

## NOTICE OF A REGULAR MEETING

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

**Date/Time:** Wednesday, October 23, 2013  
7:00 P.M. (or as soon thereafter as possible)

**Location:** City of Tracy Council Chambers  
333 Civic Center Plaza

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.

### REGULAR MEETING AGENDA

CALL TO ORDER

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 item shall be placed on an agenda within 30 days*

1. OLD BUSINESS
2. NEW BUSINESS

- A. **MINOR AMENDMENT TO THE BARNES & NOBLE/SPORTS AUTHORITY FINAL DEVELOPMENT PLAN TO MODIFY THE FAÇADE AND ADD A LOADING DOCK AT 3150 NAGLEE ROAD - APPLICANT IS NAOS DESIGN GROUP FOR ROUSE PROPERTIES, INC.**

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

Posted: **October 17, 2013**

Planning Commission Agenda

October 23, 2013

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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.

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 25, 2013  
7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Sangha called the meeting to order at 7:02p.m.

**PLEDGE OF ALLEGIANCE**

Chair Sangha led the pledge of allegiance

**ROLL CALL**

Roll Call found Chair Sangha, Vice Chair Orcutt, Commissioner Johnson, Commissioner Mitracos, and Commissioner Ransom. Also present were staff members Bill Dean, Assistant Development Services Director, Alan Bell, Senior Planner, Bill Sartor, Assistant City Attorney, and Jan Couturier, Recording Secretary.

**MINUTES APPROVAL**

Chair Sangha requested a review of the minutes and asked for comments.

Vice Chair Ransom made a motion to approve the minutes from September 11, 2013; Commissioner Mitracos seconded; all in favor, none opposed.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – Mr. Dean welcomed Commissioner Sangha to her new position as chair.

**ITEMS FROM THE AUDIENCE** – None

1. **OLD BUSINESS** – None

2. **NEW BUSINESS**

**A. TRACY MUNICIPAL CODE (ZONING REGULATIONS) AMENDMENT  
REGARDING TIME LIMITS AND EXTENSIONS FOR DEVELOPMENT  
REVIEW PERMITS (TMC CHAPTER 10.08, ARTICLE 30) – APPLICATION  
NUMBER ZA13-0002**

Chair Sangha presented agenda item 2A and called for the staff report. Alan Bell, Senior Planner presented the staff report referencing information on the zoning regulation and advised that the proposal was a City-initiated request to amend the Tracy Municipal Code Development Review Process which would create flexibility in the duration of a Development Review approval and allow for extensions to the project if the applicant so required.

Mr. Bell went on to say that Development Review was the typical, discretionary process in the City of Tracy for a developer to obtain approval of a site plan prior to (or concurrent with) building permit approval. He stated that the proposed amendment would establish a two-year initial time limit for Development Review approval and would allow the City to grant an approval for a greater period of time, up to three years, if the size, complexity, or other characteristics of the project warranted a longer time period. He added that the amendment included items such as updating the definition of "Director" and clarifying that the Director may refer Development Review applications to the Planning Commission for decision.

Mr. Bell concluded by saying that staff recommended that the Planning Commission recommend that the City Council approve the proposed amendments regarding time limits and extensions for Development Review applications.

Commissioner Mitracos asked about ordinance 10.08.4020 and indicated that the existing ordinance did not refer to time in the same manner as the amended version and requested clarification. Mr. Bell indicated the city was merely codifying the present practice and Mr. Dean added that the amendment would be changed to say "application" not "extension".

Commissioner Orcutt asked if there would be a situation when a developer would want to extend a project, but not to the city's benefit. Mr. Bell indicated that a development review permit would typically be a private enterprise and suggested that it is typically not to the developer's advantage to postpone. He reviewed examples and further advised that the city retains the right to deny or grant the extensions. Mr. Dean mentioned there were times that an original approval might not apply over time due to changes to the General Plan and a review would be required.

Commissioner Ransom asked if it would be likely that developers might delay a project for an extraordinary period of time and expressed concern that this amendment might attract more delays. Mr. Dean indicated the city cannot compel a developer to build something as there is no law to that affect, but advised that it would encourage investment especially with more complicated projects. Mr. Bell commented that there is a great deal of time and effort that goes into a development review; adding that developers do not delay project trivially.

Chair Sangha asked if there should be a cap to the number of extensions allowed. Mr. Bell advised there was much discussion about that issue commenting that suggesting each extension could require a discretionary hearing for each extension; not exceed three years.

Chair Sangha opened the public comments. There were none. She then returned the meeting to the Commission for their action.

Vice Chair Orcutt made a motion that the Planning Commission recommend that the City Council approve the Ordinance (Attachment B) amending Tracy Municipal Code Chapter 10.08, Article 30, regarding time limits and extensions for Development Review applications. Commissioner Ransom seconded. All in favor; none opposed.

**B. APPROVE A MINOR AMENDMENT TO THE ASPIRE (FORMERLY TRACY SIERRA DEVELOPMENT) APARTMENT PROJECT PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN AND OFF-STREET PARKING SPACE REDUCTION – THE PROJECT IS LOCATED ON APPROXIMATELY 10.8 ACRES ON THE NORTH SIDE OF PAVILION PARKWAY, NORTHEAST OF THE INTERSECTION OF PAVILION PARKWAY AND POWER ROAD – APPLICATION NUMBER PUD13-0005 – APPLICANT IS TRACY 300 L.P.**

Chair Sangha reviewed agenda item 2B. Alan Bell introduced the staff report stating that on February 19, 2013, the City Council approved the 300-unit Tracy Sierra Development apartment project, located on approximately 10.8 acres on the north side of Pavilion Parkway, directly across Pavilion Parkway from the Winco grocery store.

He reviewed a PowerPoint presentation that provided information on the history of the project to date adding that the Planned Unit Development Zone had its own development review process which differed from other zones.

Mr. Bell indicated that the title for the project was transferred to Legacy Homes which had identified improvements to the project that better reflect the market demand. He advised that this agenda item was a minor amendment to the final development plan approved by the City Council in February 2013.

Mr. Bell reviewed the minor changes to the site plan and the design elements and added there were no changes to the basic character of the project. He then provided detail on the changes, inclusive of materials, placement of the building and parking/garages.

He concluded that staff recommended that the Planning Commission recommend that the City Council approve the Planned Unit Development Final Development Plan amendment and 14% parking space reduction for the Tracy Sierra Development apartment project.

Chair Sangha invited the applicant to speak.

Trevor Smith with Tracy 300 LP introduced the other applicants with Legacy Homes who were present. He provided background on the changes to the project and advised that Tracy 300 LP would be the owner/operator of the project. He then reviewed his qualifications and the history of his involvement in the project. He discussed the efficiency of how the buildings were laid out, the unit count and the types of units, parking and the design of the fitness center. He also reviewed the layout of the buildings and the parking/garages.

Mr. Smith advised that they had met with the Tracy Arts commission to put out a Request for Proposal for an art piece that would be placed in specific locations on the property to help brand it as a part of the City of Tracy

He reviewed the specifics about a new concept in waste management which would be a Valet Service responsible for the pick up the waste and recyclables at each unit. He indicated the waste valet service would be an enhancement to the project.

Chair Sangha asked if there were any questions from the Commission.

Commissioner Johnson asked for some greater detail on the layout of the garages; which Mr. Smith provided. He then asked for more information on the valet waste service process. Mr. Smith gave specifics. Commissioner Johnson commented that he liked the fact that the developer would be staying involved with the project as the complex management team.

Commissioner Orcutt liked the improvements made in the amended version. He also asked for greater detail about bike storage. Jennifer Crowder reviewed the bike storage areas indicating it is not general storage and that the area would be secured.

Commissioner Ransom indicated that the amendments to the original plan were positive improvements. She asked for detail on the waste management process. Ms. Crowder indicated that this service is considered an amenity and an improvement and gave some history of the process.

Commissioner Ransom asked for clarification on the number of parking spaces. Ms. Crowder and Mr. Bell provided clarification.

Commissioner Mitracos mentioned that this project appeared to be denser with slightly less open space. Ms. Crowder commented that space in the previous project was more suburban with urban buildings; the intent of these changes was complementary to the urban setting.

Commissioner Mitracos noted that the mix of units had changed with more 2 bedroom and 2 bathroom units which were the majority of the types of units. Ms. Crowder advised the market calls for more 2 bedrooms/2 bathrooms units.

Chair Sangha asked for any further questions. Seeing none, she commented that she liked the project and liked the change to a greater number of 2 bedroom/2 bathroom units. She then asked for a motion from the Commissioners.

Commissioner Ransom moved that the Planning Commission recommended that the City Council approve the Planned Unit Development Final Development Plan amendment and 14 percent parking space reduction for the Tracy Sierra Development apartment project. Chair Sangha seconded. All in favor; none opposed.

**C. FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF TRACY AND SURLAND COMMUNITIES, LLC**

**\*\*This item will not be heard and will be re- noticed for a later date. \*\***

3. **ITEMS FROM THE AUDIENCE**  
None
4. **DIRECTOR'S REPORT –**  
None
5. **ITEMS FROM THE COMMISSION**

None

6. **ADJOURNMENT –**

Vice Chair Orcutt moved to adjourn at 8:09 p.m.

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CHAIR

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STAFF LIAISON

DRAFT

October 23, 2013

AGENDA ITEM 2A

REQUEST

**MINOR AMENDMENT TO THE BARNES & NOBLE/SPORTS AUTHORITY FINAL DEVELOPMENT PLAN TO MODIFY THE FAÇADE AND ADD A LOADING DOCK AT 3150 NAGLEE ROAD - APPLICANT IS NAOS DESIGN GROUP FOR ROUSE PROPERTIES, INC.**

DISCUSSION

Background

On June 19, 2001, the City Council approved a Preliminary and Final Development Plan (PDP/FDP) for the Barnes & Noble project, which was described as a 27,500 square foot retail building with a café in the I-205 Specific Plan area attached to the West Valley Mall (Attachment A). The building has been occupied by Barnes & Noble since its construction in 2002. A new tenant, Sports Authority is now seeking to occupy the space, and has submitted an application to make slight revisions to the façade.

Proposed Amendment

The property owner of the building has interest from Sports Authority to occupy the building for retail sporting goods sales. There are two main changes that are proposed to the exterior of the building, including a re-facing of the western (entry) façade to accommodate Sports Authority's corporate image, and the addition of a larger loading dock at the southeast corner of the building to accommodate larger delivery trucks.

The entry façade is currently comprised entirely of stucco and glass, with an open cornice and diagonal score lines in the stucco at the entry. It is painted in earth tones that include dark rust orange to emphasize the entry (Attachment B). The proposed minor amendment to the Final Development Plan (FDP) would change the entry color and material to red Omega-Lite (smooth shiny finish) panels, installed in a pattern of squares. The cornice would be filled in to become a solid rather than open piece, painted in off-white, and the stucco surrounding the entry as well as the accent columns are to be painted light brown. The remainder of the building face will not change in color or material. The proposal also includes changing the signage, which was previously approved with the FDP, and the proposed new signage is consistent in size and location with the existing signs.

Due to the nature of the business and the materials they stock, Sports Authority requires a larger loading dock, to be located on the southeast corner of the building (Attachment D) adjacent to and across the drive aisle from the loading dock at JC Penney. The addition of this larger delivery area with screening



walls, along with a new trash compactor and small trash enclosure will cause the removal of some existing landscaping along the south side of the building. This landscaping will be replaced on the east side of the mall with the addition of trees along the ring road in equal number of those to be removed adjacent to the project site (three to four).

The proposed changes to the site plan, adding the loading dock and revising the façade requires a minor amendment to the FDP because they are new additions that were not a part of the original project approval, as shown in Attachments C and D.

#### Environmental Document

The proposed PDP/FDP amendment is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, pertaining to infill projects smaller than five acres in size substantially surrounded by urban uses. In accordance with CEQA Guidelines, no further environmental assessment is required.

#### RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the minor amendment to the Barnes & Noble/Sports Authority Final Development Plan to reface the façade at the western entry of the building and add a large loading dock with screening at the southeast corner of the building, based on the findings contained in the Planning Commission Resolution dated October 23, 2013 (Attachment D).

#### MOTION

Move that the Planning Commission recommend that the City Council approve the minor amendment to the Barnes & Noble/Sports Authority Final Development Plan to reface the façade at the western entry of the building and add a large loading dock with screening at the southeast corner of the building, based on the findings contained in the Planning Commission Resolution dated October 23, 2013 (Attachment D).

Prepared by Victoria Lombardo, Senior Planner

Approved by Bill Dean, Assistant Development Services Director

Approved by Andrew Malik, Development Services Director

#### ATTACHMENTS

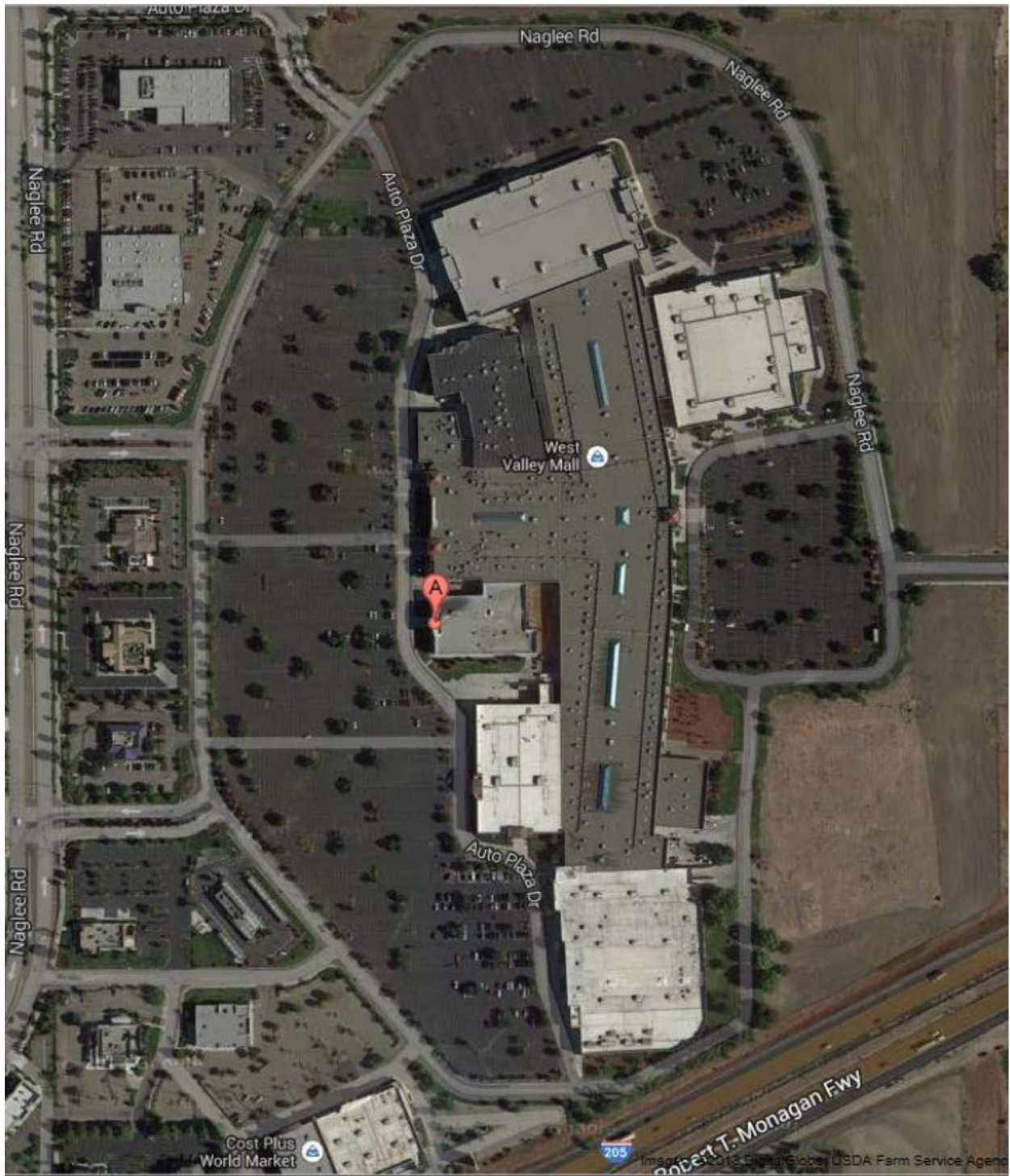
A—Location Map

B—Photo of Existing Barnes & Noble

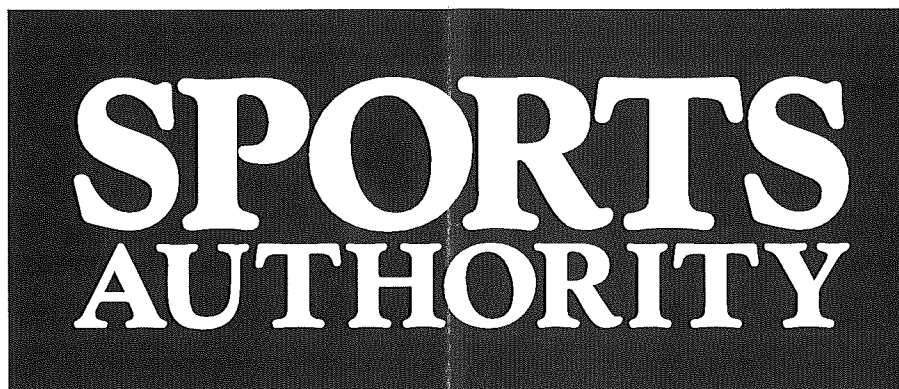
C—Color Renderings of Proposed Sports Authority, Showing Sign Details

D—Site Plan, Landscaping

E—Planning Commission Resolution







Site Number: 715  
 Site Name: Tracy CA


3150 Naglee Rd  
 Tracy, CA 95304

Design: N/A  
 Date: April 15, 2013

RECEIVED  
 OCT 07 2013  
 CITY OF TRACY  
 D.E.S.



Vendor

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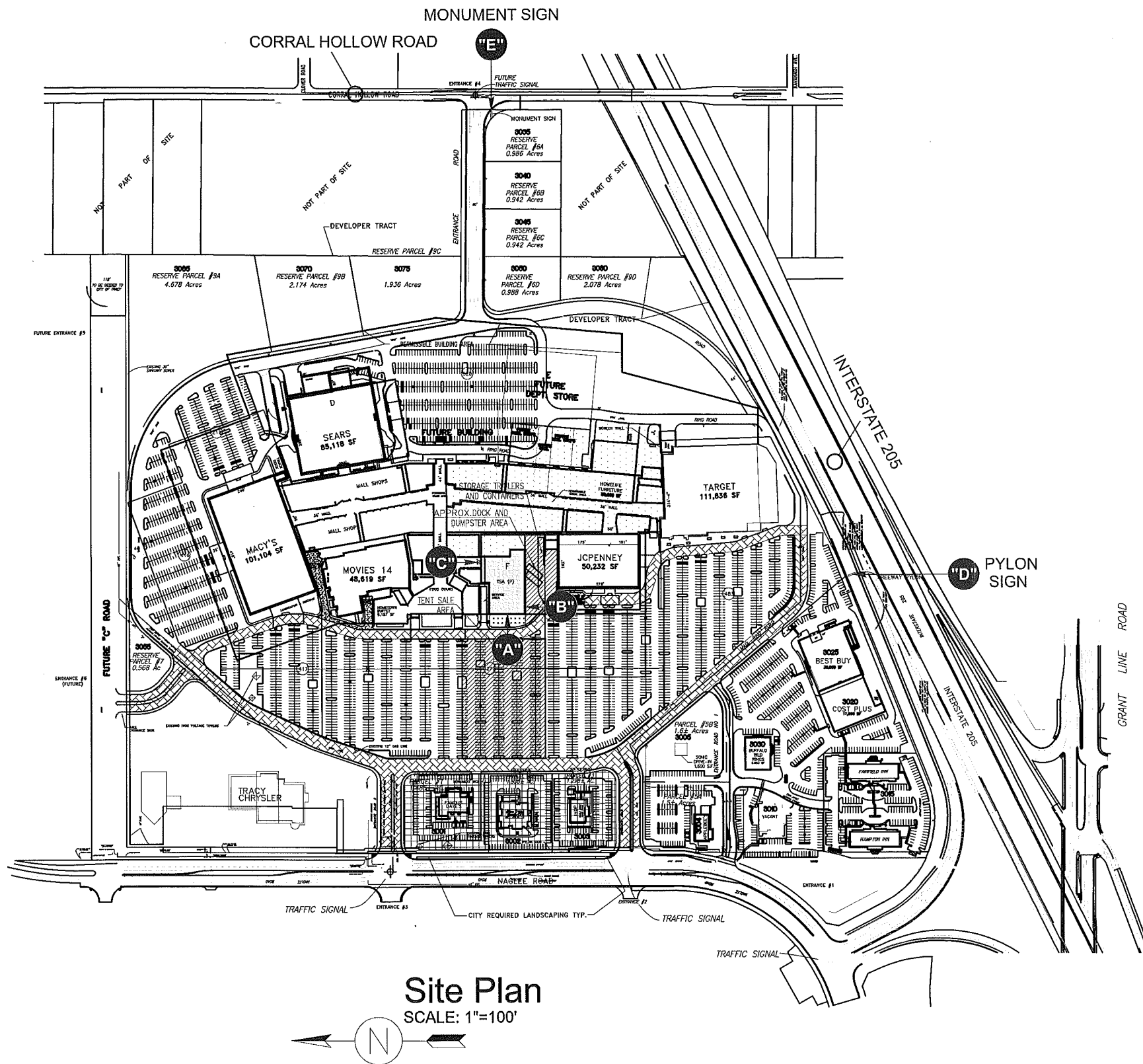
No.	Date	Revision
R1	050213	UPDATE ELEVATIONS - 'B' TO SAC5.5SR
R2	071713	ADD STORE # - ADD PYLON PANEL OPTION
R3	072413	NEW INTERIOR MALL ENTRY ELEVATION
R4	073113	ADJUST LOCATION OF SIGN 'C'

Location
Site Number: 715
Site Name: Tracy CA
Address: 3150 Naglee Rd Tracy, CA 95304
File Name: SA-715 TracyCA-R4-073113-C

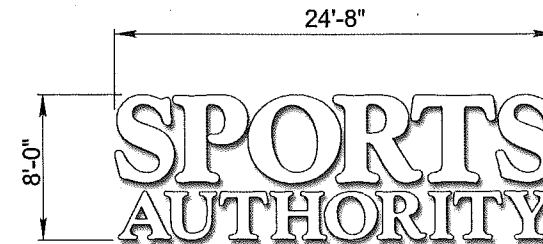
COVER

PAGE 1





**Site Plan**  
SCALE: 1"=100'

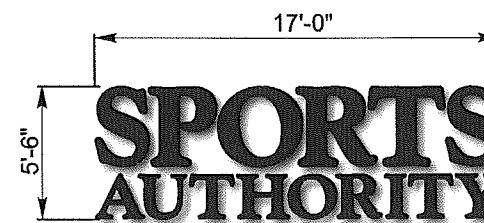


**SAC8.0SW**

Sports Authority Stacked Channel Letters

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

197.0 SF



**SAC5.5SR**

Sports Authority Stacked Channel Letters

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

93.5 SF

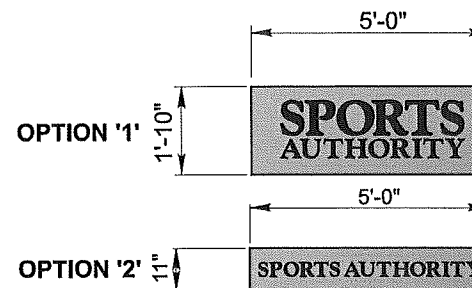


**SAF1.5LW**

Sports Authority Linear Channel Letters

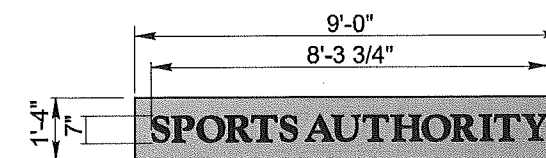
SCALE: 3/8"=1'-0"

32.1 SF



**PYLON TENANT PANEL**

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



**MONUMENT TENANT PANEL**

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



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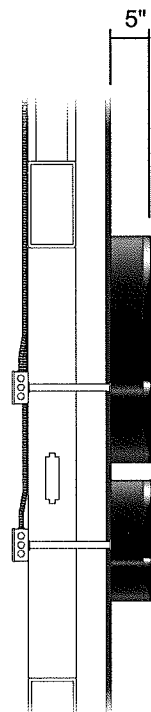
Location  
Site Number: 715  
Site Name: Tracy CA  
Address: 3150 Naglee Rd Tracy, CA 95304  
File Name: SA-715 TracyCA-R4-073113-C

SITE

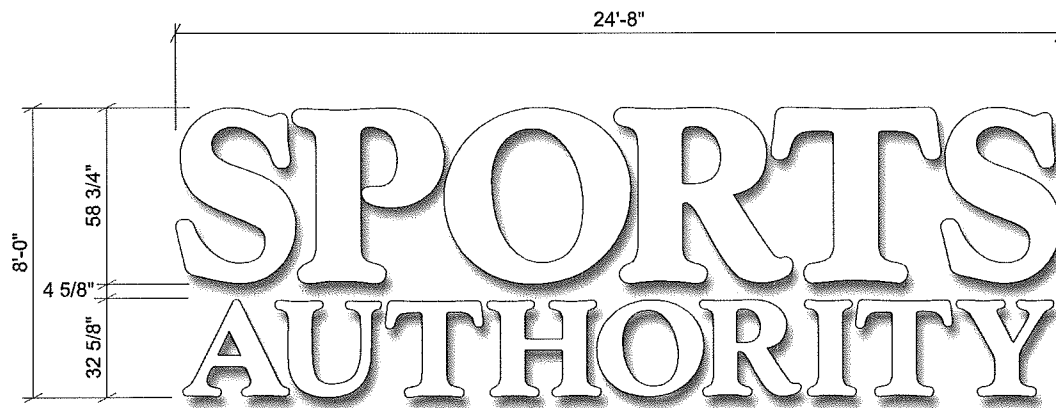
PAGE 2



STOREFRONT ENTRY



Typical End Detail  
SCALE: NTS



**SAC8.0SW**

Sports Authority Stacked Channel Letters

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

197.0 SF

- ACRYLIC FACE CHANNEL LTRS -
- WHITE ACRYLIC FACES
  - 1" BLACK TRIMCAP
  - 5" DEEP BLACK (GLOSS) ALUMINUM RETURNS
  - INTERNAL WHITE LED ILLUMINATION

NOTE: LETTERS WILL BE MOUNTED TO A RED OMEGA-LITE PANEL BACKGROUND AREA BY OTHERS



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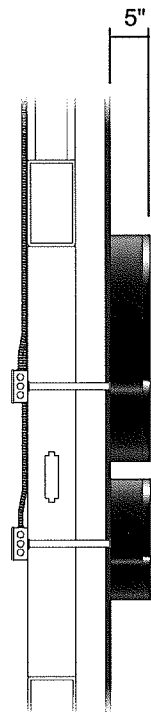
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FRONT ELEV

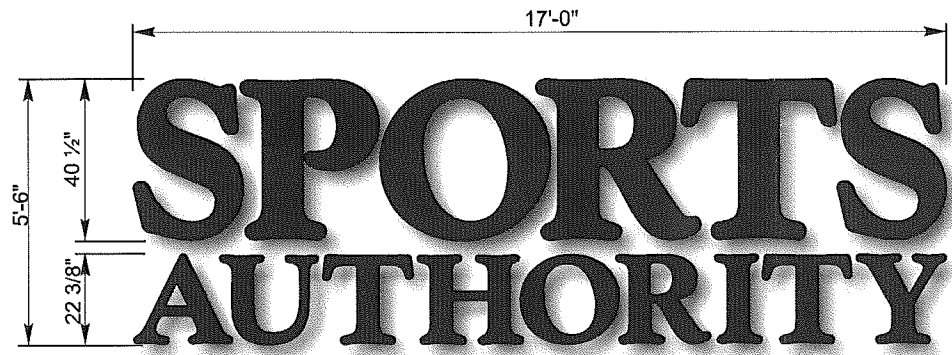




SIDE ELEVATION



Typical End Detail  
SCALE: NTS



**SAC5.5SR**

Sports Authority Stacked Channel Letters

"B"

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

93.5 SF


ACRYLIC FACE CHANNEL LTRS -

- WHITE ACRYLIC FACES W/ 1ST SURFACE RED VINYL (3632-33)
- 1" BLACK TRIMCAP
- 5" DEEP BLACK (GLOSS) ALUMINUM RETURNS
- INTERNAL WHITE LED ILLUMINATION

NOTE: LETTERS WILL BE DIRECT WALL MOUNT



Vendor

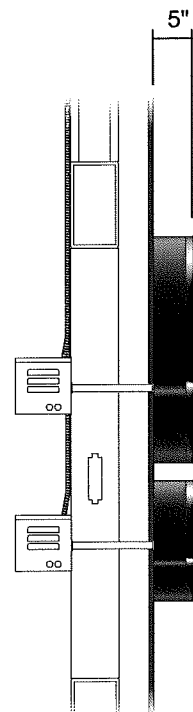
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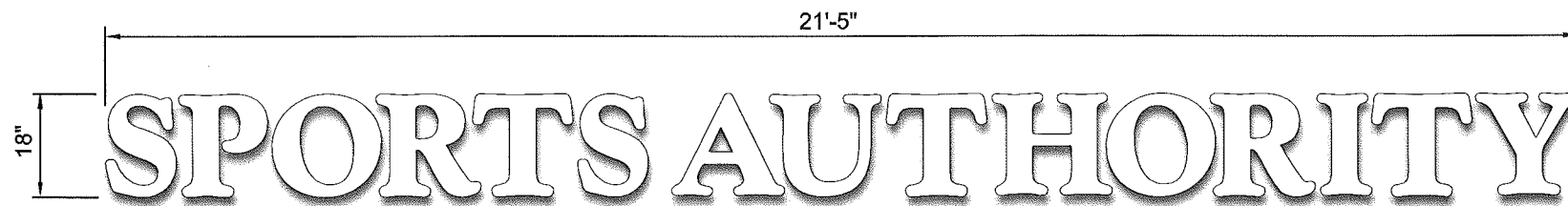
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INTERIOR MALL ENTRY



Typical End Detail  
SCALE: NTS



**SAF1.5LW**  
Sports Authority Linear Channel Letters

SCALE: 3/8"=1'-0" 32.1 SF

- ACRYLIC FACE CHANNEL LTRS -
- WHITE ACRYLIC FACES
  - 1" BLACK TRIMCAP
  - 5" DEEP BLACK (GLOSS) ALUMINUM RETURNS
  - INTERNAL WHITE LED ILLUMINATION

NOTE: LETTERS WILL BE MOUNTED TO A RED OMEGA-LITE PANEL BACKGROUND AREA BY OTHERS



Vendor

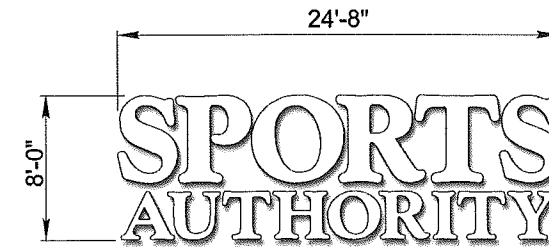
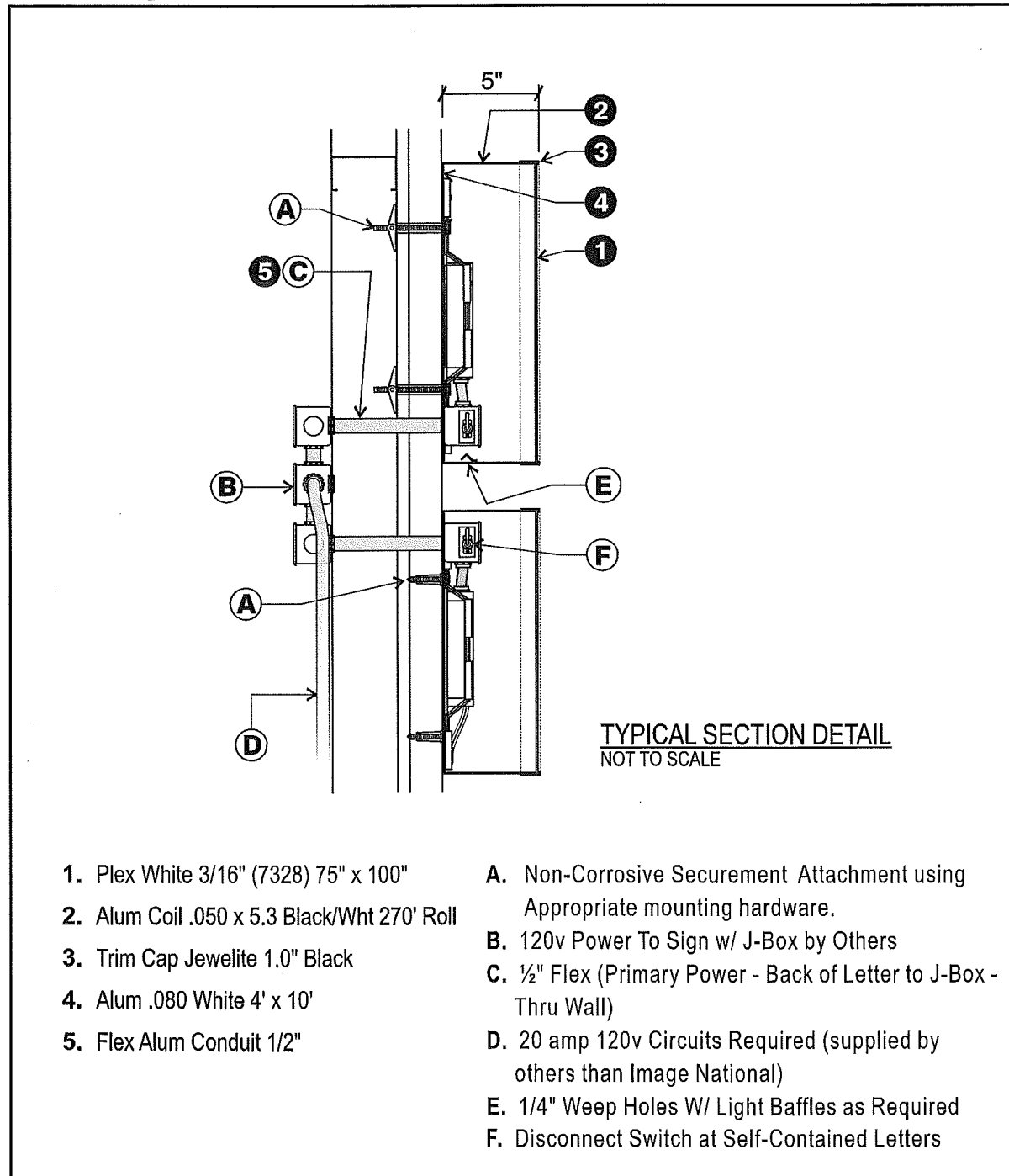
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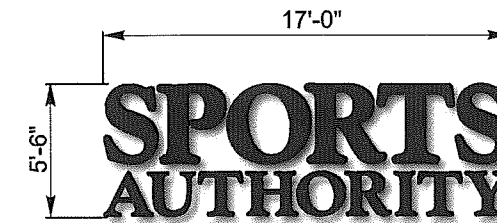
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INTERIOR LTRS





**SAC8.0SW**  
Sports Authority Stacked Channel Letters  
"A" SCALE: 3/16"=1'-0" 197.0 SF




**SAC5.5SR**  
Sports Authority Stacked Channel Letters  
"B" SCALE: 1/4"=1'-0" 93.5 SF



**SAF1.5LW**  
Sports Authority Linear Channel Letters  
"C" SCALE: 3/8"=1'-0" 32.1 SF



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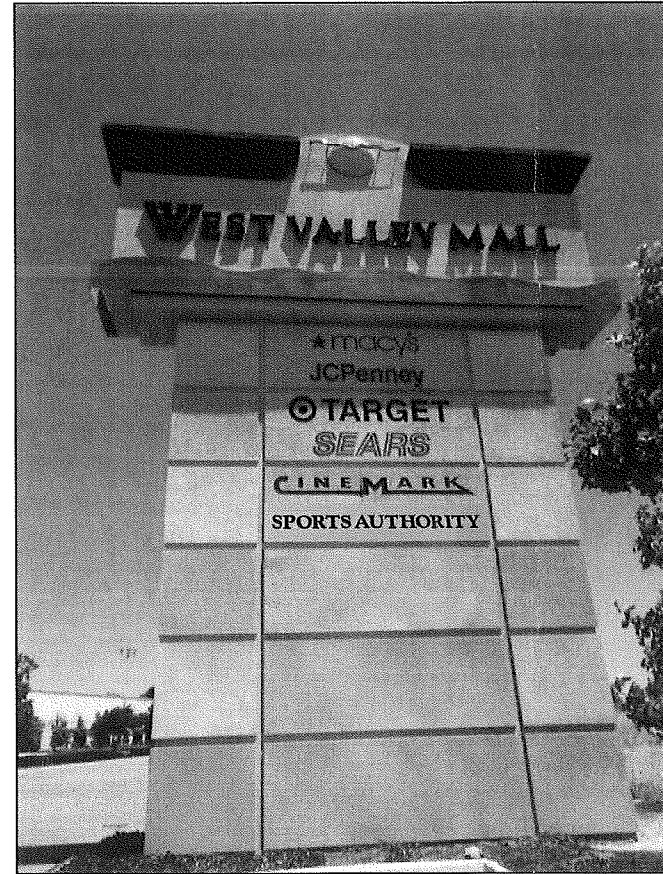
FABRICATION  
DETAIL

**FREEWAY PYLON EXHIBIT  
LOCATED ON CORRAL HOLLOW ROAD**

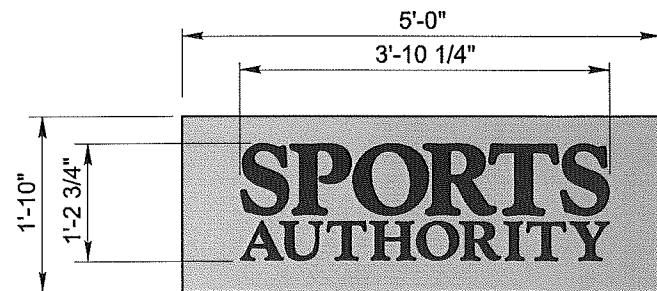
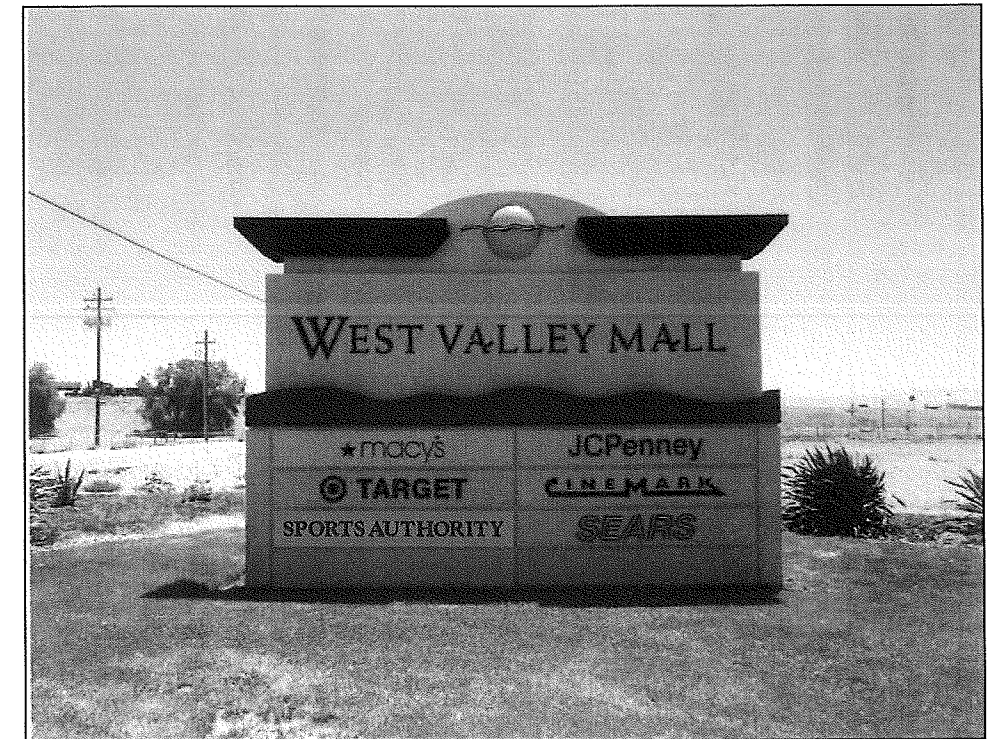
**OPTION '1'**



**OPTION '2'**



**MONUMENT PYLON EXHIBIT  
LOCATED ON INTERSTATE 205**

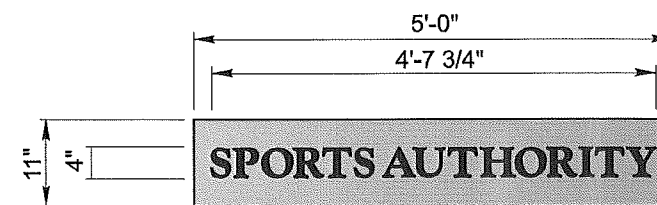


**ROUTED ALUMINUM / ACRYLIC BACKUP  
TENANT PANEL - '2' REQ'D**

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

- ROUTED ALUMINUM PAINTED & TEXTURED TO MATCH EXISTING PANELS
- WHITE ACRYLIC BACKUP W/ 1ST SURFACE RED VINYL (3M 3632-33)

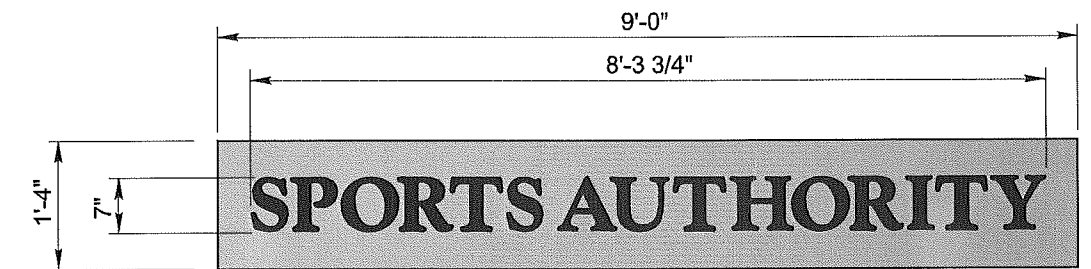
NOTE: MEASUREMENTS ARE ESTIMATED - MUST BE VERIFIED WITH FIELD SURVEY



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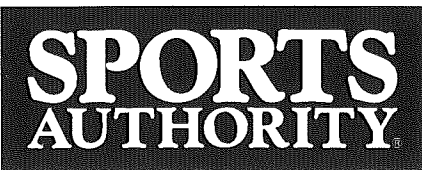



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Address: 3150 Naglee Rd Tracy, CA 95304  
File Name: SA-715 TracyCA-R4-073113-C

**SITE PLAN LANDSCAPING**

DOCUMENT TOO LARGE TO INCLUDE IN PACKET  
COPIES AVAILABLE AT CITY OF TRACY CITY HALL

**RESOLUTION PC \_\_\_\_\_**

**RECOMMENDING CITY COUNCIL APPROVAL OF A MINOR AMENDMENT TO THE BARNES  
& NOBLE/SPORTS AUTHORITY FINAL DEVELOPMENT PLAN TO MODIFY THE FAÇADE  
AND ADD A LOADING DOCK AT 3150 NAGLEE ROAD  
ASSESSOR'S PARCEL NUMBER 212-050-52  
APPLICATION NUMBER D13-0011**

WHEREAS, The City Council adopted the I-205 Corridor Specific Plan and certified its Environmental Impact Report on August 21, 1990, and approved a subsequent Negative Declaration approved on July 6, 1999,

WHEREAS, Naos Design Group, on behalf of Rouse Properties, Inc., submitted an application to amend the Barnes & Noble/Sports Authority Final Development plan to modify the façade and add a loading dock (Application Number D13-0011) on September 9, 2013, and

WHEREAS, The subject property is located within the I-205 Corridor Specific Plan area, with a land use designation of Commercial Center, which allows retail sporting goods stores as a permitted land use, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on October 23, 2013;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission recommends that the City Council approve a minor amendment to the Barnes & Noble/Sports Authority Final Development plan to modify the façade and add a loading dock, Application Number D13-0011, subject to the conditions contained in Exhibit 1 to this Resolution, and based on the findings below.

1. The establishment, maintenance, and operation of the proposed façade improvements and loading dock, with their associated landscape and hardscape improvements 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 use and its 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 I-205 Specific Plan, the City of Tracy General Plan, and applicable requirements of Chapter 10.08 of the Tracy Municipal Code, including, but not limited to, Article 26, Off-Street Parking Requirements, and Article 30, Development Review.
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 site design and architectural elements of the project as designed and conditioned, are an architecturally compatible addition to the parcel, and will not adversely visually impair the benefits of the properties in the vicinity, as the project design is consistent with adjacent building design within the West Valley Mall Complex.
3. The project, as designed and conditioned, will not cause any significant environmental impact, because it is categorically exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines Section 15332, pertaining to infill projects smaller than five

acres surrounded by urban uses that are consistent with the Zoning and General Plan designations and not having any significant environmental effects. An analysis of the project shows that there will be no significant on-site impacts as a result of this particular project. 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.

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The foregoing Resolution \_\_\_\_\_ was adopted by the Planning Commission on the 23<sup>rd</sup> day of October, 2013, by the following vote:

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

\_\_\_\_\_  
Chair

ATTEST:

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

Exhibit 1 - Conditions of Approval

**Conditions of Approval for Sports Authority Loading Dock and  
Façade Improvements  
Application No. D13-0011  
October 23, 2013**

1. These Conditions of Approval shall apply to the real property described as 3150 Naglee Road, Assessor's Parcel Number 212-050-52 Application Number D13-0006 (hereinafter "Project").
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 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, the Tracy Municipal Code, I-205 Corridor 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 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 façade improvements and loading dock, Application Number D13-0011.
  - f. "Project" means the real property consisting of the building located at 3150 Naglee Road, Assessor's Parcel Number 212-050-52.
  - 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, dated February 1, 2011, and the I-205 Corridor Specific Plan Negative Declaration dated July 6, 1999.
6. Except as otherwise modified herein, all construction shall be consistent with the site plan and architectural renderings received by the Development Services Department on October 7, 2013.
7. Prior to the issuance of a building permit, the applicant shall provide a detailed landscape and irrigation plan for the new landscape improvements consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code Section 10.08.3560, I-205 Corridor Specific Plan, and Water Efficient Landscape Guidelines on private property, to the satisfaction of the Development Services Director.
8. All improvements shall be consistent with the Tracy Municipal Code, Standard Plans, and other applicable City Regulations.
9. Prior to the issuance of a building permit, a detailed plan of the trash enclosure shall be approved, showing solid metal doors, an interior concrete curb, a minimum height of seven feet, and exterior materials and color compatible with the adjacent building exterior.
10. Any bollards to be located within public view shall be painted to match the adjacent building exterior.