

# NOTICE OF REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the Planning Commission is hereby called for:

**Date/Time:** **Wednesday, February 23, 2011, 7:00 p.m.**  
(or as soon thereafter as possible)

**Location:** City Hall Council Chambers  
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE

*In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Planning Commission Member to sponsor the item for discussion at a future meeting.*

1. OLD BUSINESS

2. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW APPLICATION TO DEVELOP AN AUTOMOBILE SERVICE STATION WITH 8-DISPENSER CANOPY, 2,900 SQUARE FOOT CONVENIENCE STORE, AND DRIVE THROUGH CAR WASH ON A 1.667-ACRE SITE WITHIN THE INDUSTRIAL AREAS SPECIFIC PLAN, LOCATED AT THE SOUTHEAST CORNER OF TRACY BOULEVARD AND VALPICO ROAD, EAST OF AND ADJACENT TO WALGREENS – APPLICANT IS BARGHAUSEN CONSULTING ENGINEERS, INC. AND OWNER IS SOUTH TRACY LAND PARTNERS, LLC - APPLICATION NUMBERS CUP10-0005 AND D10-0008.

B. REPORT OF CONSISTENCY WITH THE CITY OF TRACY GENERAL PLAN FOR FOUR PROPERTIES TO ALLOW FOR THE POTENTIAL ACQUISITION OF THE PROPERTIES BY THE CITY. ASSESSOR'S PARCEL NUMBERS 235-150-06, 23 AND 24 AND 235-068-06. APPLICATION NUMBER DET11-0001.

3. ITEMS FROM THE AUDIENCE
4. DIRECTOR'S REPORT
5. ITEMS FROM THE COMMISSION
6. ADJOURNMENT

**February 18, 2011**

Posted Date

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development and Engineering Services Department located at 333 Civic Center Plaza during normal business hours.

AGENDA ITEM 2-A

REQUEST

**PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW APPLICATION TO DEVELOP AN AUTOMOBILE SERVICE STATION WITH 8-DISPENSER CANOPY, 2,900 SQUARE FOOT CONVENIENCE STORE, AND DRIVE THROUGH CAR WASH ON A 1.667-ACRE SITE WITHIN THE INDUSTRIAL AREAS SPECIFIC PLAN, LOCATED AT THE SOUTHEAST CORNER OF TRACY BOULEVARD AND VALPICO ROAD, EAST OF AND ADJACENT TO WALGREENS – APPLICANT IS BARGHAUSEN CONSULTING ENGINEERS, INC. AND OWNER IS SOUTH TRACY LAND PARTNERS, LLC - APPLICATION NUMBERS CUP10-0005 AND D10-0008.**

DISCUSSION

Background

In 1988, the City Council adopted the Tracy Industrial Areas Specific Plan (ISP) within which the project area is located. The site was originally designated General Industrial by the Specific Plan. The land use designation within the ISP for the project site was amended in 1997 to Neighborhood Shopping (NS), which is consistent with the General Plan designation of Commercial. This land use designation requires the Planning Commission's approval of a Conditional Use Permit to allow for the proposed auto service station use.

Site and Project Area Description

The project site is located at the southeast corner of Tracy Boulevard and Valpico Road, directly east of and adjacent to the recently constructed Walgreens (Attachment A). The site is currently designated Neighborhood Shopping by the Tracy Industrial Areas Specific Plan (ISP). A mix of land uses surrounds the Project site. There is a railroad spur and vacant property to the east, with a General Plan designation of Industrial, and vacant property to the south, with a General Plan Designation of Office. The Village Center, anchored by Raley's is across Valpico Road to the north, and an existing single-family home subdivision across Tracy Boulevard to the west.

Planning Commission Actions

There are two different approvals necessary for this project to be approved as requested. The first is a Conditional Use Permit application for the auto service station land use. The second part of the approval process is the Development Review application, which includes a review of the physical elements of the project for all of the proposed buildings, including the site plan, architecture, landscape and hardscape elements. Generally, the City combines the processing of applications such as Conditional Use Permits and Development Reviews as a means of streamlining reviews. In these cases, generally the Development Review applications would be forwarded to the Planning Commission for

approval when they are being processed at the same time, as opposed to solely bringing the Conditional Use Permit to the Planning Commission.

#### Conditional Use Permit Application

Within the Neighborhood Shopping (NS) designation of the ISP, several retail and commercial land uses are allowable as principally permitted, while other land uses are only allowable upon the Planning Commission's approval of a Conditional Use Permit. The proposed Arco service station, with its dispenser canopy, convenience store, and car wash requires Conditional Use Permit approval. Conditional Use Permits are evaluated on a case-by-case basis and in the context of the surrounding area and neighborhood to determine if there are any potential detrimental impacts of the proposed use, or if it is appropriate for the area.

The Neighborhood Shopping designation describes these parcels as being primarily for the convenience of surrounding neighborhoods, and should be established for the purpose of providing goods and services to the residents of the surrounding area. The proposed service station within the existing shopping center is a good fit for the site, as it will conveniently serve the surrounding residential, commercial and industrial land uses. The impacts of potential traffic and noise created by commercial development are also not concerns to this property because the nearest residential units are separated from the site by Tracy Boulevard, a major thoroughfare that is already well traveled.

#### Development Review Application

The project consists of an 8-dispenser canopy, 2,900 square foot convenience store, and drive through car wash (Attachment B).

The buildings and the overall site plan are well suited for their proposed location, and are consistent with the General Plan land use designation of Commercial. The project is a service station within an auto-oriented general commercial center, proposing to utilize accessibility from Valpico Road, and is also easily accessible through the rest of the commercial site from Tracy Boulevard. This project provides for the convenience services sought by drivers and residents in the area.

The project, as proposed, has an overall floor area ratio (FAR) of 0.09. This is in compliance with the Commercial land use designation's maximum FAR of 1.0.

#### Previous Approvals

On January 23, 2008, the Planning Commission approved a larger project for this project site, which included the now existing Walgreens and McDonald's buildings, as well as a service station (with the gas vendor unknown at the time) that contained a drive through restaurant and an additional pad building anticipated to be used as either a bank or for general retail. Conditional Use Permit approvals expire within 6 months of approval if construction is not commenced on the project. Construction did not commence and the property owners decided to modify their proposed development. The project is substantially different than the previous approval for this site, as the previous approval was for a smaller dispenser canopy, a smaller convenience store, and for a drive thru

restaurant rather than the drive thru car wash currently proposed. New Development Review approval is required for the new site layout and architecture.

### Architecture

One of the challenges of designing multiple buildings and land uses in a commercial center is ensuring that they are architecturally compatible with each other while still having enough variation to avoid monotony that can occur when a theme is followed too closely. The original approval of the overall site tied the architectural elements of off the buildings together very well, and thus far, two of the five buildings originally proposed have been constructed (Walgreens and McDonald's). A key aspect of the design of the buildings on this site was ensuring that they would fit in with the existing residential neighborhoods to the west of the site that they would be serving and with the approved Village Center to the north, while also providing a high quality, well designed street scene along Tracy Boulevard and Valpico Road.

The proposed convenience store and car wash buildings are comprised mostly of stucco, and they use numerous stone accents at the building entries and edges. They also utilize slate roofing material where there is a visible shed roofline, at the entry of the convenience store and on the north elevation of the car wash. The remaining rooflines are designed with parapets, finished with a cornice cap. The dispenser canopy is comprised with a flat roofline, utilizing the same stucco, stone and cornice caps on the support columns. These three buildings are consistent with the general character of the rest of the shopping center, using the same materials and mix of rooflines, in compatible colors. The architect has worked to achieve consistency with the existing buildings in the center, while still allowing for the hallmarks of the Arco and am/pm to be discernible for the project.

### Landscaping

As shown on the preliminary landscape plan (Attachment B), the landscape areas proposed meet the requirements of Tracy Municipal Code Section 10.08.3560, and the requirements of the Industrial Areas Specific Plan. The architect has used plants and other landscape and hardscape elements to enhance the site and make it pedestrian friendly for the patrons and employees.

A combination of trees, shrubs and groundcover are proposed for the landscape areas. A recommended condition of approval requires the developer to submit a detailed landscape and irrigation plan for approval by the Development and Engineering Services Director prior to the issuance of any building permits. All landscape and irrigation improvements are to be designed and installed in compliance with the requirements of the Water Efficient Landscape Guidelines, Tracy Municipal Code, Industrial Areas Specific Plan, and all other applicable City standards. In addition, a recommended condition of approval requires that prior to the issuance of a building permit, an Agreement for Maintenance of Landscape and Irrigation Improvements is to be executed, and financial security submitted to the Development and Engineering Services Department. The agreement will ensure maintenance of the on-site landscape and irrigation improvements for a period of two years.

### Signage

Exterior building signage can have a significant visual impact on a project as it is viewed by the public, particularly in the case of a building fronting a major arterial street. A Master Sign Program that ensures consistency of signs throughout the site was approved for the overall commercial site (including the Walgreens and McDonald's). The applicant has submitted proposed signage for the Arco project, and with a minor amendment to the Master Sign Program that has already been completed by Staff, (allowing a vertically rather than horizontally oriented monument sign), all proposed signs are consistent with the sign program and the Tracy Municipal Code.

### Site Plan, Parking and Circulation

The buildings in this project are located within the area defined by the existing drive aisles that were approved and constructed with the Walgreens and McDonald's buildings. Drive aisles are located both between the buildings and around the perimeter of the site. Parking is provided adjacent to the convenience store building and along Valpico Road. This configuration will allow for an efficient flow of traffic through the auto-oriented site, and for convenient parking. Parking for the proposed convenience store use is required and provided at one space per every 250 square feet of gross floor area.

The drive thru car wash is oriented at the southern end of the site, with the queing lane wrapping around the rear of the convenience store building at the eastern edge of the site. This layout helps to keep the line of cars that may be waiting at the car wash away from Valpico Road, and provides for efficient circulation patterns on the site, with the car wash exit at a drive aisle adjacent to the dispenser canopy.

The site will utilize two, two-way driveways, along Valpico Road, and also be accessible through the adjacent commercial properties from Tracy Boulevard. The site plan provides for efficient circulation movements on the site for employee and customer parking and pedestrian access, as all of the buildings are connected with crosswalks internal to the site (Attachment B).

### Environmental Document

The project is consistent with the General Plan EIR that was approved by the City Council on July 20, 2006, and with the Supplemental EIR that was approved on February 1, 2011. An environmental analysis was completed in order to assess any potential impacts of this particular project that may not have been addressed within that General Plan EIR, and it was determined that the project is consistent with the General Plan EIR. In accordance with CEQA Guidelines Section 15183, no further environmental assessment is required.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Conditional Use Permit and Development Review applications to develop an automobile service station with 8-dispenser canopy, 2,900 square foot convenience store, and drive through car wash on a 1.667-acre site located at the southeast corner of Tracy Boulevard and Valpico Road, Assessor Parcel Number 248-020-21, Application Numbers CUP10-0005 and D10-0008, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated February 23, 2011.

MOTION

Move that the Planning Commission approve the Conditional Use Permit and Development Review applications to develop an automobile service station with 8-dispenser canopy, 2,900 square foot convenience store, and drive through car wash on a 1.667-acre site located at the southeast corner of Tracy Boulevard and Valpico Road, Assessor Parcel Number 248-020-21, Application Numbers CUP10-0005 and D10-0008, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated February 23, 2011.

Prepared by Victoria Lombardo, Senior Planner

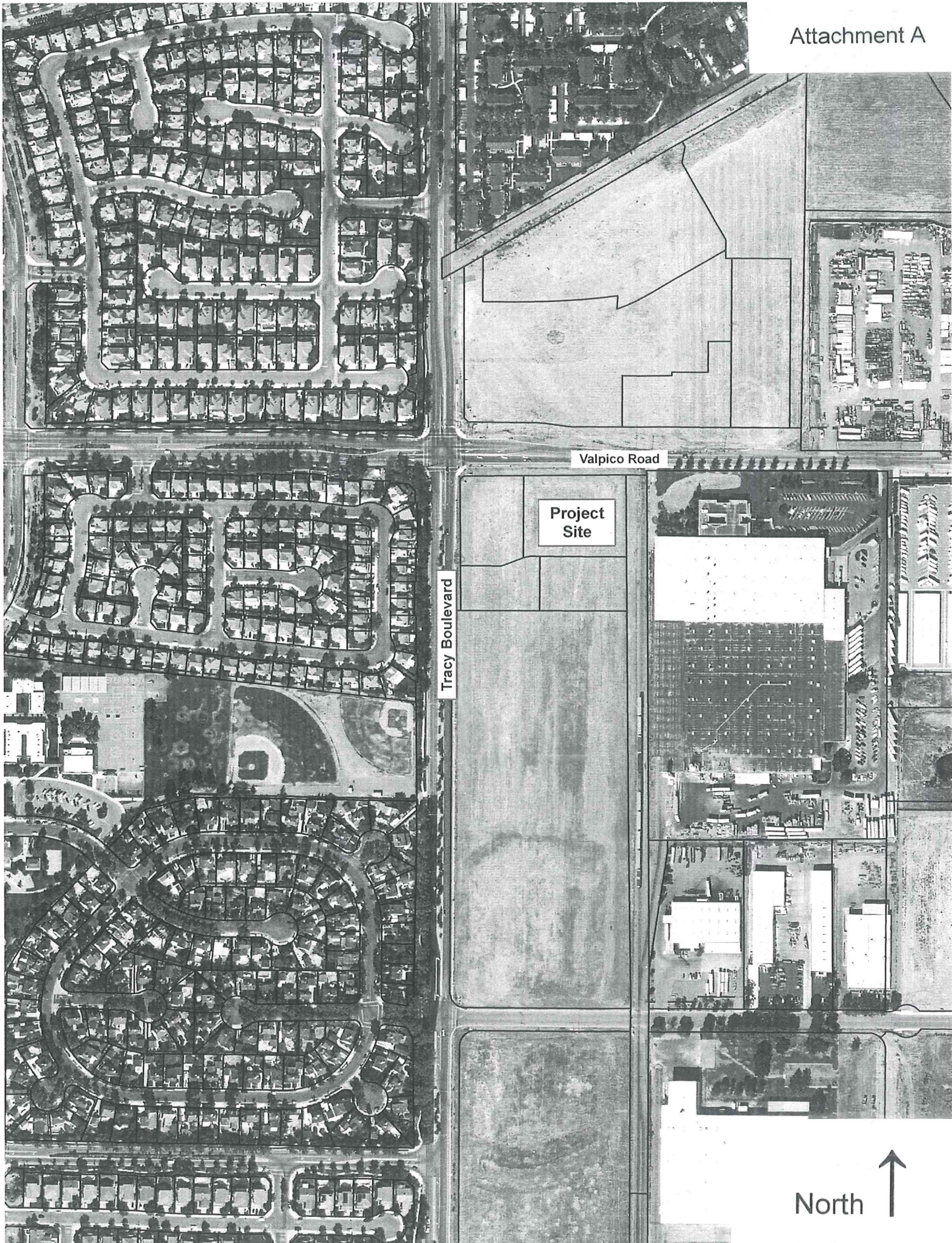
Reviewed by Bill Dean, Assistant Development and Engineering Services Director

Approved by Andrew Malik, Development and Engineering Services Director

ATTACHMENTS

A— Location Map

B— Site Plan, Floor Plans, Elevations, Landscape Plan (11x17 packet)



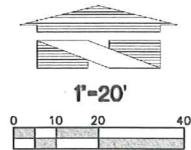
Tracy Boulevard

Valpico Road

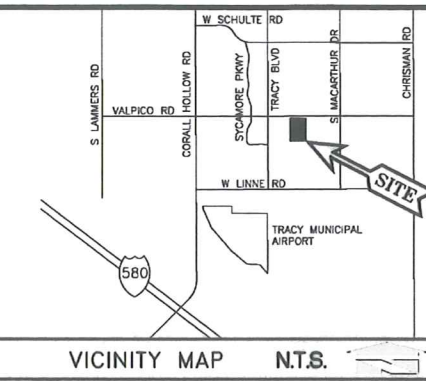
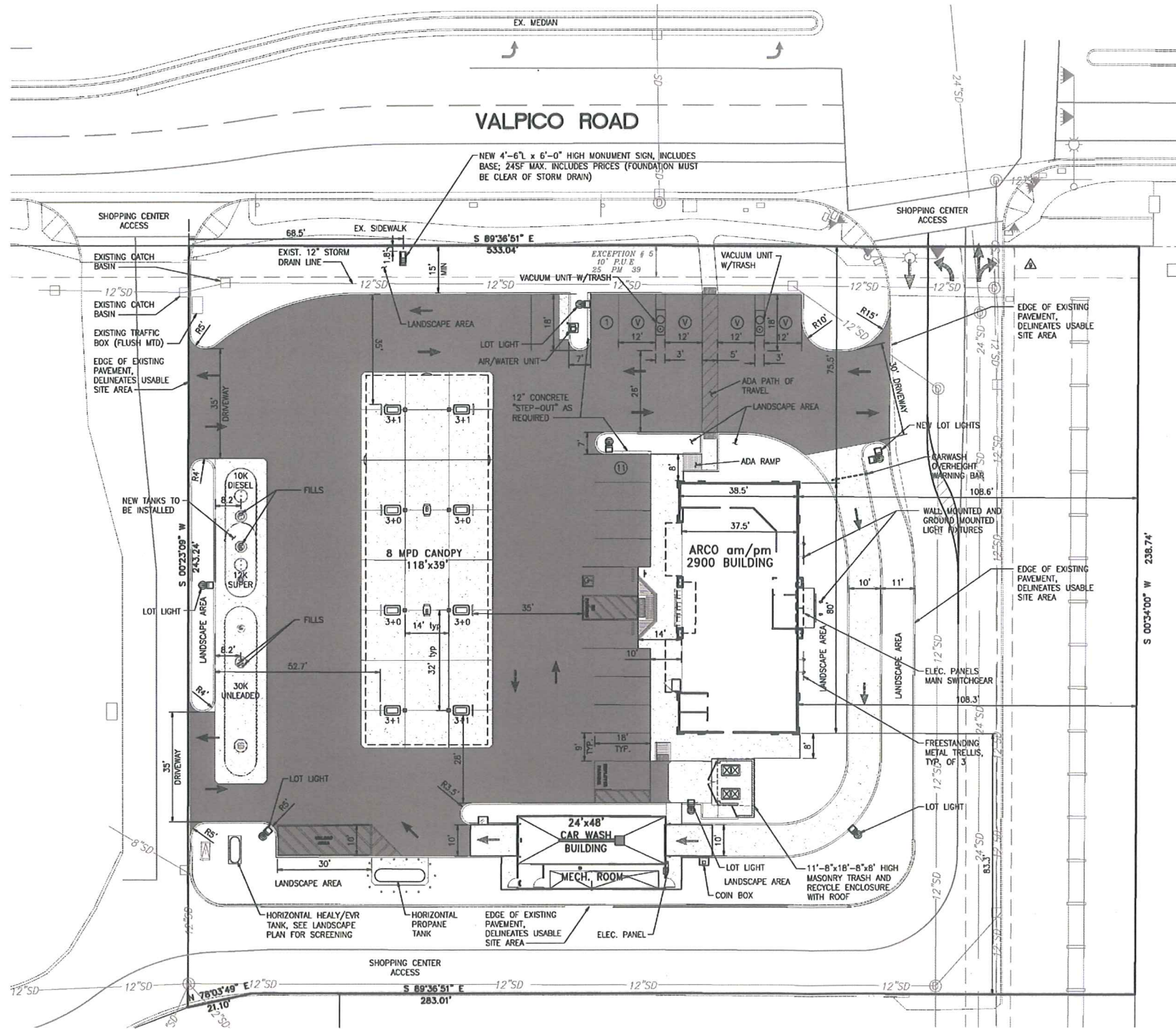
Project Site

North ↑





# PRELIMINARY SITE PLAN



### DISCLAIMER

THIS SITE PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY AMS ASSOCIATES INC. DATED SEPTEMBER 25, 2009.

THE ZONING STANDARDS AND SITE DEVELOPMENT STANDARDS SHOWN ON THE PLAN ARE BASED ON PRELIMINARY RESEARCH, AND WILL NEED TO BE VERIFIED WITH THE MUNICIPALITY, AND THUS THE SITE DEVELOPMENT FEASIBILITY IS NOT IMPLIED OR GUARANTEED.

### SITE DATA

ASSESSOR'S PARCEL #: PARCEL 2 OF APN# 248-020-16  
 ADDRESS/LOCATION: TRACY BLVD. & W. VALPICO RD.  
 MUNICIPALITY: CITY OF TRACY & SAN JOAQUIN COUNTY

EXISTING ZONING: NS w/ ISP OVERLAY (NEIGHBORHOOD SHOPPING w/ INDUSTRIAL SPECIFIC PLAN)  
 PROPOSED ZONING: NS (NEIGHBORHOOD SHOPPING)

SITE DIMENSIONS:  
 ARCO SITE LENGTH: ±210 FEET WIDTH: ±225 FEET  
 GROSS TOTAL AREA: ±47,250 SF

PARKING REQUIREMENTS:  
 PARKING REQUIREMENTS: 1 STALL PER 250GFS  
 NO. OF SPACES REQUIRED: 12  
 NO. OF SPACES PROVIDED: 12, PLUS 4 VACUUM STALLS  
 DRIVE THRU STACKING REQUIRED: NO SPECIAL REQUIREMENT; PROPOSAL ALLOWS UP TO 9

PROPOSED BUILDING FLOOR AREA:  
 CONVENIENCE STORE: 2,900 SF  
 FUELLING CANOPY: 3,360 SF  
 CAR WASH: 847 SF

CONTACTS:  
 OWNER: EDGAR RIZKALLI  
 VALPICO INVESTMENTS, LLC  
 3400 WILLOW PASS ROAD  
 CONCORD, CA 94519

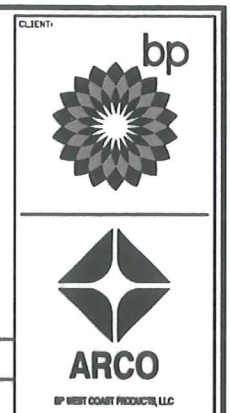
APPLICANT: BARGHAUSEN CONSULTING ENGINEERS, INC.  
 1001 GALAXY WAY, SUITE 201  
 CONCORD, CA 94520  
 CONTACT: PETE TOBIN  
 PHONE: (925) 969-9613  
 FAX: (925) 969-9620

### SHEET INDEX

- SP.1 PRELIMINARY SITE PLAN
- A2.1 BUILDING ELEVATIONS
- CW2.1 CARWASH ELEVATIONS
- CA.1 CANOPY ELEVATIONS
- O1.1 EQUIPMENT PLAN
- O2.1 EQUIPMENT SCHEDULE
- SNA.1 SIGNAGE SITE PLAN AND ELEVATIONS

ATTACHMENT B

RECEIVED  
 FEB 16 2011  
 CITY OF TRACY  
 D.E.S.



18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-6222  
 (425)251-8782 FAX

NO.	DATE	REVISION DESCRIPTION
1	1/14/2011	CLIENT REVISIONS
2	1/26/2011	CLIENT REVISIONS
3	2/3/2011	TANK LAYOUT REVISION
4	2/15/2011	TANK LAYOUT REVISION
5	03/03/2011	CAR WASH & TRASH MOVES
6	03/03/2011	REPLACEMENT SIGN CHANGES
7	03/21/2011	MOVES MONUMENT SIGN
8	03/05/2011	PREPARE FOR CUP FILING
9	1/12/2011	MISC. REVISIONS
10	1/28/2011	MISC. REVISIONS

THIS SHEET IS FOR INFORMATION ONLY

CONFIDENTIALITY STATEMENT:

DEVELOPMENT INFORMATION:  
 2900 ampm  
 ARCO am/pm 2900  
 8 MPD CANOPY  
 w/ DIESEL FUEL  
 24x48 CAR WASH

SITE ADDRESS:  
 VALPICO ROAD  
 East of Tracy Blvd  
 TRACY, CA

NTI

DESIGNED BY: ALIANCE ZADA  
 CHECKED BY: SP REP:  
 DRAWN BY: ALIANCE PA  
 VERSION: MDC  
 2010 PROJECT NO: 14624

DRAWING TITLE:  
 PRELIMINARY SITE PLAN

SHEET NO:  
 SP.1

The:\14000a\14624\preliminary\14624-sp.1.dwg Date/Time: 2/27/2011 11:24 AM Scale: 1:1 D:\EDEL Xref: bp arco borner.dwg 214624-1.dwg x14624.dwg x14624.dwg x14624.dwg x14624.dwg



01 WEST ELEVATION  
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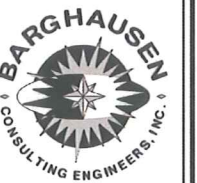
02 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



03 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



04 EAST ELEVATION  
SCALE: 1/4"=1'-0"



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CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION
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CONFIDENTIALITY STATEMENT:

DEVELOPMENT INFORMATION:  
2900 ampm  
ARCO ampm 2900  
8 MPD CANOPY  
w/ DIESEL FUEL  
24x48 CAR WASH

SITE ADDRESS:  
VALPICO ROAD  
East of Tracy Blvd  
TRACY, CA

NTI

DESIGNED BY:	ALMANCE ZBONC
DEVELOPED BY:	BP REP/IC
DRAWN BY:	ALMANCE PIR
VERSION:	MDC 2010
PROJECT NO:	14624

DRAWING TITLE:  
2900 BUILDING ELEVATIONS

SHEET NO:

A2.1

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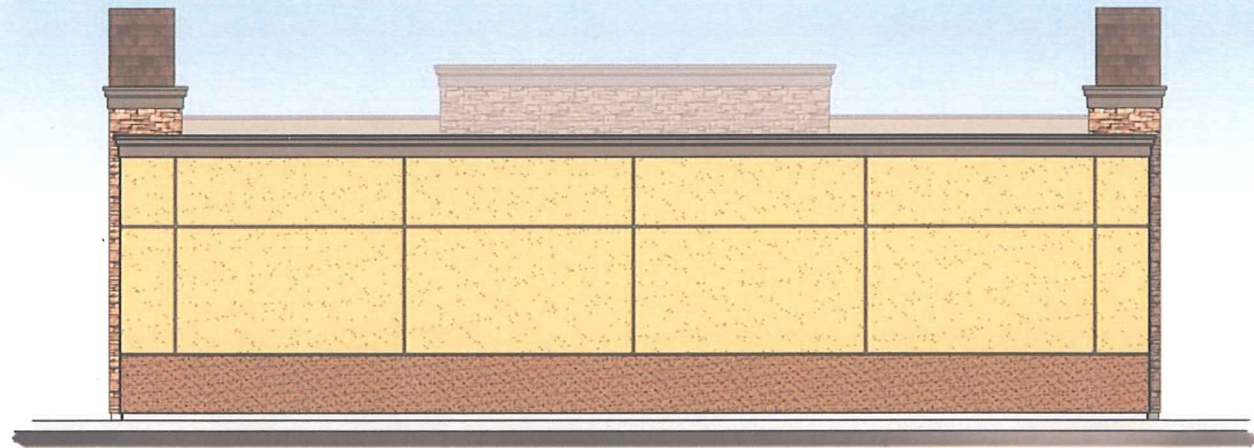
FOR COLORS AND FINISH MATERIAL SEE SHEET SNA.1



01 EAST ELEVATION  
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02 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



03 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



04 WEST ELEVATION  
SCALE: 1/4"=1'-0"



18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
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CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION

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FOR  
INFORMATION  
ONLY

CONFIDENTIALITY STATEMENT:

DEVELOPMENT INFORMATION:  
2900 ampm  
ARCO ampm 2900  
8 MPD CANOPY  
w/ DIESEL FUEL  
24x48 CAR WASH

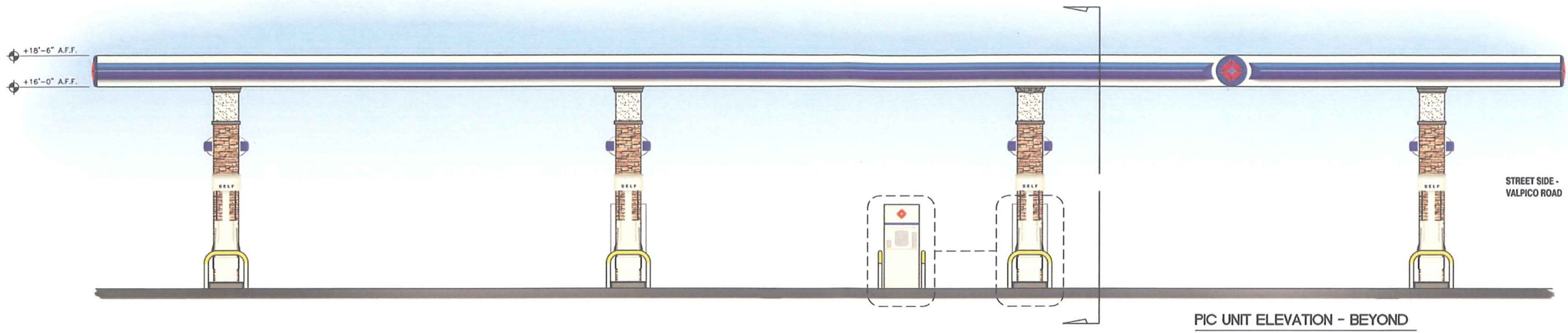
SITE ADDRESS:  
VALPICO ROAD  
East of Tracy Blvd  
TRACY, CA

NTI  
DESIGNED BY:  
CHECKED BY:  
DRAWN BY:  
VERSION: MDC 2010  
PROJECT NO: 14624

DRAWING TITLE:  
24x48 CAR WASH  
ELEVATIONS

SHEET NO:  
CW2.1

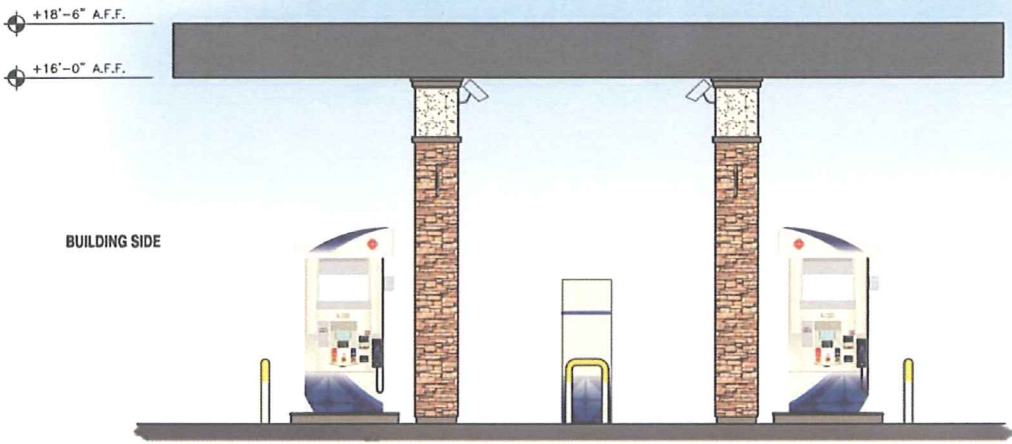
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**1 EAST ELEVATION**  
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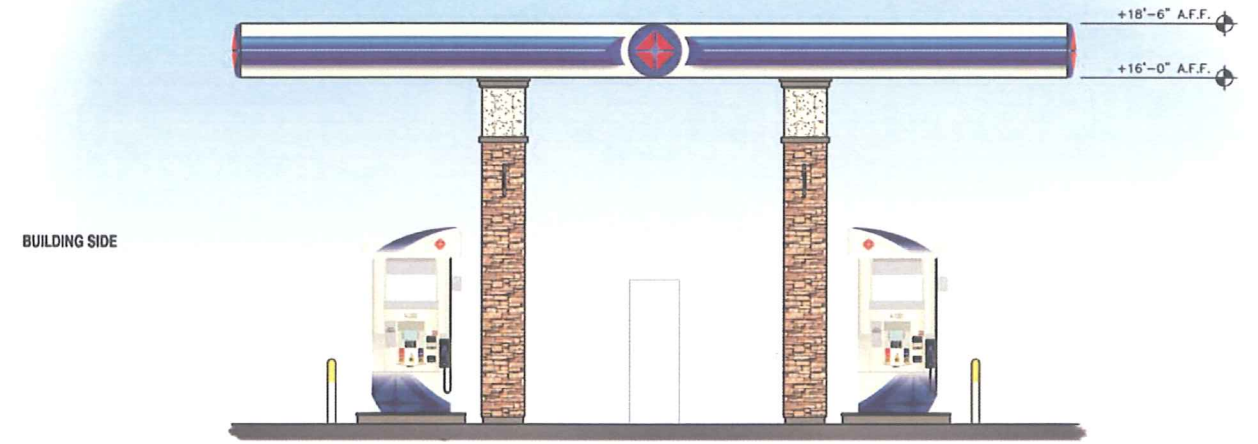
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STREET SIDE - VALPICO ROAD



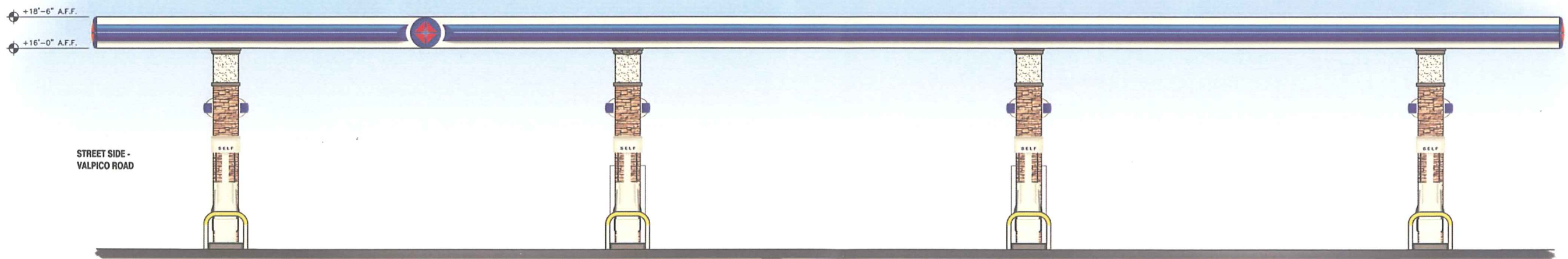
**2 SECTION ELEVATION**  
SCALE: 1/4" = 1'-0"

BUILDING SIDE



**3 NORTH ELEVATION** (SOUTH ELEVATION SIMILAR WITHOUT SPARK)  
SCALE: 1/4" = 1'-0"

BUILDING SIDE



**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

STREET SIDE - VALPICO ROAD



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CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION

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DEVELOPMENT INFORMATION:  
**2900 amp/m**  
ARCO amp/m 2900  
8 MFD CANOPY  
w/ DIESEL FUEL  
24x48 CAR WASH

SITE ADDRESS:  
**VALPICO ROAD**  
East of Tracy Blvd  
TRACY, CA

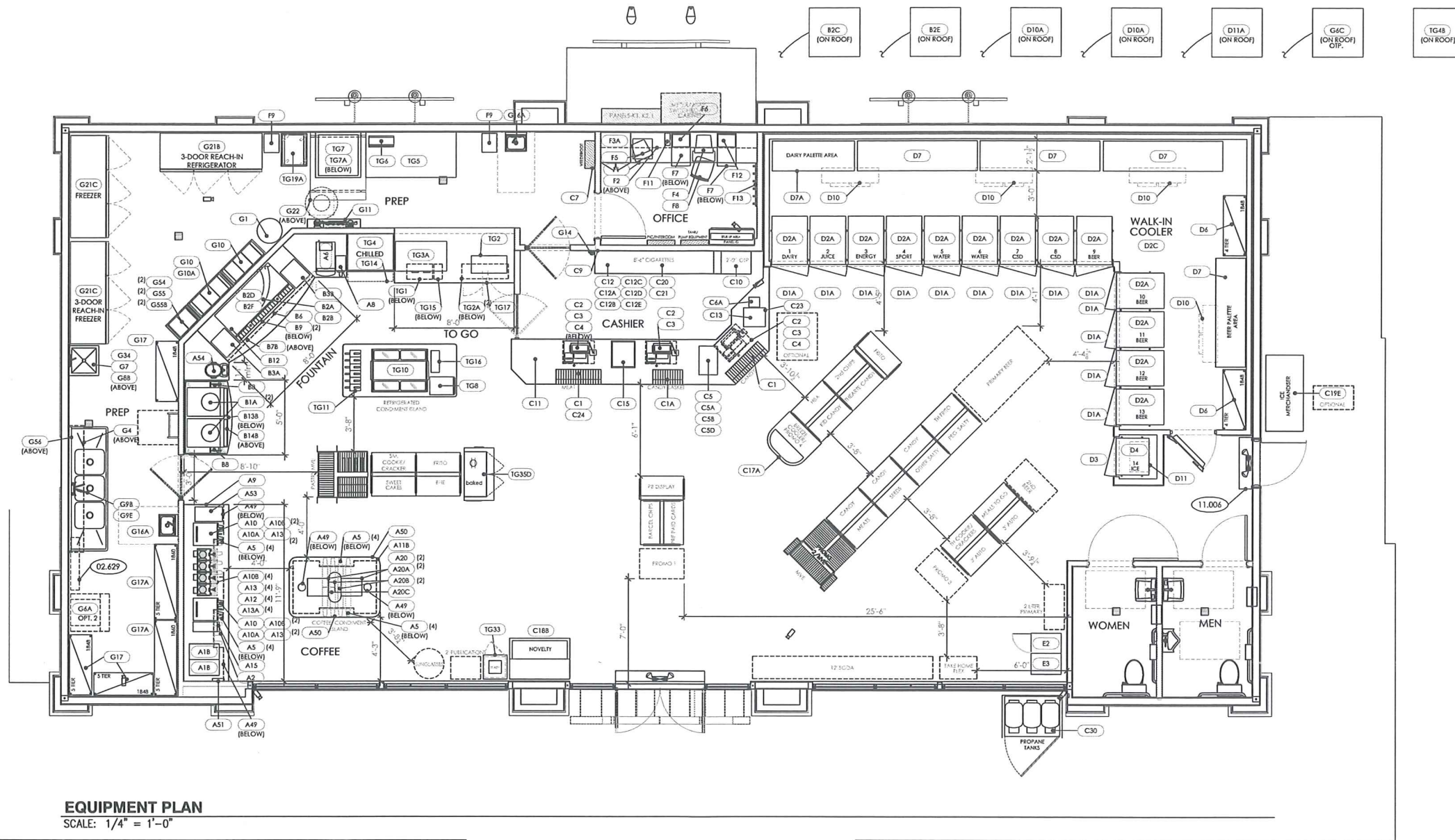
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DESIGNED BY: ALLIANCE ZONE  
CHECKED BY: BP REPA  
DRAWN BY: ALLIANCE PM  
VERSION: MDC PROJECT NO:  
2010 14624

DRAWING TITLE:  
**39'x84' CANOPY ELEVATIONS**

SHEET NO.

**CA.1**

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REFER TO ROOF  
PLAN A1.4 FOR  
LOCATION

**EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

- ALL SHELVING UNITS SHALL BE ATTACHED TO THE WALLS. SHELF CLIPS TO BE PROVIDED & INSTALLED BY EQUIPMENT INSTALLER.
- REFER TO FLOOR PLAN A2.3, A2.4 FOR EQUIPMENT ELEVATION NOTES.
- EQUIPMENT SHALL BE INSTALLED SO AS TO FACILITATE CLEANING UNDER AND AROUND THE EQUIPMENT, AND OF ALL THE ADJACENT SURFACES. EQUIPMENT SHALL BE SEALED TO ADJACENT EQUIPMENT AND WALLS, OR SHOULD BE SPACED AWAY FROM THE ADJACENT WALLS AND EQUIPMENT AT LEAST SIX (6) INCHES FOR EVERY FOUR (4) LINEAR FEET OF EQUIPMENT. TABLE MOUNTED EQUIPMENT SHALL BE SEALED TO THE TABLE OR ON LEGS 4" ABOVE THE TABLE.
- ALL FLOOR MOUNTED EQUIPMENT SHALL BE PLACED ON CASTERS WHICH MEET OR ARE EQUIVALENT TO APPLICABLE ANSI STANDARDS MINIMUM SIX (6) INCHES HIGH EASILY CLEANABLE LEGS OR BE COMPLETELY SEALED IN POSITION ON AT LEAST A FROM (4) INCH HIGH CONTINUOUSLY COVERED BASE OR CONCRETE CURB.

**NOTE:**  
THIS PLAN, AS SHOWN, HAS BEEN APPROVED BY BP MARKETING MANAGEMENT ON APRIL 14, 2010.  
ANY DEVIATION TO THIS PLAN NEEDS TO BE APPROVED THROUGH NANCY KNOTT, FORMAT DEVELOPMENT MANAGER, BP RETAIL MARKETING AND INCORPORATED INTO THE PERMIT DOCUMENTS. CONTACT FRANCHISEE FOR MORE DETAILS.



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CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION
1	03-23-10	Issued to Permit Dev My
2	04-14-10	REVISED FOB SIZE

CONFIDENTIALITY STATEMENT:

**DEVELOPMENT INFORMATION:**  
2900 ampm  
ARCO ampm 2900  
8 MFD CANOPY  
w/ DIESEL FUEL  
24x48 CAR WASH

**SITE ADDRESS:**  
VALPICO ROAD  
East of Tracy Blvd  
TRACY, CA

NTI  
DESIGNED BY: ALLIANCE 2000  
CHECKED BY: BP RETAIL  
DRAWN BY: ALLIANCE PA  
VERSION: MDC 2010 PROJECT NO: 14624

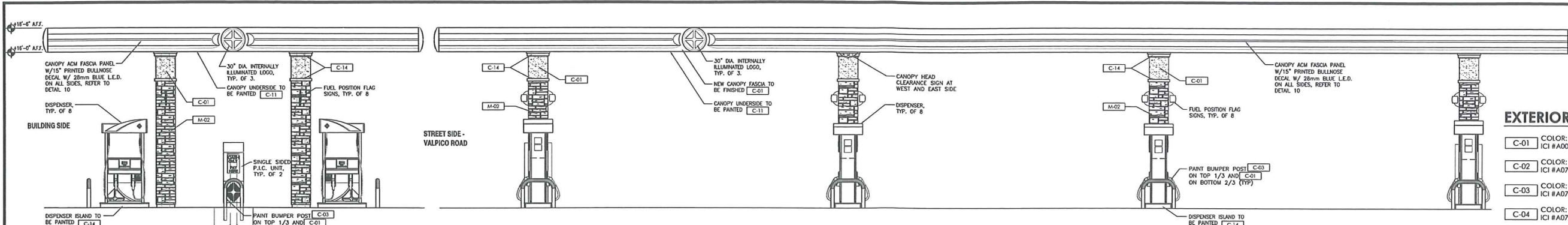
**EQUIPMENT PLAN**

SHEET NO:

**Q1.1**

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**EXTERIOR PAINTS:**

- C-01 COLOR: BP PEARL - RAL 1013 ICI #A0083 "INDIAN LEGEND"
- C-02 COLOR: BP DARK PEARL ICI #A0767, "DESERT VALLEY"
- C-03 COLOR: OMEGA YELLOW ICI #A0775
- C-04 COLOR: ampm TAN ICI #A0717, "INDIAN CORN"
- C-05 COLOR: ampm DARK TAN ICI #A1761, "ONIONSKIN TAN"
- C-06 COLOR: ampm YELLOW PMS 116C
- C-07 COLOR: SUNBRELLA ORANGE #4409-0000
- C-08 COLOR: ampm RED PMS 032C
- C-09 COLOR: ampm PURPLE PANTONE PURPLE
- C-10 COLOR: ampm BLUE PMS 072C
- C-11 COLOR: BP HIGH HIDING WHITE ICI BP HIGH HIDING WHITE (CUSTOM)
- C-12 COLOR: ARCO BLUE PMS 288
- C-13 COLOR: ARCO LIGHT BLUE PMS 2935
- C-14 COLOR: BP WARM GREY ICI #A1860, "GREY MOUNTAIN"

**EXTERIOR MATERIAL:**

- M-01 SLATE ROOFING: MONIER LIFETIME "SAXONY 600-HILLSIDE 2FACS3935"
- M-02 STONE: NATURAL STONE RESOURCES "DESERT GOLD"

CLIENT

BP WEST COAST PRODUCTS, LLC

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX

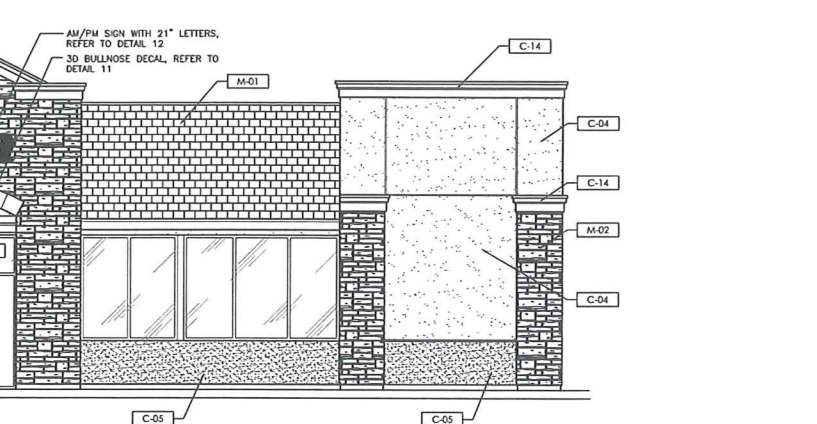
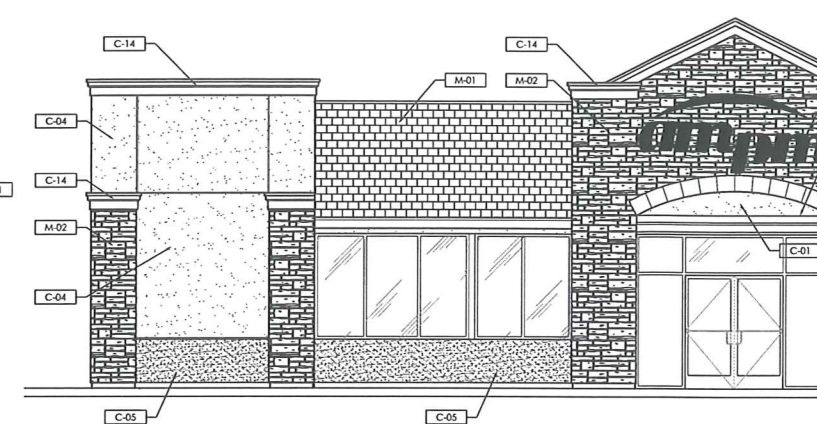
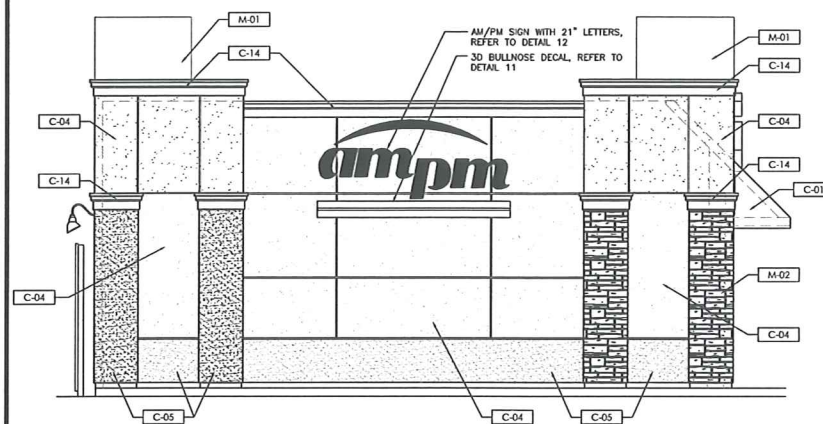
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

NO	DATE	REVISION DESCRIPTION

1 NORTH CANOPY ELEVATION  
SCALE: 3/16"=1'-0"  
NORTH ELEVATION SIMILAR W/O ARCO SPARK

2 WEST CANOPY ELEVATION  
SCALE: 3/16"=1'-0"

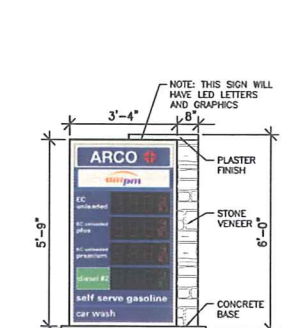
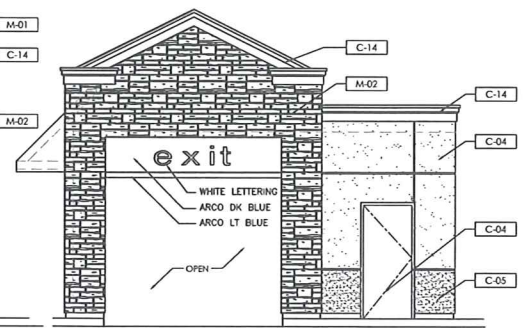
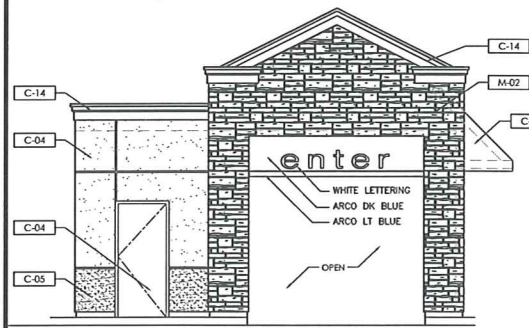
EAST ELEVATION SIMILAR



3 NORTH ELEVATION  
SCALE: 3/16"=1'-0"

4 WEST ELEVATION  
SCALE: 3/16"=1'-0"

EAST ELEVATION SIMILAR



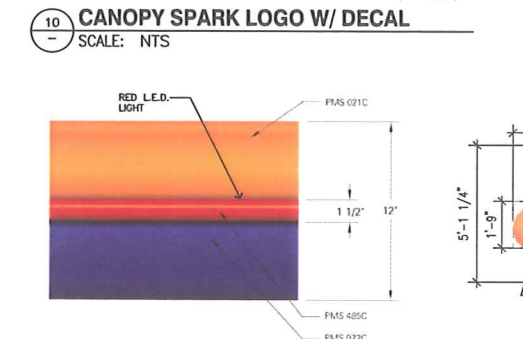
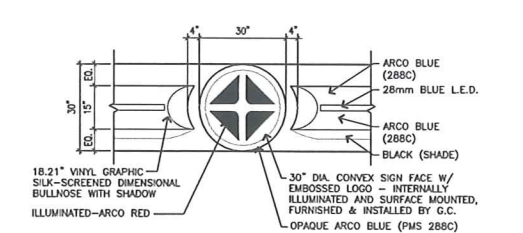
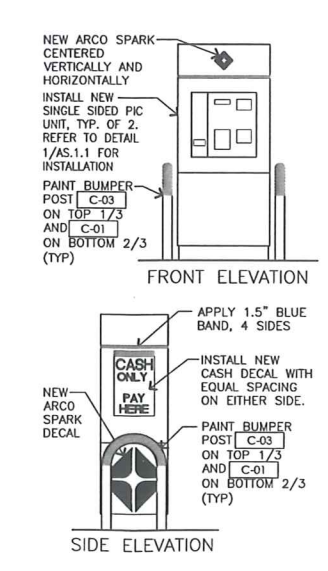
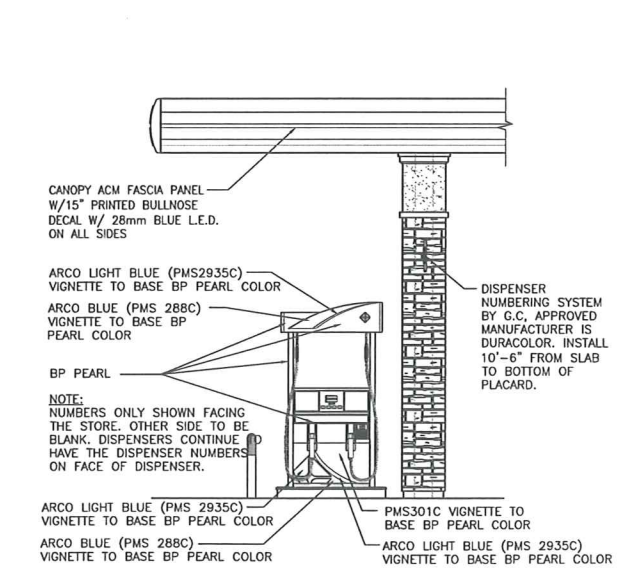
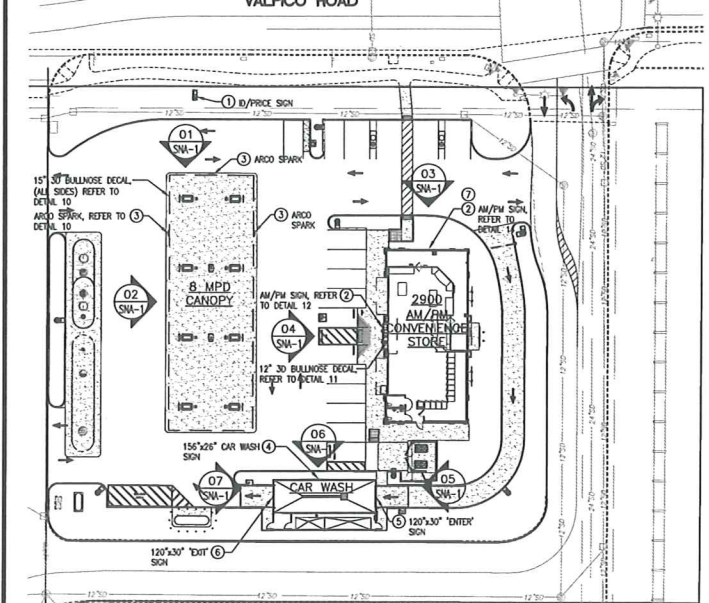
5 EAST ELEVATION  
SCALE: 3/16"=1'-0"  
VALPICO ROAD

6 NORTH ELEVATION  
SCALE: 3/16"=1'-0"

7 WEST ELEVATION  
SCALE: 3/16"=1'-0"

15 PRICE SIGN- 24 S.F.  
SCALE: 3/8"=1'-0"

SITE SIGNAGE TABLE			
SIGN	QTY.	CALC'D @	AREA
1 - ID PRICE SIGN (24sf ea.)	1	1/2 TO 1	48.00 sf
2 - 21" AM/PM SIGN (40.6sf ea.)	2	1/2 TO 1	162.40 sf
3 - CANOPY SPARK LOGO (30"dia; 5sf)	3	1/2 TO 1	30.00 sf
4 - 'CAR WASH' SIGN (28.2sf)	1	1/2 TO 1	56.40 sf
5 - CAR WASH 'ENTER' (25sf)	1	EXEMPT	
6 - CAR WASH 'EXIT' (25sf)	1	EXEMPT	
7 - BULLNOSE DECAL (NORTH ELEV.) (12.0sf)	1	1/2 TO 1	24.00 sf
8 - BLUE RHINO SIGN (8.5sf)	1	1/2 TO 1	17.00 sf
TOTAL: (394sf Allowed)			168.90 sf 337.8 sf



8 SITE PLAN  
SCALE: 1"=40'

08 DISPENSER/COLUMN DETAIL  
SCALE: 1/4"=1'-0"

09 PAYSTATION ELEVATION  
SCALE: 3/8"=1'-0"

10 CANOPY SPARK LOGO W/ DECAL  
SCALE: NTS

12 21" AMPM CHANNEL LETTERS = 40.6 SF  
SCALE: NTS

CONFIDENTIALITY STATEMENT:

DESIGNED BY: 2900 ampm  
ARCO ampm 2900  
8 MPD CANOPY  
w/ DIESEL FUEL  
24x48 CAR WASH

SITE ADDRESS:  
VALPICO ROAD  
East of Tracy Blvd  
TRACY, CA

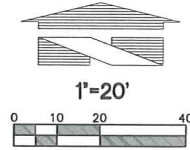
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DESIGNED BY: ALLIANCE ZADAL  
DRAWN BY: BP REP/ALLIANCE  
PROJECT NO: MDC 14624  
VERSION: 2010

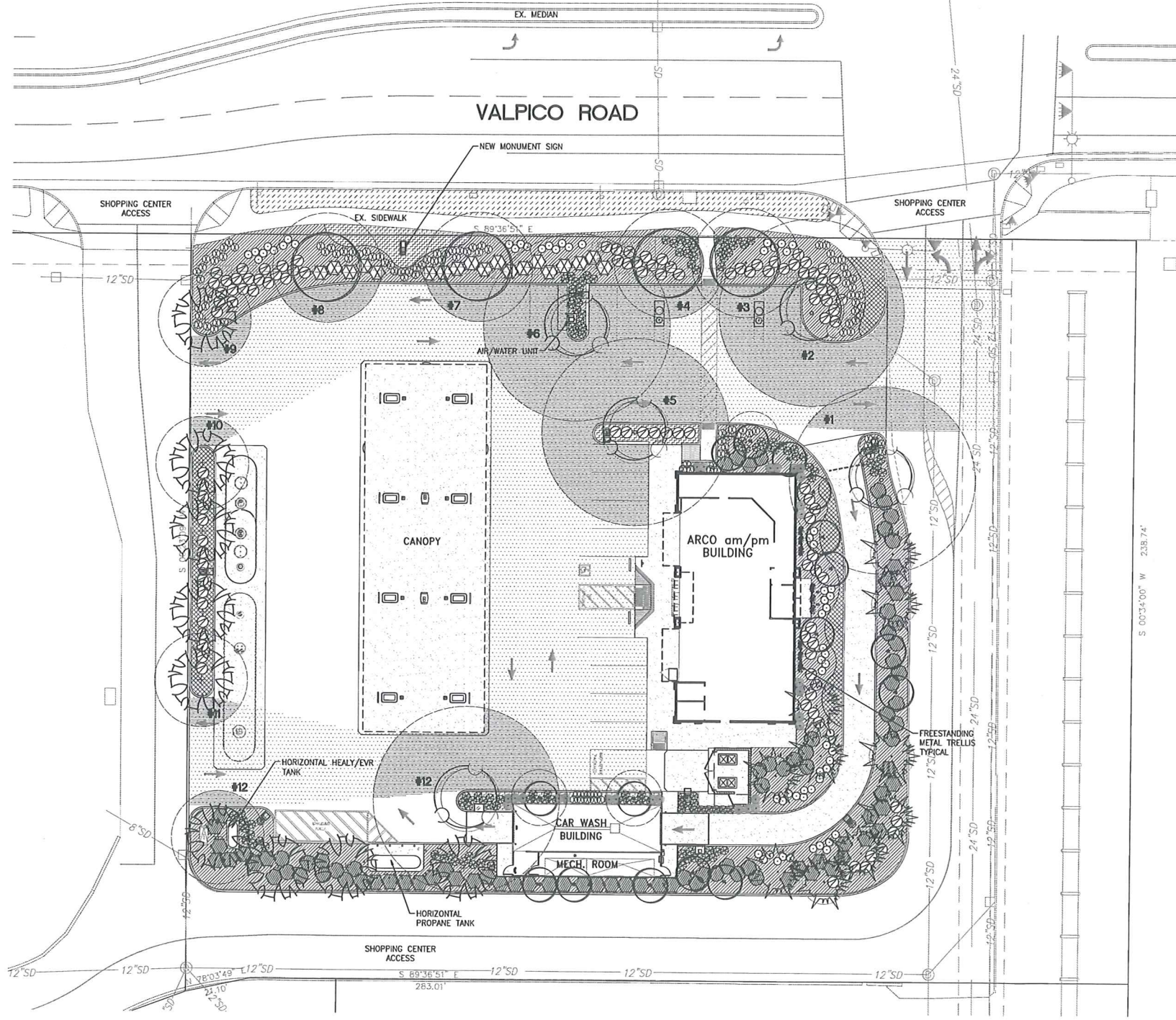
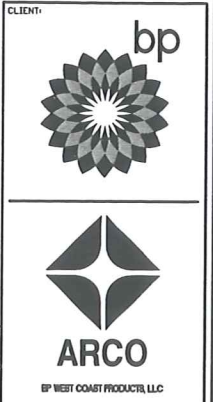
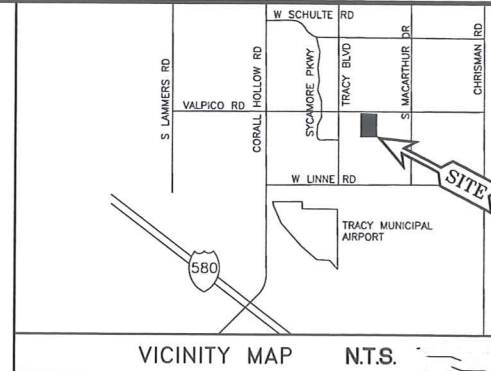
DRAWING TITLE:  
**SIGNAGE SITE PLAN  
AND ELEVATIONS**

SHEET NO:

**SNA-1**



# PRELIMINARY LANDSCAPE PLAN



## LANDSCAPE PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
<b>TREES:</b>					
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE 35"	24" BOX	AS SHOWN	9	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6'
	LAGERSTROEMIA INDICA 'NEAR EAST' / NEAR EAST CRAPE MYRTLE 18"	24" BOX	AS SHOWN	17	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6'
	PINUS ELDARICA / AFGHAN PINE	24" BOX	AS SHOWN	10	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, UN-CUT LEADER
	PYRUS CALLERYANA 'NEW BRADFORD' / NEW BRADFORD PEAR	24" BOX	AS SHOWN	4	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6'
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA 60"	24" BOX	AS SHOWN	4	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6'
	INDICATES SHADE AREA PER CITY OF TRACY STREETSCAPE DESIGN GUIDELINES, SECTION III, ITEM 'D' PLANT SELECTION. SEE CALCULATIONS BELOW				
	INDICATES PARKING LOT AREA TO BE SHADED				
	INDICATES PARKING LOT SHADED AREA PROVIDED				
<b>SHRUBS:</b>					
	CISTUS CRISPUS / SPOTTED ROCKROSE	5 GALLON	3.5' O.C.	109	
	DIETS IRIDOIDES / FORTNIGHT LILY	1 GALLON	2.5' O.C.	125	
	ESCALLONIA 'FRAIDES' / NO COMMON NAME	5 GALLON	4.5' O.C.	47	
	LEPTOSPERMUM SCOPARIUM 'SNOW WHITE' / NO COMMON NAME	5 GALLON	4' O.C.	19	
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GALLON	3' O.C.	27	3 CANES MINIMUM
	PENNISETUM ALOPECUROIDES 'HA MELN' / DWARF FOUNTAIN GRASS	1 GALLON	2.5' O.C.	104	
	PITTIOSPORUM TOBIRA / TOBIRA	5 GALLON	4.5' O.C.	46	
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GALLON	2.5' O.C.	65	
<b>VINES:</b>					
	CLEMATIS ARMANDII / EVERGREEN CLEMATIS	5 GALLON	AS SHOWN	9	REMOVE STAKE AND TIE TO TRELLIS
<b>GROUNDCOVERS:</b>					
	FRAGRARIA CHLOENSIS / BEACH STRAWBERRY	4" POT	12" O.C.	AS REQ'D	HOLD 16" FROM BORDERS, SHRUBS, AND TREES
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / PROSTRATE MYOPORUM	4" POT	12" O.C.	AS REQ'D	HOLD 16" FROM BORDERS, SHRUBS, AND TREES
	ROSA 'RED FLOWER CARPET' / RED FLOWER CARPET ROSE	1 GALLON	30" O.C.	AS REQ'D	HOLD 16" FROM BORDERS, SHRUBS, AND TREES
	EXISTING LANDSCAPE				
	TO REMAIN, SAVE, AND PROTECT				

## PARKING LOT SHADE CALCULATIONS

PARKING LOT AREA = 18,728 SF  
 SHADE 40.0% = 7,491 SF REQUIRED  
 SHADE 40.7% = 7,628 SF PROVIDED

PARKING LOT AREA SHADE BREAKDOWN:

TREE #1 thru #7:	5,760 SF
TREE #8:	262 SF
TREE #9:	192 SF
TREE #10:	109 SF
TREE #11:	118 SF
TREE #12:	76 SF
TREE #13:	1,111 SF
<b>TOTAL</b>	<b>7,628 SF</b>



18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-6222  
 (425)251-8782 FAX

Civil Engineering, Land Planning, Surveying, Environmental Services

NO.	DATE	REVISION DESCRIPTION

THIS SHEET IS FOR INFORMATION ONLY

CONFIDENTIALITY STATEMENT:

DEVELOPMENT INFORMATION:

2900 amp  
 ARCO am/pm 2900  
 8 MPD CANOPY  
 w/ DIESEL FUEL  
 24x48 CAR WASH

SITE ADDRESS:

VALPICO ROAD  
 East of Tracy Blvd  
 TRACY, CA

NTI

DESIGNED BY: ALLIANCE Z&M  
 CHECKED BY: BP REP:  
 DRAWN BY: ALLIANCE PA

VERSION: MDC PROJECT NO: 2010 14624

PRELIMINARY LANDSCAPE PLAN

SHEET NO:

L1.1

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**RESOLUTION 2001-\_\_\_**

**APPROVING CONDITIONAL USE PERMIT TO ALLOW AN ARCO SERVICE STATION, AND APPROVING OF THE DEVELOPMENT REVIEW APPLICATION FOR THE WALGREENS COMMERCIAL CENTER, TO DEVELOP AN AUTOMOBILE SERVICE STATION WITH 8-DISPENSER CANOPY, 2,900 SQUARE FOOT CONVENIENCE STORE, AND DRIVE THROUGH CAR WASH ON A 1.667-ACRE SITE, LOCATED AT THE SOUTHEAST CORNER OF TRACY BOULEVARD AND VALPICO ROAD EAST OF AND ADJACENT TO WALGREENS;  
ASSESSOR'S PARCEL NUMBER 248-020-21  
APPLICATION NUMBERS CUP10-0005 AND D10-0008**

WHEREAS, The City Council adopted the Industrial Areas Specific Plan and certified its Environmental Impact Report on June 21, 1988, and the City Council certified the 2006 General Plan EIR on July 20, 2006, and the General Plan Supplemental EIR on February 1, 2011, and

WHEREAS, Barghausen Consulting Engineers, Inc. submitted an application for a Conditional Use Permit (Application Number CUP10-0005) and an application for Development Review (Application Number D10-0008) for the development of an automobile service station with 8-dispenser canopy, 2,900 square foot convenience store, and drive through car wash on a 1.667-acre site within the Industrial Areas Specific Plan on December 30, 2010, and

WHEREAS, The General Plan land use designation for the project site is Commercial, allows for a wide range of commercial uses such as retail stores, restaurants, and consumer services, and

WHEREAS, The subject property is located within the Industrial Areas Specific Plan area, with a land use designation of Neighborhood Shopping (NS) which allows for a variety of permitted land uses, but requires the approval of a Conditional Use Permit for a service station use, and

WHEREAS, The location of the project site is appropriate for this type of land use as proposed in the Conditional Use Permit, due to its location and proximity to office, industrial, and residential land uses, as well as the major arterial roadway, Tracy Boulevard, and

WHEREAS, The site plan and buildings, as proposed, will be a desirable addition to the currently vacant parcel and will further the goals of the City's General Plan, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on February 23, 2011;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission hereby approves the Conditional Use Permit application (Application No. CUP10-0005) to allow the service station land use, and approves Development Review Application No. D10-0008 to develop an automobile service station with 8-dispenser canopy, 2,900 square foot convenience store, and drive through car wash on a 1.667-acre site, subject to the conditions contained in Exhibits 1 and 2 to this Resolution, and based on the findings below.

1. The establishment, maintenance, and operation of the proposed use and associated structures are compatible with the land use, design, and operational characteristics of the

neighboring properties. It will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed uses and their associated structures, or to the general welfare of the City because the project is consistent with the land use, design, and other elements of the Industrial Areas Specific Plan, the City of Tracy General Plan, and applicable requirements of Chapter 10.08 of the Tracy Municipal Code. The proposed gas station, convenience store and drive thru car wash uses are complementary to the site because of their location along Tracy Boulevard and proximity of residential housing units within several neighboring subdivisions, and the proximity of commercial, office and industrial within the south ISP area. The parking area for the project will also ensure that the proposed land use will not detrimentally affect the parking lots of other adjacent parcels or adversely impact the single-family homes within the neighboring subdivisions.

- 2. The project will not adversely affect or impair the benefits of occupancy, most appropriate development, property value stability, or the desirability of property in the vicinity because the architectural elements of the project as designed are a quality addition to the vacant parcel, and will not adversely visually impair the benefits of the properties in the vicinity, as the project includes desirable elements, which consist of the use of multiple colors and materials, a site plan that maximizes vehicular accessibility to the buildings from the street and from adjacent sites, visibility of the buildings as well as function of the site, and landscaping. The architectural elements utilized in the building design include awnings, trellises, and stone finishes and stucco façades for interest.
- 3. An environmental assessment for the project was completed in September of 2007. That assessment determined that the project is consistent with the City’s General Plan and no additional review is required under Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

\*\*\*\*\*

The foregoing Resolution \_\_\_\_\_ was adopted by the Planning Commission on the 23<sup>rd</sup> day of February, 2011, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Staff Liaison

**Conditions of Approval for Arco  
Application Nos. CUP10-0005 and D10-0008  
February 23, 2011**

1. These Conditions of Approval shall apply to the real property described as a Conditional Use Permit and Development Review Application to develop an automobile service station with 8-dispenser canopy, 2,900 square foot convenience store, and drive through car wash on a 1.667-acre site within the Industrial Areas Specific Plan, Application Numbers CUP10-0005 and D10-0008 (hereinafter "Project"), located on a 1.667-acre site at the southeast corner of Tracy Boulevard and Valpico Road, Assessor's Parcel Number 248-020-21.
2. The following definitions shall apply to these Conditions of Approval:
  - 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 and Engineering 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, Industrial Areas Specific Plan, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
  - d. "Development and Engineering Services Director" means the Development and Engineering Services Director of the City of Tracy, or any other person designated by the City Manager or the Development and Engineering Services Director to perform the duties set forth herein.
  - e. "Conditions of Approval" shall mean the conditions of approval applicable to the Conditional Use Permit and Development Review Application to develop an automobile service station with 8-dispenser canopy, 2,900 square foot convenience store, and drive through car wash on a 1.667-acre site, Application Numbers CUP10-0005 and D10-0008. The Conditions of Approval shall specifically include all Development and Engineering Services Department conditions set forth herein.
  - f. "Project" means the real property consisting of an approximately 1.667-acre site at the southeast corner of Tracy Boulevard and Valpico Road, Assessor's Parcel Number 248-020-21.
  - g. "Subdividor" 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.

3. 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 Subdivision Map Act (Government Code sections 66410, 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").
4. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
5. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report and Supplemental Environmental Impact Report, Certified on July 20, 2006 and February 1, 2011, respectively.
6. 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.
7. Except as otherwise modified herein, all construction shall be consistent with the site plan and architectural renderings received by the Development and Engineering Services Department on February 16, 2011.
8. Prior to the issuance of any building permits, the applicant shall provide a detailed landscape and irrigation plan consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code Section 10.08.3560, Industrial Areas Specific Plan, and Water Efficient Landscape Guidelines on private property, and the Parks and Parkways Design Manual of public property, to the satisfaction of the Development and Engineering Services Director. Said landscape plans shall include documentation which demonstrates that there is no less than five percent of the parking area in landscaping, and 40 percent canopy tree coverage of the parking area at tree maturity.
9. Where landscape planters are parallel and adjacent to vehicular parking spaces, the planter areas shall incorporate a 12-inch wide concrete curb along their perimeter that is adjacent to the parking space in order to allow access to vehicles without stepping into landscape planters.
10. Prior to the issuance of a building permit, an Agreement for Maintenance of Landscape and Irrigation Improvements shall be executed and financial security submitted to the Development and Engineering Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years. Said security shall be equal to the actual material and labor costs for installation of the on-

site landscape and irrigation improvements, or \$2.50 per square foot of on-site landscape area.

11. 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 Tracy Boulevard, Valpico Road, or any other public right-of-way.
12. All vents, gutters, downspouts, flashing, electrical conduit, and other wall-mounted or building-attached utilities shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior to the satisfaction of the Development and Engineering Services Director.
13. Prior to final inspection or certificate of occupancy, any necessary on-site circulation signs shall be installed to the satisfaction of the Development and Engineering Services Director.
14. The lighting for the dispenser canopy shall be recessed into the canopy, so that light is all directed downward, preventing glare or visibility of bulbs from the public right-of-way.
15. Prior to Final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way, to the satisfaction of the Development and Engineering Services Director.
16. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures or landscaping, to the satisfaction of the Development and Engineering Services Director.
17. 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.
18. All improvements shall be consistent with the Tracy Municipal Code, Standard Plans, and other applicable City Regulations.
19. Prior to the issuance of any building permits, a detailed plan of the trash enclosures shall be approved, showing solid metal doors, solid roofing, interior concrete curbs, and exterior materials and colors compatible with the adjacent building exteriors.
20. The backs of all parapet walls that are visible from any public right-of-way shall be finished with the same materials and colors as the exterior walls of the buildings.
21. Prior to Final inspection or certificate of occupancy, a permanent vehicular barrier, such as a full formed concrete curb or fence shall be installed at the eastern and southern boundaries of the site to prevent vehicles from traveling on unpaved areas.

22. The easterly 40 feet of the property will not be developed as part of the gas station facility. Prior to the issuance of the building permit for the final improvements on this portion of the property, the Developer shall pay South Tracy Industrial Specific Plan (ISP) Development Impact Fees that are in effect at the time of issuance of the building permit.

February 23, 2011

## AGENDA ITEM 2-B

### REQUEST

**REPORT OF CONSISTENCY WITH THE CITY OF TRACY GENERAL PLAN FOR FOUR PROPERTIES TO ALLOW FOR THE POTENTIAL ACQUISITION OF THE PROPERTIES BY THE CITY. ASSESSOR'S PARCEL NUMBERS 235-150-06, 23 AND 24 AND 235-068-06. APPLICATION NUMBER DET11-0001.**

### DISCUSSION

#### Background

Whenever a public agency proposes to acquire real property, California Government Code, Section 65402 requires a report of consistency with the General Plan. After the Planning Commission reports on the consistency with the General Plan, the City Council will conduct a public hearing and decide whether or not to acquire the property.

#### Site and Project Description

The project area consists of two different sites, one comprised of three parcels within the bowtie area (Attachment A), and one located at 729 Central (the Westside Market) (Attachment B). All four parcels have a General Plan land use designation of Downtown, and are located within the Central Business District Zone. The potential acquisition of the properties by the City is consistent with the General Plan and the Zoning of the properties because if purchased, any development of the parcels will support the Downtown, and comply with the General Plan.

### RECOMMENDATION

Staff recommends that the Planning Commission report that the potential acquisition of Assessor's Parcel Numbers 235-150-06, 23 and 24, and 235-068-06 is consistent with the City of Tracy General Plan, based on the findings contained in the Planning Commission Resolution dated February 23, 2011.

### MOTION

Move that the Planning Commission report that the potential acquisition of Assessor's Parcel Numbers 235-150-06, 23 and 24, and 235-068-06 is consistent with the City of Tracy General Plan, based on the findings contained in the Planning Commission Resolution dated February 23, 2011.

Agenda Item 2-B  
Page 2

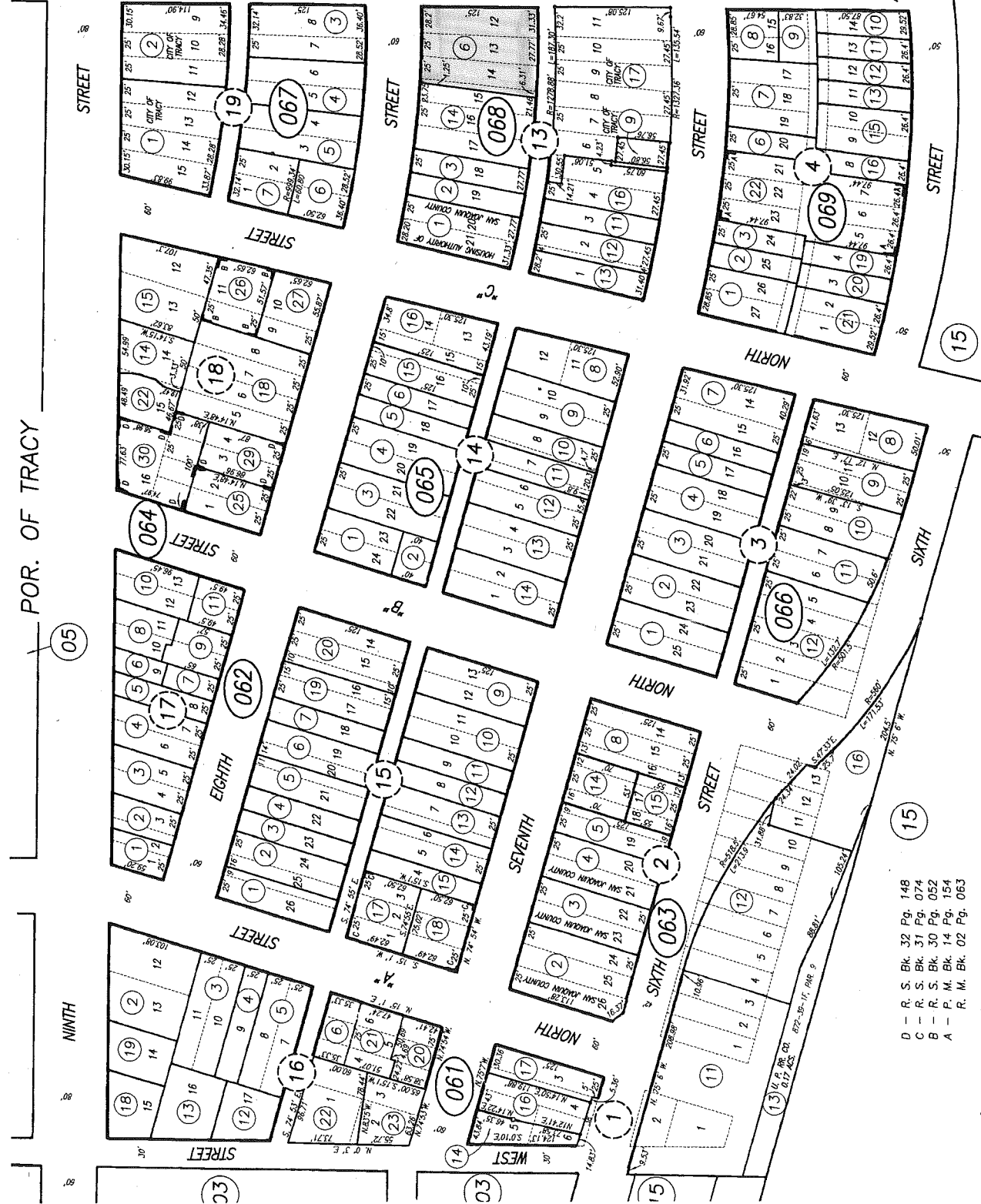
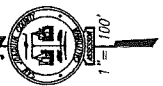
Prepared by Victoria Lombardo, Senior Planner  
Reviewed by Bill Dean, Assistant Director of DES  
Approved by Andrew Malik, Development & Engineering Services Director

ATTACHMENTS

- A—Location Map for bowtie parcels
- B—Location Map for Westside Market parcel



THIS MAP IS FOR ASSESSMENT USE ONLY



HIGHEST A.P.N. USED			
YEAR	061	062	063
85-86	13	16	15
87-88			16
89-90	21		18
91-92			20
95-96			23

HIGHEST A.P.N. USED			
YEAR	064	065	066
85-86	25	14	12
87-88			27
89-90			29
91-92			16
11-12			30

HIGHEST A.P.N. USED			
YEAR	067	068	069
85-86	7	13	21
86-87			14
87-88			22
89-90			17

CITY OF TRACY  
Assessor's Map Bk.235 Pg.06  
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles  
Assessor's Block Numbers Shown in Ellipses

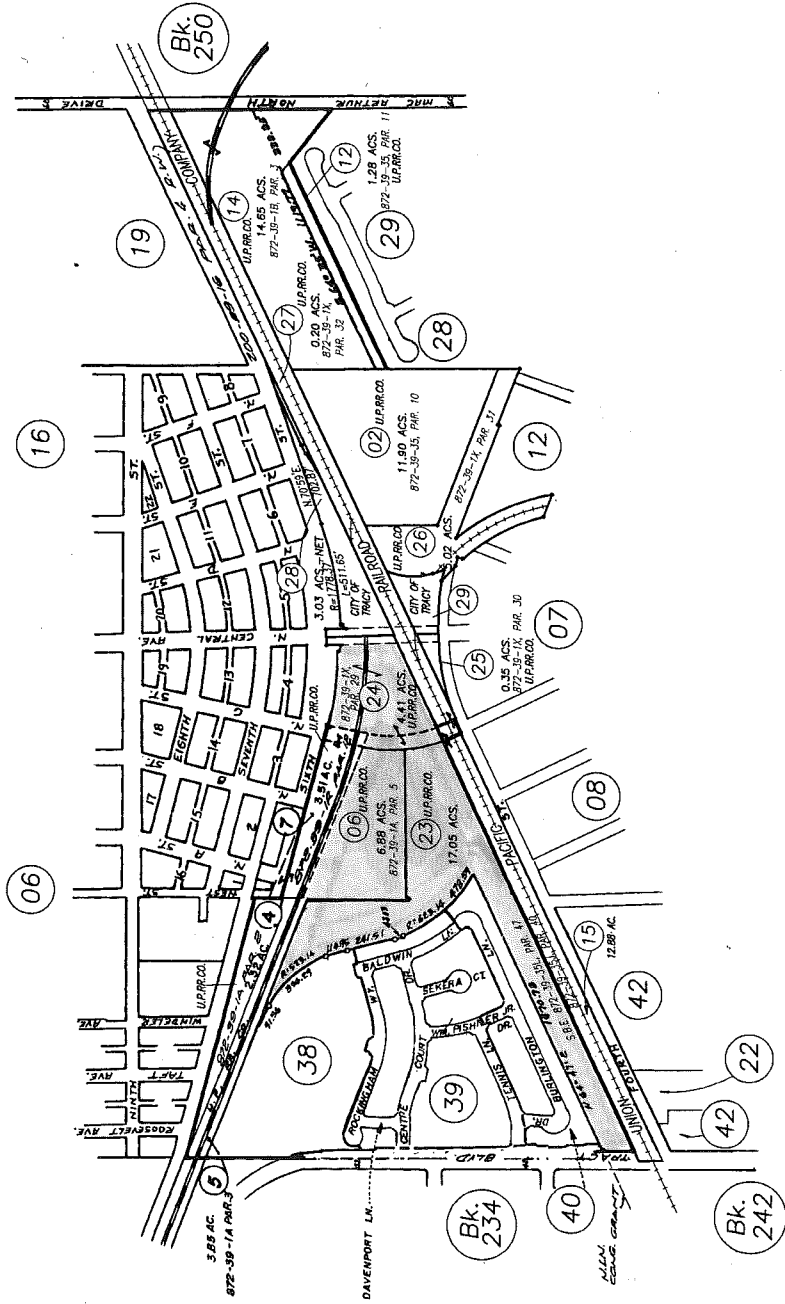
- D - R. S. Bk. 32 Pg. 148
- C - R. S. Bk. 31 Pg. 074
- B - R. S. Bk. 30 Pg. 052
- A - P. M. Bk. 14 Pg. 154
- R. M. Bk. 02 Pg. 063

ATTACHMENT A

THIS MAP FOR  
ASSESSMENT USE ONLY

235-15

POR. SEC 28, T.2S. R.5E., M.D.B.&M.



HIGHEST A.P.N. USED		
YEAR	PAR. #	PAR. #
80-81	14	
81-82	15	
84-85	20	
85-86	22	
86-87	23	
08-09	29	

CITY OF TRACY  
Assessor's Map Bk.235 Pg. 15  
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles  
Assessor's Block Numbers Shown in Ellipses

**RESOLUTION 2011-\_\_\_**

**REPORT OF CONSISTENCY WITH THE CITY OF TRACY GENERAL PLAN FOR FOUR PROPERTIES TO ALLOW FOR THE POTENTIAL ACQUISITION OF THE PROPERTIES BY THE CITY. ASSESSOR'S PARCEL NUMBERS 235-150-06, 23 AND 24 AND 235-068-06 APPLICATION NUMBER DET11-0001**

WHEREAS, The City may acquire four properties for downtown revitalization, and

WHEREAS, City staff has analyzed the properties to be acquired to ensure the consistency of the proposal with the goals, policies, and actions of the City of Tracy's current General Plan, and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the application on February 23, 2011;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission hereby reports that the potential acquisition of the properties as described by Assessor's Parcel Numbers 235-150-06, 23 and 24, and 235-068-06 is consistent with the City's General Plan goals, policies and actions.

\*\*\*\*\*

The foregoing Resolution \_\_\_\_\_ was adopted by the Planning Commission on the 23<sup>rd</sup> day of February 2011, by the following vote:

AYES:            COMMISSION MEMBERS:  
NOES:            COMMISSION MEMBERS:  
ABSENT:        COMMISSION MEMBERS:  
ABSTAIN:        COMMISSION MEMBERS:

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Staff Liaison