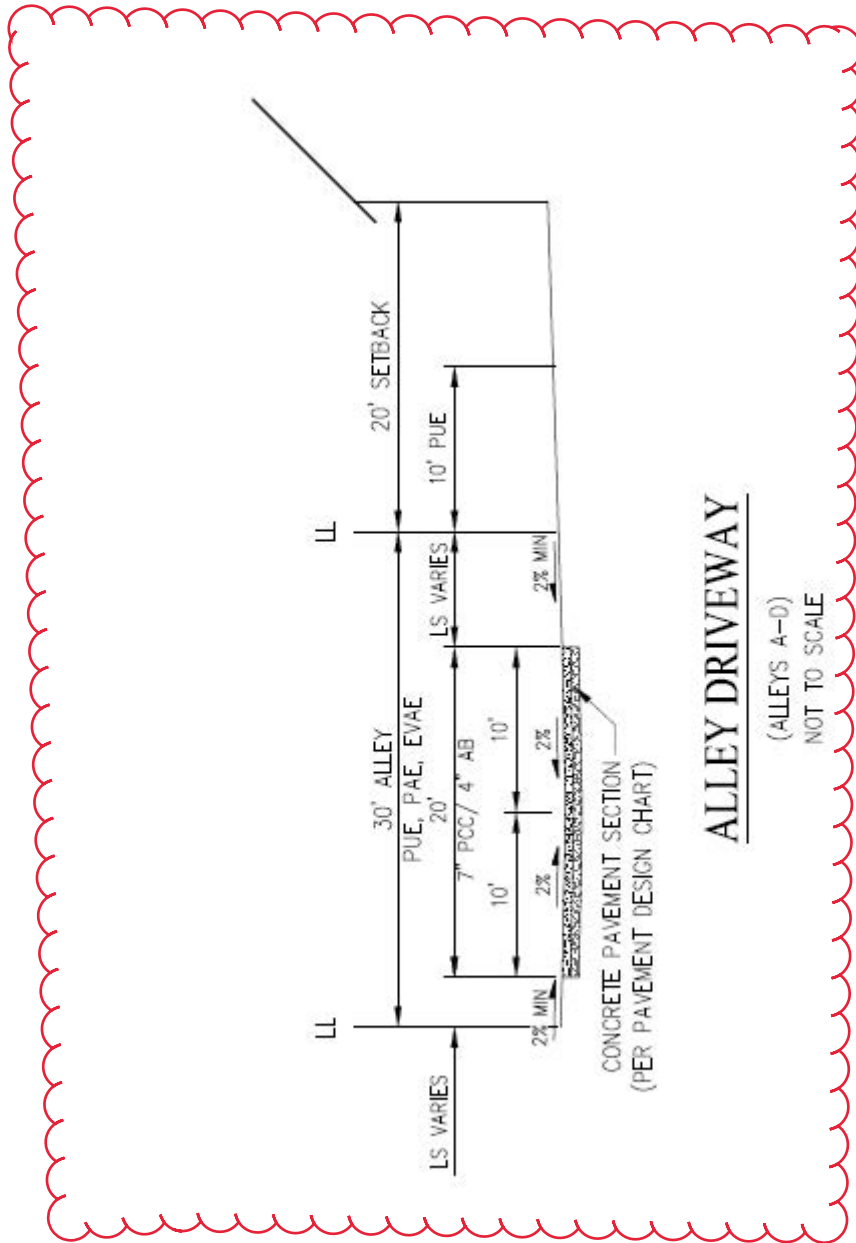
3.5 Recreation Facilities Architecture

The Recreation Facilities at Tracy Village will have a Tuscan theme. These recreation facilities may include the following:

- Parking shall be adequate to accommodate daily use of the recreation facilities.
- The pool decking area should be sized to allow for lounge chairs and tables.
- A spa area separate from the pool may also be located within the recreation area.
- A group barbecue facility and shade structure may be located within the pool deck area.
- Landscaping shall harmonize with the surrounding streetscapes. Large specimen trees should be used within the open turf areas to help provide shade and screening of unwanted views. Accent trees should also be used at pedestrian entries and around the pool area for color and seasonal interest.
- A strong visual connection shall be created between the private recreation area and the lake system. These connections will be in the form of sight lines, paseos and architectural style.
- A paseo walkway system will be designed to provide connections to adjacent neighborhoods.
- Docks may be located at the Recreation Facility with lake boats managed through the Tracy Village Homeowners Association from the main recreation facility.
- Emergency access shall be provided to the recreation building to the satisfaction of the Tracy Fire Department.



Example of a Recreation Building

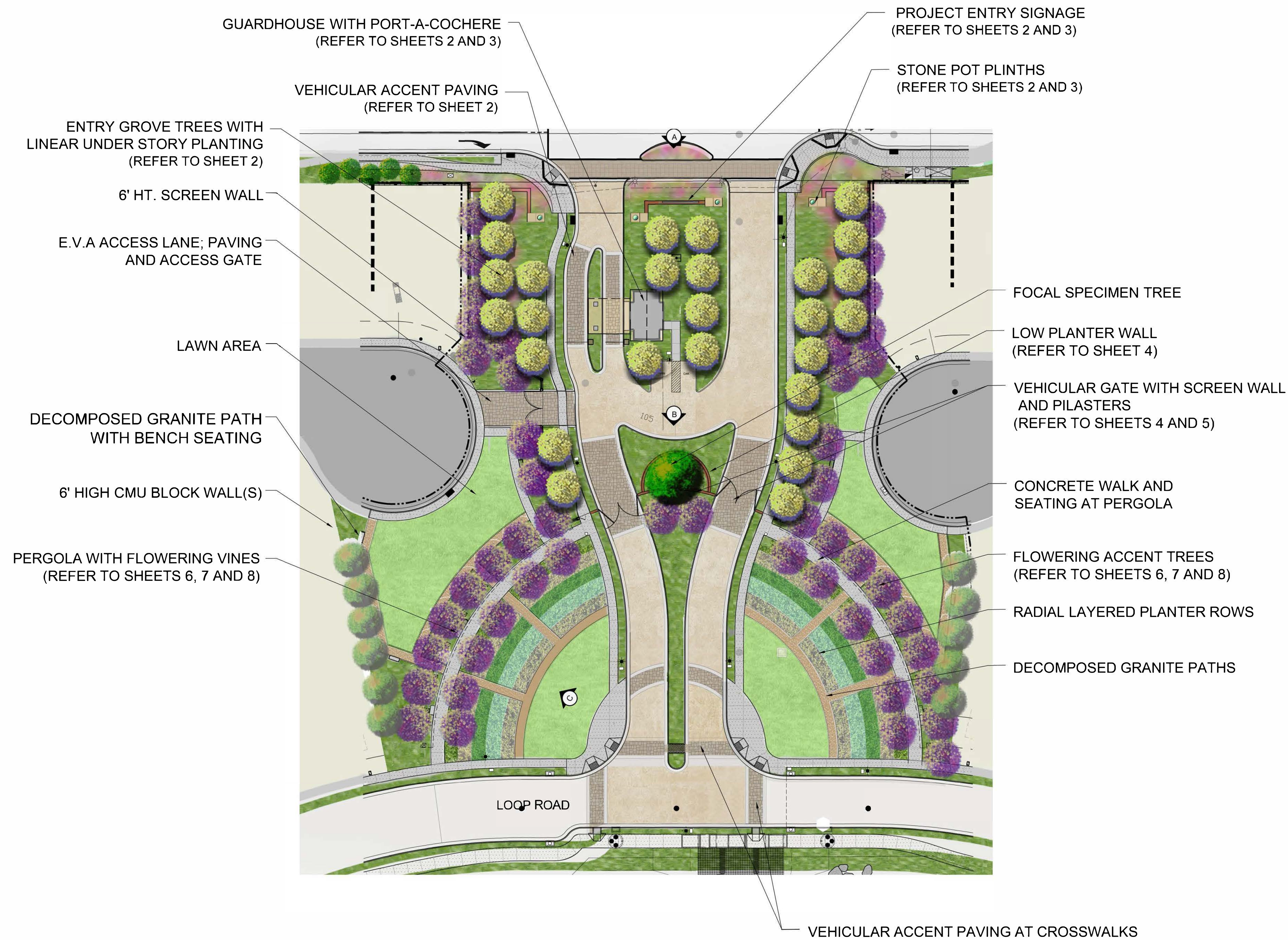


NOTE:
1. THE ALLEYS CANNOT BE USED FOR PARKING AND SHALL BE MARKED WITH "NO PARKING" SIGNAGE ON BOTH SIDES OF THE ALLEY AND BE PROVIDED RED PAINTED CURBING WITH WHITE LETTERING "NO PARKING - FIRE LANE". ADDITIONALLY, THE APPROPRIATE TURNING RADIUS SHALL BE PROVIDED TO ACCESS AND EGRESS SUCH ALLEYS. ANY DEAD-END ALLEYS SHALL BE LIMITED TO 150 FEET IN LENGTH.

SECTION 'G-G'
ALLEY DRIVEWAY
NOT TO SCALE

Figure 4.2e: Alley Cross Section G-G

NOTE:
PALLETTE BELOW IS CONCEPTUAL;
REFER TO SEPARATE CONSTRUCTION DRAWINGS SHEETS PLT -1 AND
PLS-1 FOR TREE AND SHRUB LEGEND AND LOCATIONS



PRELIMINARY TREE PALLETTE

TO INCLUDE (BUT NOT LIMITED) TO:

SYMBOL	BOTANICAL/COMMON NAME
	AR BUTUS UNEDO STRAWBERRY TREE
	ACER BUERGERIANUM TRIDENT MAPLE
	ACER RUBRUM RED MAPLE
	CERCIS CANADENSIS EASTERN REDBUD
	CERCIS OCCIDENTALIS WESTERN REDBUD
	ERIOBOTRYA DEFLEXA BRONZE LOQUAT
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE
	LAGERSTROEMIA SPP. DRAPE MYRTLE
	LAURUS NOBILIS 'SARATOGA' GRECIAN LAUREL
	MAGNOLIA 'ST MARY' MAGNOLIA
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE
	PINUS ELIDARICA MONDELL PINE
	POPULUS NIGRA 'ITALICA' LOMBARDY POPLAR
	QUERCUS ILEX HOLLY OAK
	PRUNUS SP. CHERRY / PLUM
	QUERCUS AGRIFOLIA COAST LIVE OAK
	QUERCUS LOBATA VALLEY OAK
	QUERCUS SUBER CORK OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK

PRELIMINARY SHRUB PALLETTE

TO INCLUDE (BUT NOT LIMITED) TO:

SYMBOL	BOTANICAL/COMMON NAME
	ABELIA GRANDIFLORA GLOSSY ABELIA
	ALOE SP. ALOE
	ARCTOSTAPHYLOS SP. MANZANITA
	BERBERIS BUXTIFOLIA MAGELLAN BARBERRY
	CISTUS HYBRIDUS WHITE ROCKROSE
	CYANARA CARDUNCULUS VAR. SCOLYMUS GLOBE ARTICHOKE
	DIETES SP. FORTNIGHT LILY
	GREVILLEA CANBERRA 'NOELLII' NCN
	BERBERIS BUXTIFOLIA MAGELLAN BARBERRY
	HEMEROCALLIS SP. EVERGREEN DAYLILY
	NANDINA D. 'COMPACTA' DWARF HEAVENLY BAMBOO
	PHORMIUM SP. NEW ZEALAND FLAX
	PRUNUS VERGINIANA CHOKE CHERRY
	RIAPHIOLEPIS INDICA INDIAN HAWTHORN
	RIBES SP. CURRANT
	ROSA SP. ROSE
	ROSMARINUS SP. ROSEMARY
	RUBUS FRUTICOSUS 'TRIPLE CROWN' THORNLESS BLACKBERRY
	SALVIA SP. SAGE
	SALVIA LEUCANTHA MEXICAN BUSH SAGE
	VIBURNUM SP. VIBURNUM
	WESTRINGIA FRUTICOSA COAST ROSEMARY
	WOODWARDIA SP. GIANT CHAIN FERN

PRELIMINARY GROUNDCOVER PALLETTE

TO INCLUDE (BUT NOT LIMITED) TO:

SYMBOL	BOTANICAL/COMMON NAME
	ARCTOSTAPHYLOS SP. PROSTRATE MANZANITA
	FRAGARIA X ANANASSA GARDEN STRAWBERRY
	JUNIPERUS SP. JUNIPER
	LANTANA MONTEVIDENSIS LANTANA
	MYOPORUM PARVIFOLIUM NCN
	ROSA SP. GROUNDCOVER ROSE
	ROSMARINUS O. 'HUNTINGTON CARPET' DWARF ROSEMARY
	TEUCRIUM SP. GERMANDER

PRELIMINARY VINE PALLETTE

TO INCLUDE (BUT NOT LIMITED) TO:

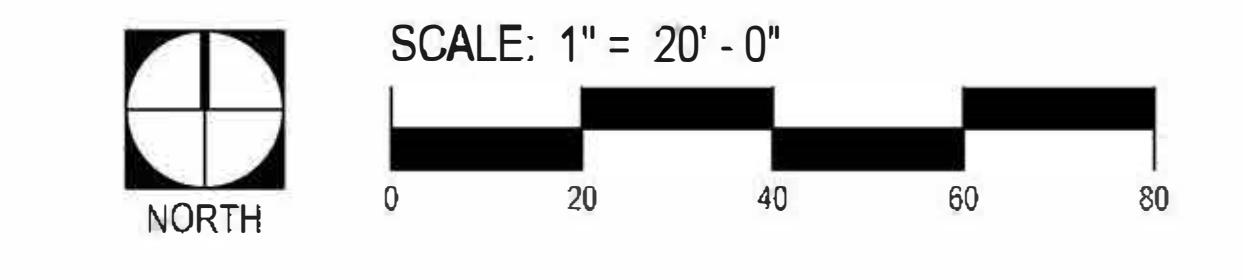
SYMBOL	BOTANICAL/COMMON NAME
	ACTINIDIA DELICIOSA KIWIFRUIT
	CAMPISIS RADICANS TRUMPET CREEPER
	GELESEMUM SEMPERVIRENS CAROLINA JESSAMINE
	PASSIFLORA EDULIS 'MAYPOP' PASSION FRUIT
	VITIS SP. GRAPE

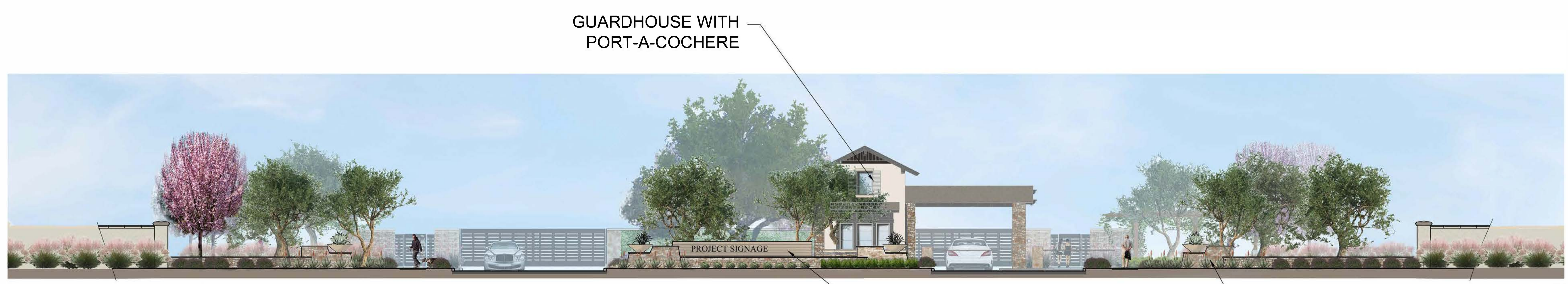
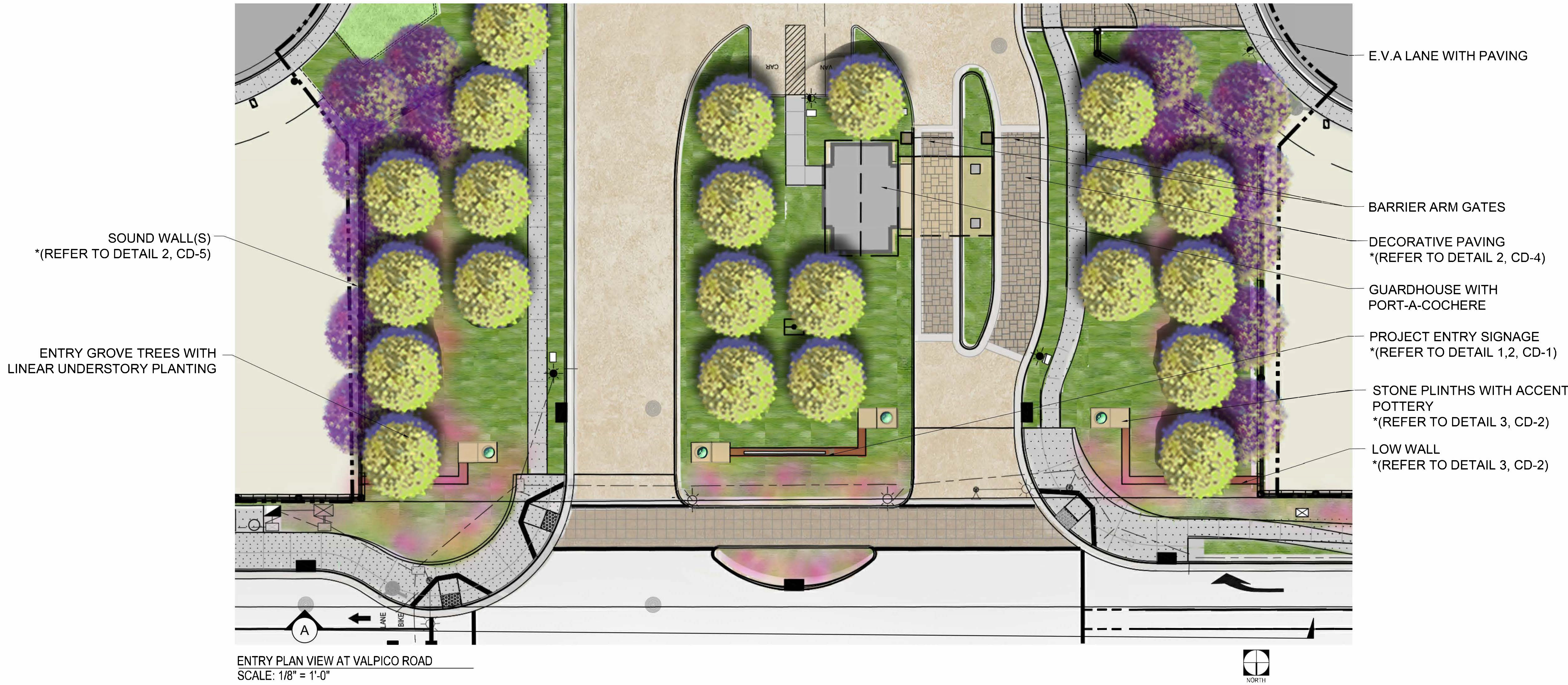
PRELIMINARY GRASSES PALLETTE

TO INCLUDE (BUT NOT LIMITED) TO:

SYMBOL	BOTANICAL/COMMON NAME
	CAREX SP. SEDGE
	JUNCUS SP. RUSH
	MISCANTHUS SP. EULALIA GRASS
	MUHLENBERGIA CAPILLARIS HAIRY AWN
	PENNISETUM SP. FOUNTAIN GRASS

THIS PROJECT COMPLIES WITH APPLICABLE ASPECTS OF THE STATE WATER EFFICIENCY LANDSCAPE ORDINANCE AB 1881. PLANTING AND IRRIGATION DESIGN FEATURES ARE IN ACCORDANCE WITH THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.





* REFER TO SEPARATE
CONSTRUCTIONS DRAWINGS
PREPARED BY SMP, INC

ENTRY ELEVATION A
SCALE: 1/8" = 1'-0"

Conceptual Entry Plan and Elevation

TRACY VILLAGE



ENTRY ELEVATION
SCALE: 1" = 10'-0"

SIGN PIN LETTERING & LOGO (BY SIGN COMPANY) *(REFER TO DETAIL 1, 2 CD-2)

SIGN WALL VENEER *(REFER TO DETAIL 1, 2 CD-2)



SIGN WALL ELEVATION
SCALE: 3/8" = 1'-0"

STONE VENEER WITH STONE WRAP CAP

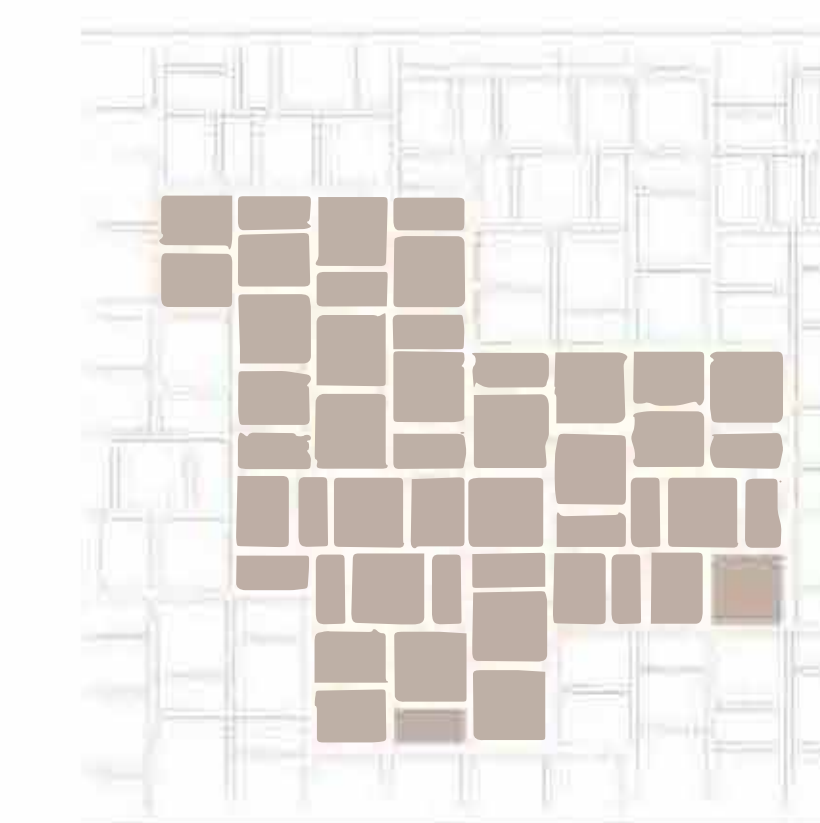


SIGN WALL VENEER: CRAFT BOARDFORM 'BARNWOOD'



WALL AND PLINTH ELEVATION
SCALE: 1" = 10'-0"

STONE VENEER WITH STONE WRAP CAP
*(REFER TO DETAIL 3, CD-2)



PATTERN: CATALINA GRANA



COLOR: TOSCANA



COLOR: RIO



STONE VENEER: ELDORADO MOUNTAIN LEDGE 'SIERRA'

INTERLOCKING PAVERS

* REFER TO SEPARATE CONSTRUCTIONS DRAWINGS PREPARED BY SMP, INC

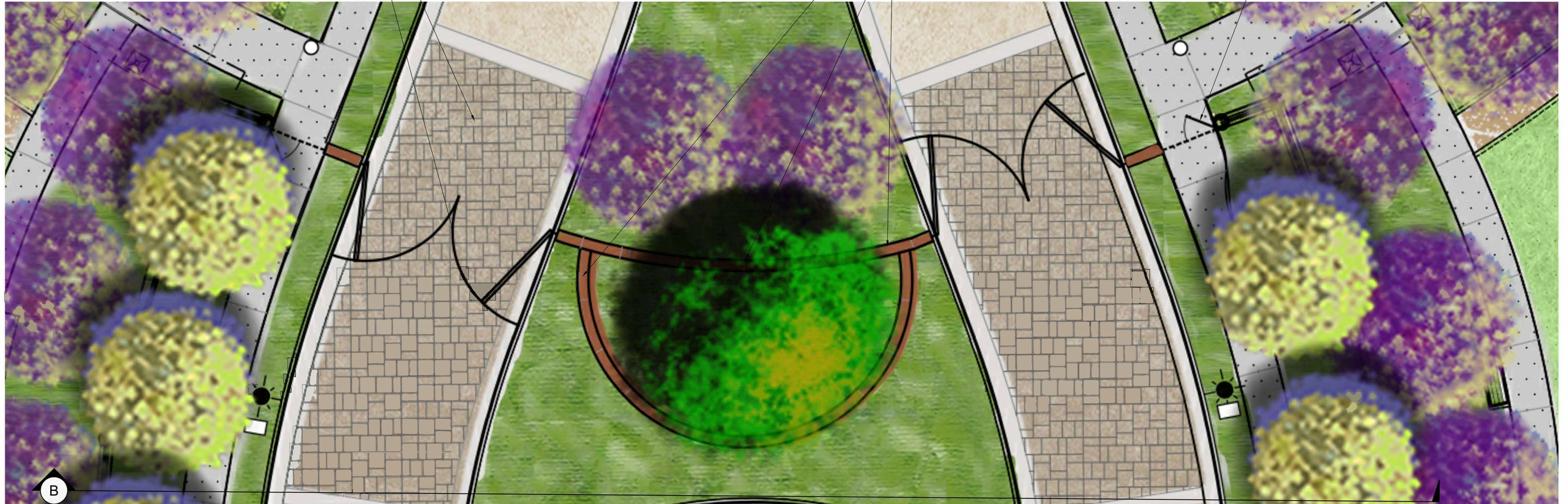
CONTRASTING ACCENT PAVING
VEHICULAR GATE WITH SCREEN WALL
*(REFER TO DETAIL 2, CD-2)

TALL SCREEN WALL WITH VINE PLANTING
*(REFER TO DETAIL 1, CD-2)

FOCAL TREE

LOW PLANTER WALL
*(REFER TO DETAIL 1, CD-2)

PEDESTRIAN ENTRY GATE
*(REFER TO DETAIL 2, CD-2 & 2, CD-3)



PLAN VIEW AT VEHICULAR ENTRY GATES
SCALE: 1/4" = 1'-0"



VEHICULAR GATE WITH SCREEN WALL
*(REFER TO DETAIL 1 & 2, CD-2)

FOCAL TREE

LOW PLANTER WALL
*(REFER TO DETAIL 1, CD-2)



ENTRY GATES ELEVATION B
SCALE: 1/4" = 1'-0"

* REFER TO SEPARATE
CONSTRUCTIONS DRAWINGS
PREPARED BY SMP, INC

Conceptual Vehicular Entry Gate Plan and Elevation

TRACY VILLAGE

SHEET 4



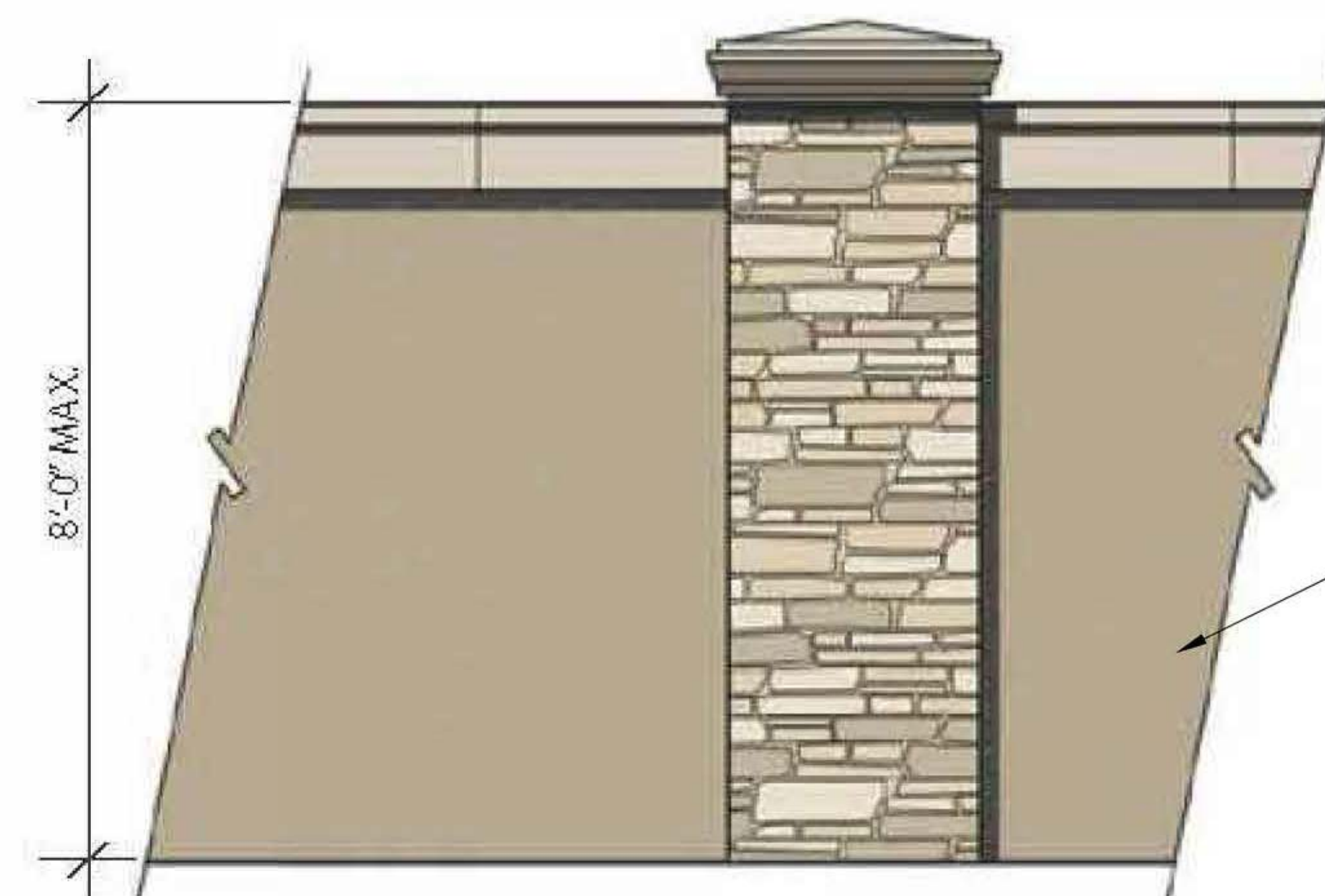
VEHICULAR ENTRY ELEVATION
SCALE: 1" = 10'-0"



VEHICULAR ENTRY GATE ELEVATION
SCALE: 1/4" = 1'-0"

TUBULAR STEEL GATE(S) *(REFER TO DETAIL 1,2 CD-2)

STONE VENEER WITH STONE WRAP CAP *(REFER TO DETAIL 4, CD-2)



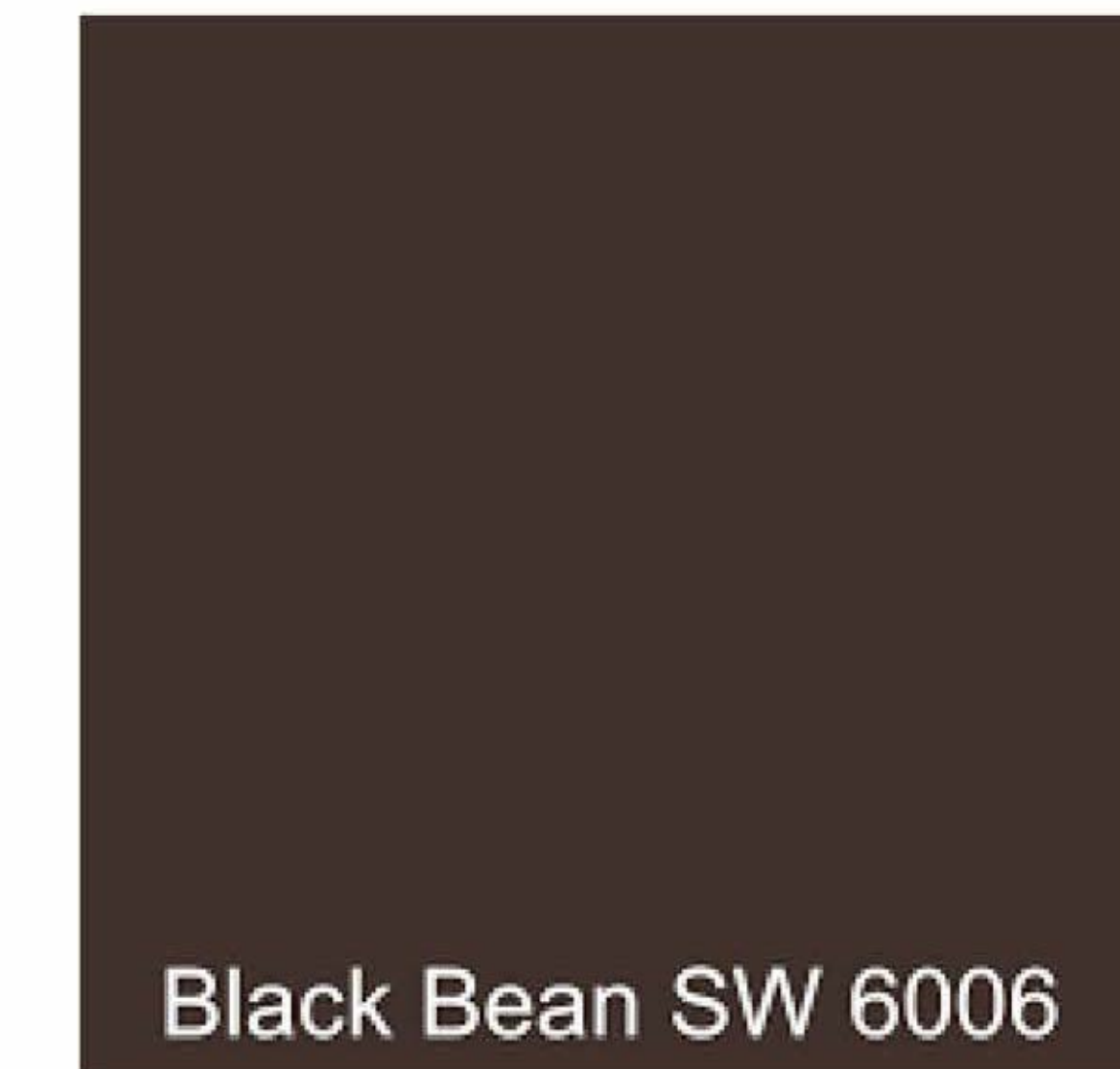
SOUND WALL *(REFER TO DETAIL 2, CD-5)

SOUNDWALL ELEVATION (REFERENCE)
SCALE: 3/8" = 1'-0"



Quiver Tan SW 6151

STUCCO COLOR:
'QUIVER TAN' SW 6151

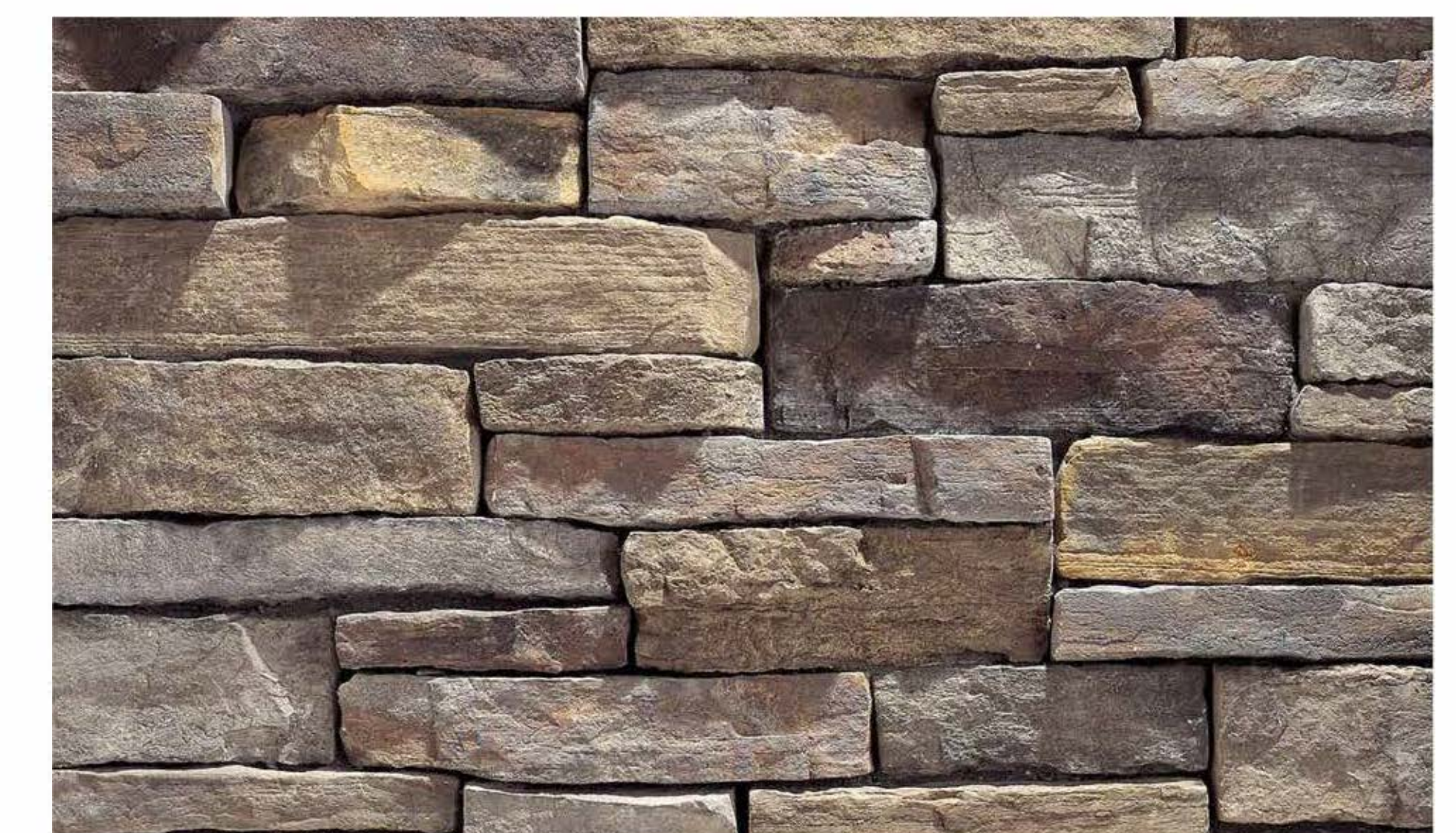


Black Bean SW 6006

TUBULAR STEEL: SW 6006 'BLACK BEAN'

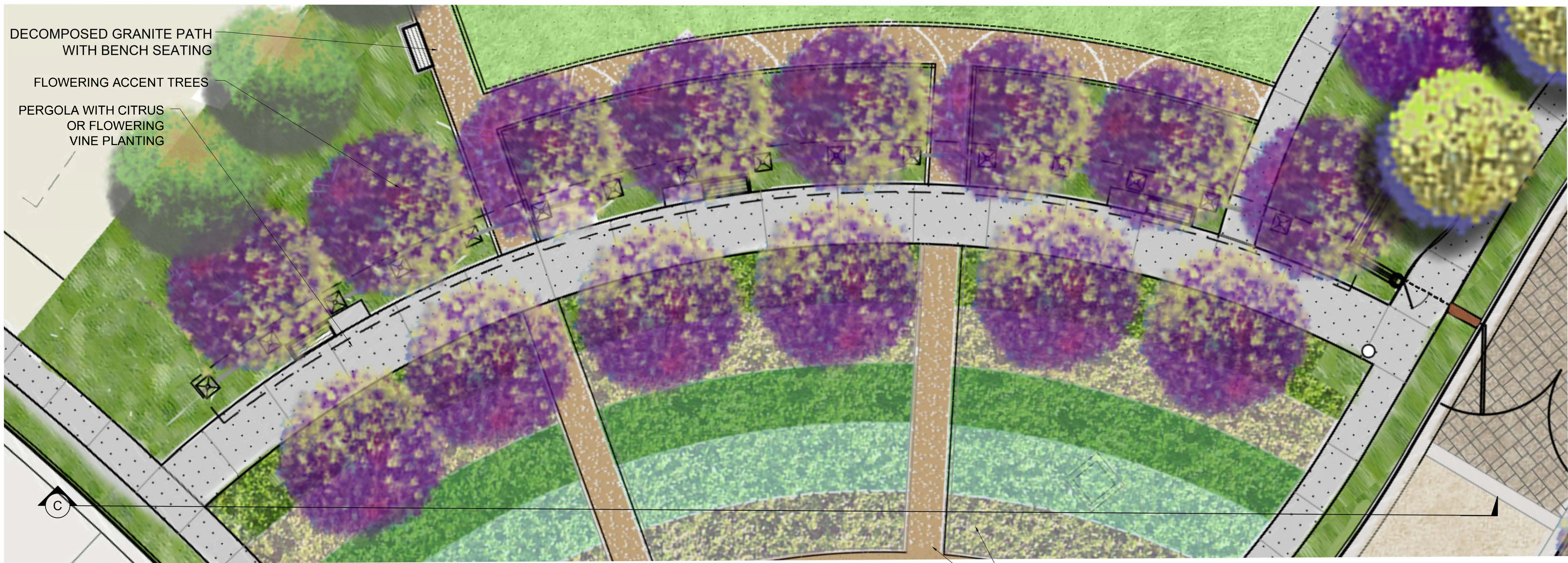


PRECAST CONCRETE CAP COLOR:
'WOOL SKEIN' SW 6148



STONE VENEER: ELDORADO MOUNTAIN
LEDGE 'SIERRA'

* REFER TO SEPARATE
CONSTRUCTIONS DRAWINGS
PREPARED BY SMP, INC



DECOMPOSED GRANITE PATH WITH BENCH SEATING

FLOWERING ACCENT TREES

PERGOLA WITH CITRUS OR FLOWERING VINE PLANTING

PLAN VIEW PERGOLA
SCALE: 1/4" = 1'-0"

RADIAL LAYERED PLANTER ROWS *(REFER TO SHEET PLS-1)

DECOMPOSED GRANITE PATHS



FLOWERING ACCENT TREES

PERGOLA ELEVATION C
SCALE: 1/4" = 1'-0"

* REFER TO SEPARATE CONSTRUCTIONS DRAWINGS PREPARED BY SMP, INC

PERGOLA WITH CITRUS OR FLOWERING VINE PLANTING

CONCRETE WALK AND SEATING AT PERGOLA *(REFER TO DETAIL 1, CD-3)

STONE VENEER COLUMNS *(REFER TO DETAIL 1, CD-3)

PEDESTRIAN ENTRY PORTAL *(REFER TO DETAIL 6, CD-3)

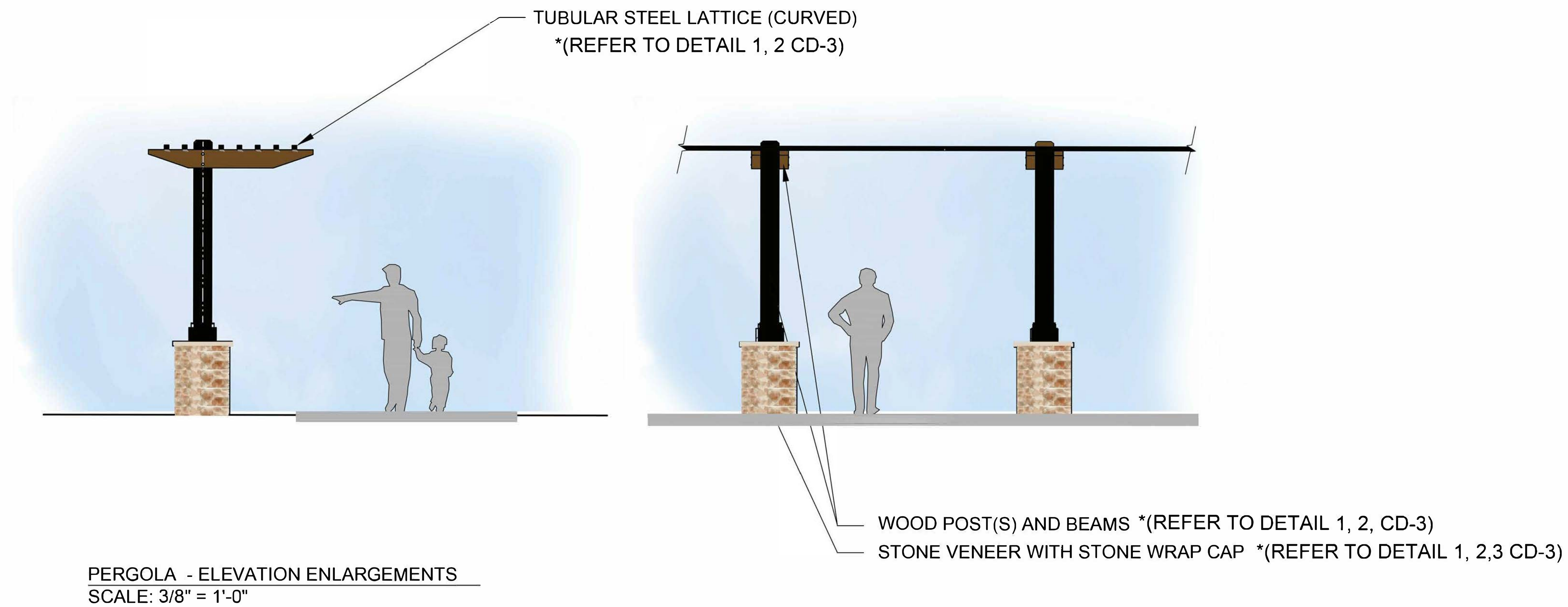
Conceptual Pergola Plan and Elevation

TRACY VILLAGE

SHEET 6



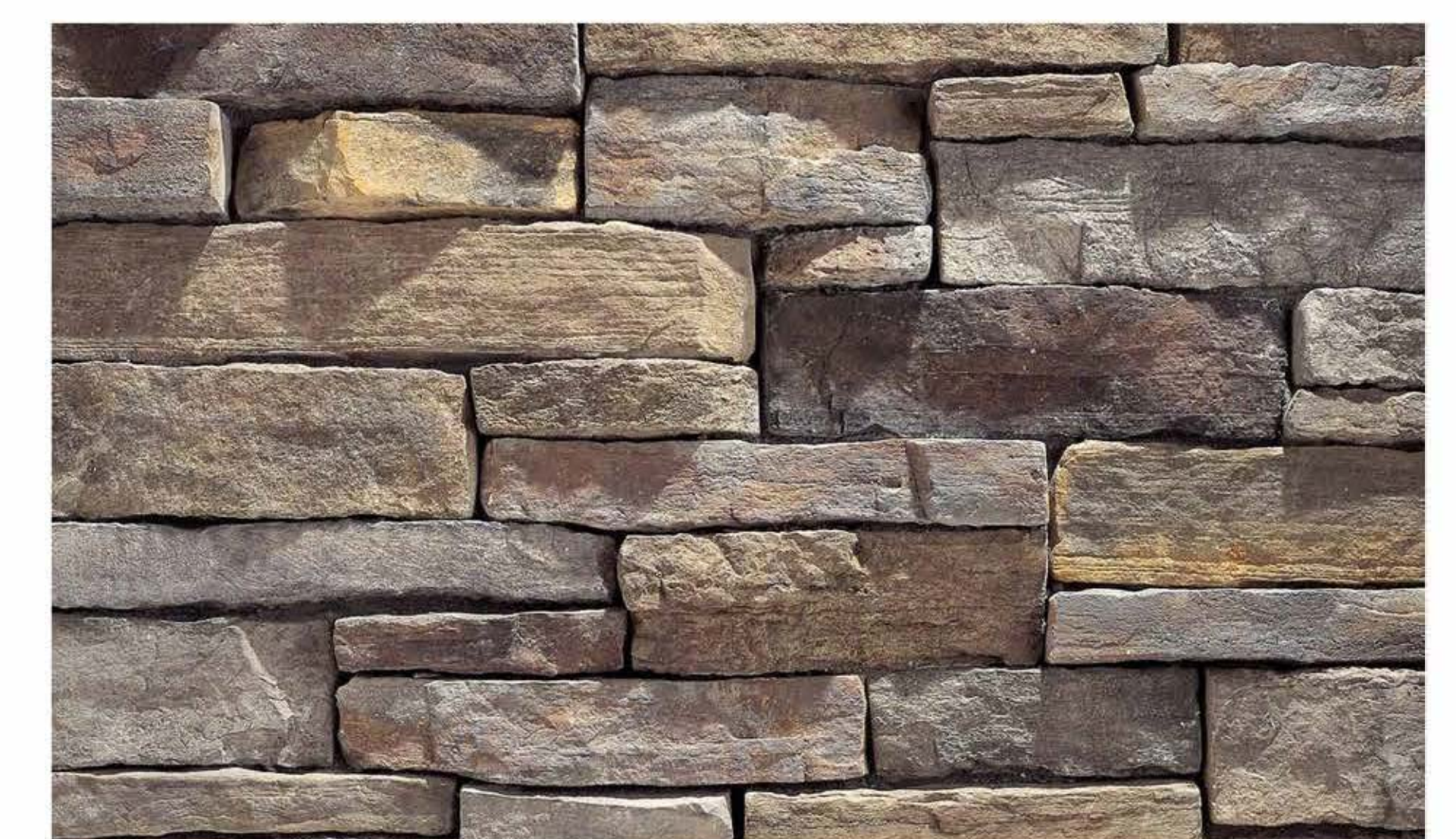
PERGOLA ELEVATION
SCALE: 1" = 10'-0"



WOOD COLOR: SW 6151 'QUIVER TAN'



TUBULAR STEEL: SW 6006 'BLACK BEAN'



STONE VENEER: ELDORADO MOUNTAIN LEDGE 'SIERRA'

* REFER TO SEPARATE
CONSTRUCTIONS DRAWINGS
PREPARED BY SMP, INC

Material Board - Pergola



RADIAL PERGOLA
*(REFER TO DETAIL 1,2 CD-3)

* REFER TO SEPARATE
CONSTRUCTIONS DRAWINGS
PREPARED BY SMP, INC

Rendering - Pergola

CITY OF TRACY
DETERMINATION OF THE
DEVELOPMENT SERVICES DIRECTOR

Application Number TVMV20-0001

A determination of the Development Services Director approving a Minor Variation to the Tracy Village Specific Plan adding a Modern Farmhouse theme to the allowable architecture, and minor common area landscape changes (Assessor's Parcel Number 244-040-01, 244-030-01 and 02). The applicant is Ponderosa Homes II, Inc. and owner is JC Tracy Group, LLC.

The following considerations were relevant in evaluating this application: The approved architectural styles and landscape features of the Tracy Village Specific Plan, existing and planned improvements, and the project's visual impact on Valpico Road.

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

Tracy Village Specific Plan
TMC Sec 10.08.3920 et seq.: Development Review
City of Tracy Design Goals and Standards

The Development Services Director has determined that the proposed project is consistent with the Tracy Village Specific Plan Environmental Impact Report (EIR), approved by the City Council on May 15, 2018. Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required. An analysis of the project shows that there will be no significant on or off-site impacts as a result of this particular project which were not already discussed in the Tracy Village EIR. There is also no evidence of any significant impacts to occur off-site as a result of the project, as traffic, air quality, land use and other potential cumulative impacts have already been considered within the original environmental documentation. No new evidence of potentially significant effects has been identified as a result of this project.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES THE MINOR VARIATION APPLICATION AS DESCRIBED IN THE DOCUMENTATION RECEIVED BY THE DEVELOPMENT SERVICES DEPARTMENT ON JULY 24, 2020, AND BASED ON THE FOLLOWING FINDING:

Minor Variation Finding:

1. The Minor Variation substantially conforms to the standards, regulations, and guidelines for the Tracy Village Specific Plan because it is an addition to the allowable architectural types and a minor change to the common area landscape palette that collectively do not change the nature or character of the Specific Plan.

Andrew Malik, Development Services Director

Date of Action