

City of Tracy Development Services
Director Public Hearing Staff Report
Tracy Toyota Façade Improvements and Service Building
2895 N Naglee Road (APN 212-290-04)
Development Review Permit D20-0010

The proposal is for a Development Review Permit to allow an addition to the existing Tracy Toyota showroom, a new service building, and related improvements. The proposed improvements are located at 2895 N Naglee Road, APN 212-290-04, on the west side of Naglee Road, east of Pavilion Parkway. This site is comprised of several parcels (APNs 212-290-04, 07, and 31) totaling approximately 6.66-acres. The site is located south of the Tracy Ford used car dealership and the Tracy Nissan dealership. Please see Attachment A for a vicinity map.

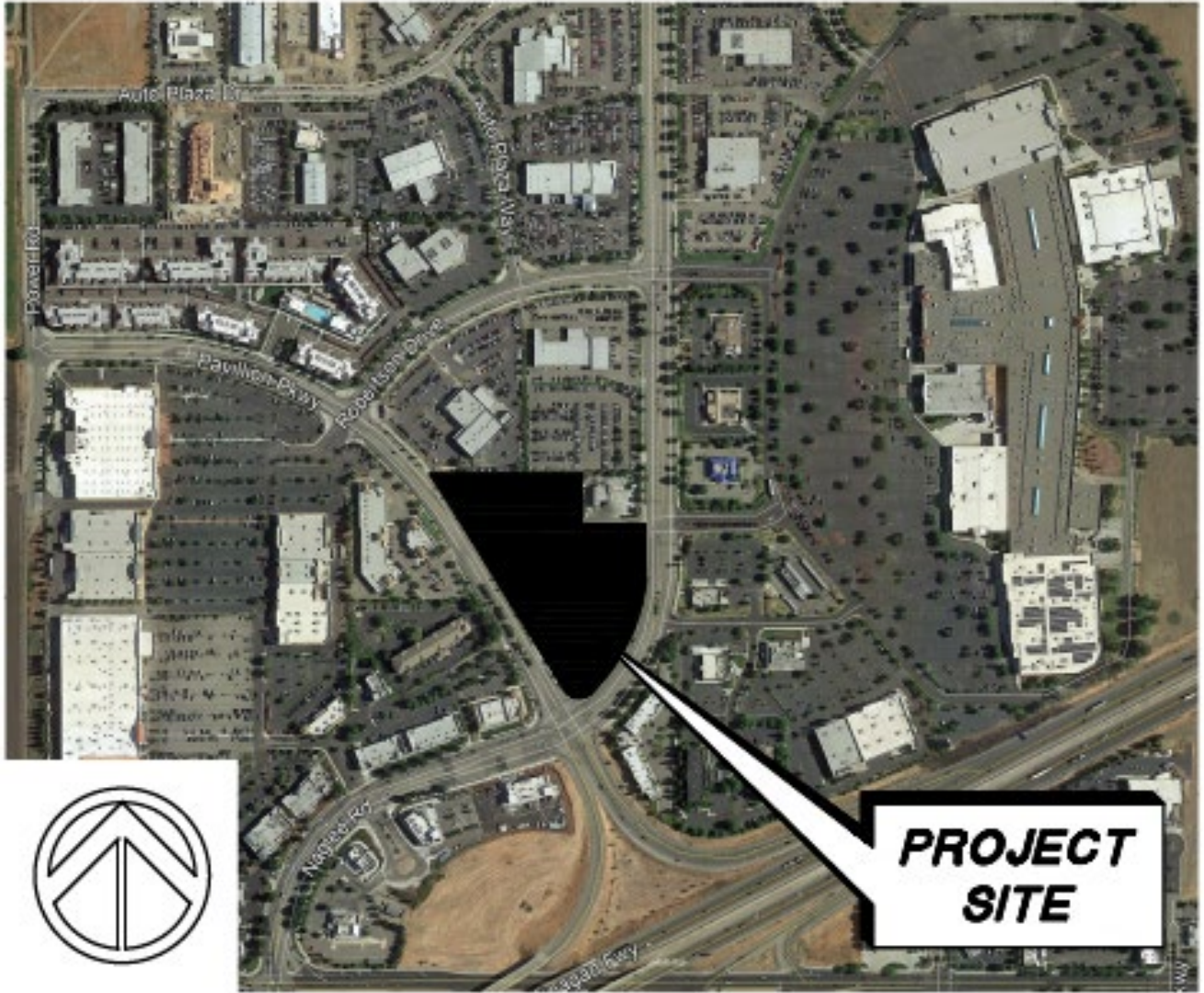
The existing showroom currently has recessed entries on the east and west sides of the building, which will be flattened out, resulting in a rectangular building. A detail of this change can be seen in Attachment B. The additions will provide approximately 1,745 square feet of additional area in the showroom. A new, detached entry portal will be installed at both entries to provide a decorative feature and define the entrances of the business. The entry portal is made of a high quality, translucent glazing system that is consistent with the current Toyota design motif. Attachment C provides proposed elevations of the showroom building.

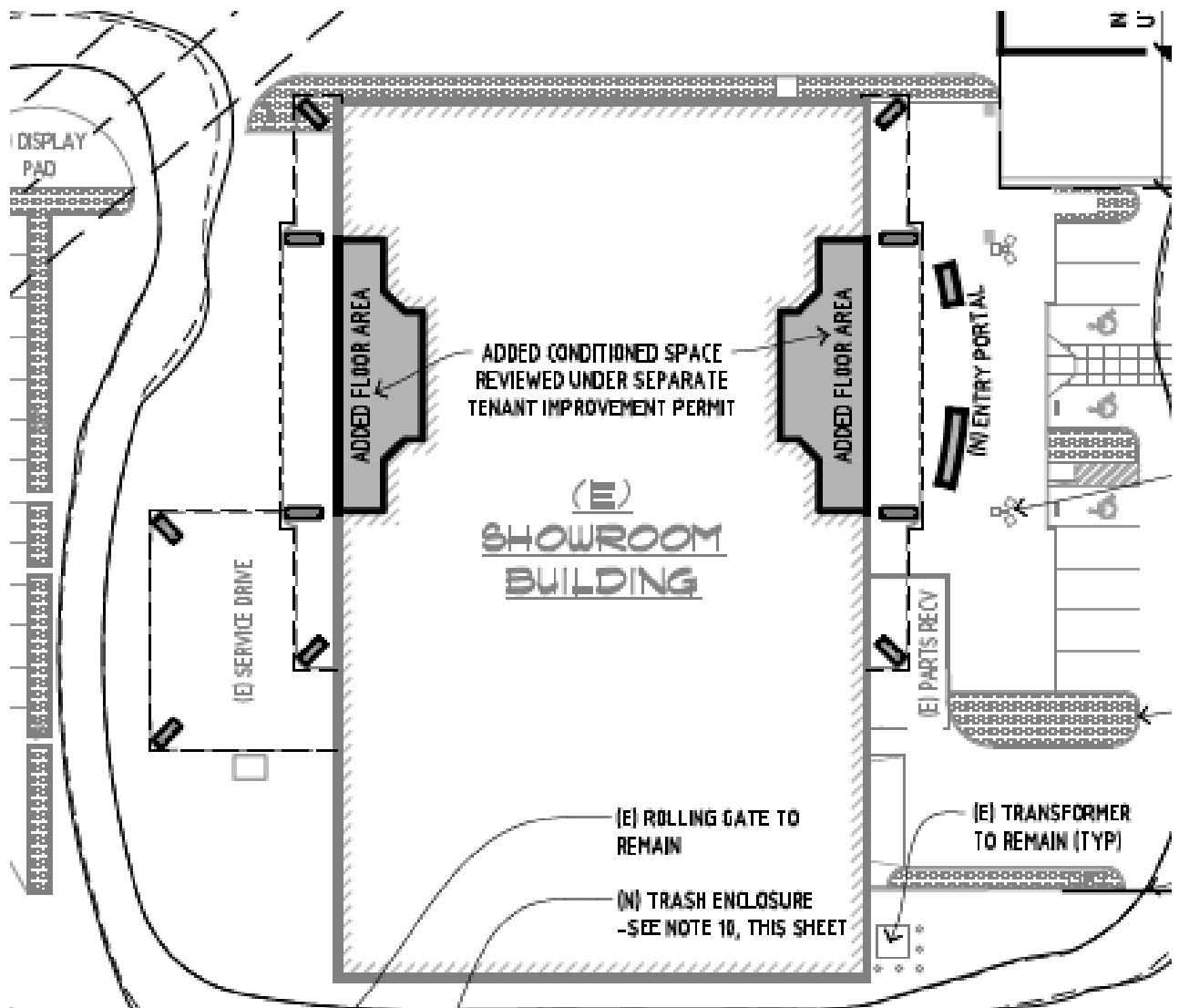
Additionally, a new service building, approximately 3,960 square feet, is proposed at the southeast corner of the showroom building. The structure includes materials and architectural features that are consistent with existing improvements on the site. The architecture incorporates a mix of high quality materials including: architectural siding, scored CMU, stucco, and aluminum composite panels. A new trash enclosure will be also be constructed with materials consistent with existing site improvements including scored CMU and a decorative red band seen on both the showroom and service buildings. (Attachment D).

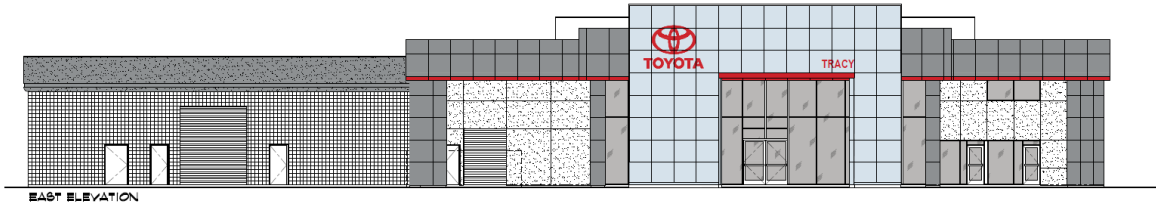
The property is zoned Planned Unit Development (PUD) and is within the I-205 Corridor Specific Plan. The land use designation of the site within the I-205 Specific Plan is General Commercial and the site is also within the Auto Plaza Mall which permits auto dealerships, including sales and services. Previously, vehicle sales and services was a conditionally permitted use and as a result, 6-99-CUP was granted on July 6, 1999 to permits vehicle sales and services at this location. All PUD zone standards have been met. The proposal is also consistent with the General Plan designation of Commercial.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303, new construction of commercial building under 10,000 square feet.

City staff is recommending approval of the proposed project. The project planner is Genevieve Federighi. Please direct any questions or comments regarding this project to Genevieve Federighi at (209)831-6435 or Genevieve.Federighi@cityoftracy.org.



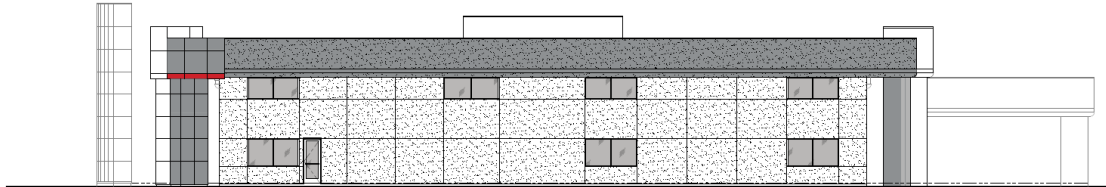




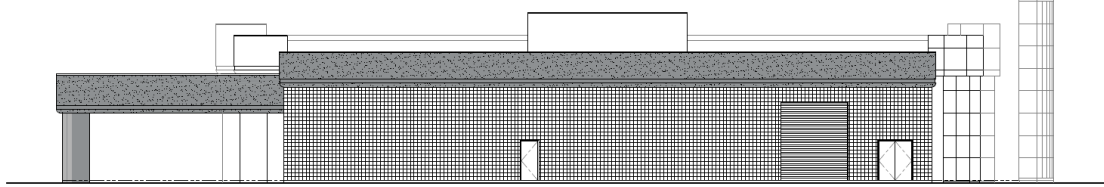
EAST ELEVATION



WEST ELEVATION

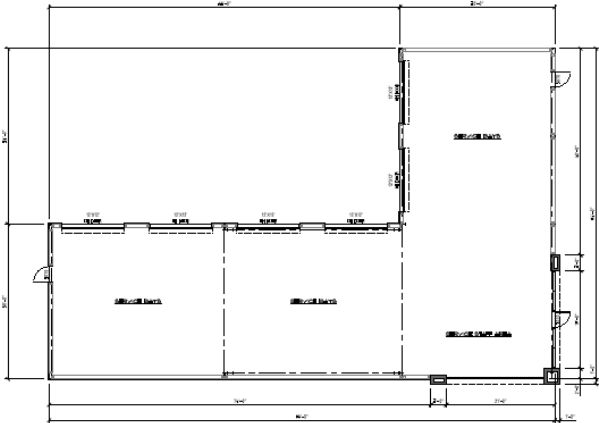


NORTH ELEVATION



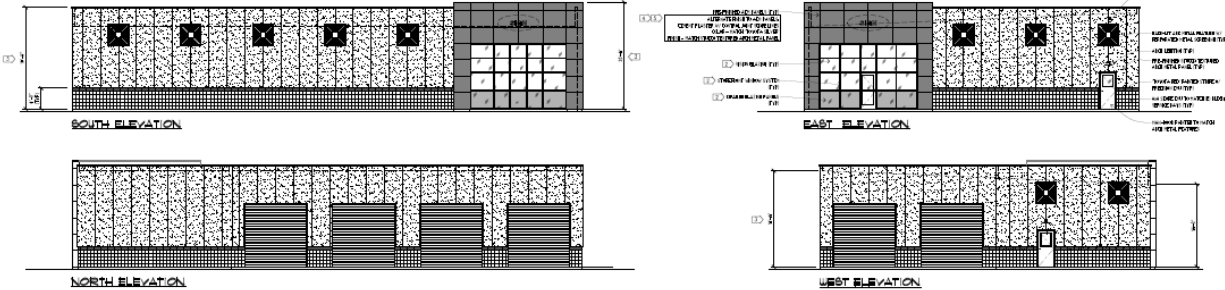
SOUTH ELEVATION

DEVELOPMENT REVIEW
EXTERIOR ELEVATIONS



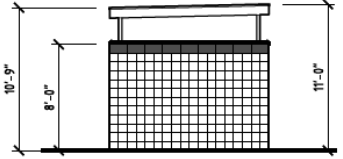
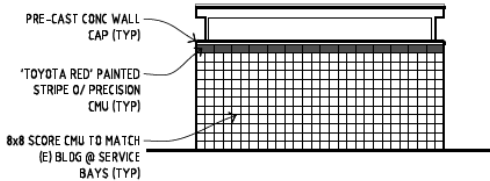
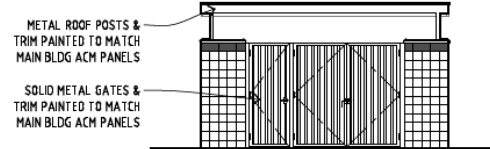
FLOOR PLAN

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



EXTERIOR ELEVATIONS

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



TRASH ENCL. ELEVATION

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

DEVELOPMENT SERVICES DIRECTOR
PUBLIC HEARING NOTICE

Due to the current COVID-19 situation and Stay at Home Order, the City of Tracy Development Services Director will hold a Public Hearing on September 24, 2020, at 11:00 a.m. or as soon thereafter as possible, via teleconference to consider:

D20-0010: Applicant is John Palmer, and Owner is Tracy Auto Land LLC – 2895 N Naglee Road, Assessor’s Parcel Number 212-290-04 – Public hearing to consider an application for façade improvements to the existing Tracy Toyota showroom building, the addition of an approximately 4,000 square foot service building, and related site improvements at the existing Tracy Toyota Dealership. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303, new construction of commercial building under 10,000 square feet; *The Project Planner is Genevieve Federighi, Associate Planner, (209) 831-6435, Genevieve.Federighi@cityoftracy.org.*

All interested persons are invited to participate by calling the teleconference line at **(209) 425-4338** Conference ID: **222 453 830#** to submit statements orally during the meeting; or in writing before the meeting by sending written statements to *publiccomment@cityoftracy.org*.

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

ANDREW MALIK
Assistant City Manager