

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, December 2, 2015
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

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 2015-052 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 Commission Member to sponsor the item for discussion at a future meeting.*

1. NEW BUSINESS
 - A. PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT APPLICATION FOR AN ASSEMBLY HALL LOCATED AT 1005 E. PESCADERO AVENUE, SUITE 101 – APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS 51 NEWCO LLC – APPLICATION NUMBER CUP15-0007
 - B. PLANNING COMMISSION DISCUSSION REGARDING DESIGN GUIDELINES ALONG INTERSTATE 205 (I-205) FROM TRACY BOULEVARD TO THE EAST CITY LIMIT
2. ITEMS FROM THE AUDIENCE
3. ITEMS FROM THE COMMISSION
4. ADJOURNMENT

Posted: **November 25, 2015**

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 Services Department located at 333 Civic Center Plaza during normal business hours.

AGENDA ITEM 1-A

REQUEST

PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT APPLICATION FOR AN ASSEMBLY HALL LOCATED AT 1005 E. PESCADERO AVENUE, SUITE 101 – APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS 51 NEWCO LLC – APPLICATION NUMBER CUP15-0007

DISCUSSION

Project Description and Land Use Analysis

The project consists of establishing and operating an assembly hall for banquets, meetings, and events (to be known as the Tracy Event Center) at 1005 E. Pescadero Avenue, Suite 101. The site is generally located east of MacArthur Drive on the north side of Pescadero Avenue in the former Tracy Outlets shopping center, now known as Northgate Village (Attachment A: Location Map).

This site is located within the I-205 Corridor Specific Plan area and designated General Commercial. A Conditional Use Permit is required for places of assembly.

The proposed tenant space is approximately 12,000 square feet and is located in the northeast corner of the shopping center (Attachment B: Site Plan and Floor Plan). The proposed floor plan includes a total assembly area of approximately 7,400 square feet and could be divided into three separate rental areas or combined into a single space. The assembly hall would operate as a rental facility for banquets, meetings, and events.

The subject site is undergoing a transition from the former Tracy Outlets to the current Northgate Village. The shopping center currently contains a significant amount of vacant space. However, a new restaurant recently opened at this site, known as El Patio Restaurant & Bar. On November 4, 2015, Planning Commission approved a Conditional Use Permit for La Huacana Nightclub in this same shopping center. Other uses that could potentially locate at this site include, but are not limited to, retail, consumer services, personal services, offices, day care centers, schools, and hotels.

The proposed assembly hall, as conditioned, would be compatible with the surrounding uses and would not impose undesirable impacts on nearby properties.

Parking

Assembly uses require a minimum of 1 parking space per 60 square feet of assembly area. Therefore, the proposed assembly hall requires a minimum of 123 parking spaces (based on an assembly area of 7,400 square feet). The existing site has approximately 960 parking spaces to serve approximately 150,000 square feet of building area, which is a surplus of approximately 360 parking spaces above the minimum requirements. If the Planning Commission approves the Conditional Use Permit for the proposed assembly hall, the site would have a surplus of approximately 285 parking spaces.

Environmental Document

The project is categorically exempt from CEQA pursuant to Guidelines Section 15301, which pertains to existing facilities where the project does not involve expansion of an existing development. No further environmental assessment is required.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Conditional Use Permit application for an assembly hall located at 1005 E. Pescadero Avenue, Suite 101, subject to the conditions as stated in the Planning Commission Resolution dated December 2, 2015.

MOTION

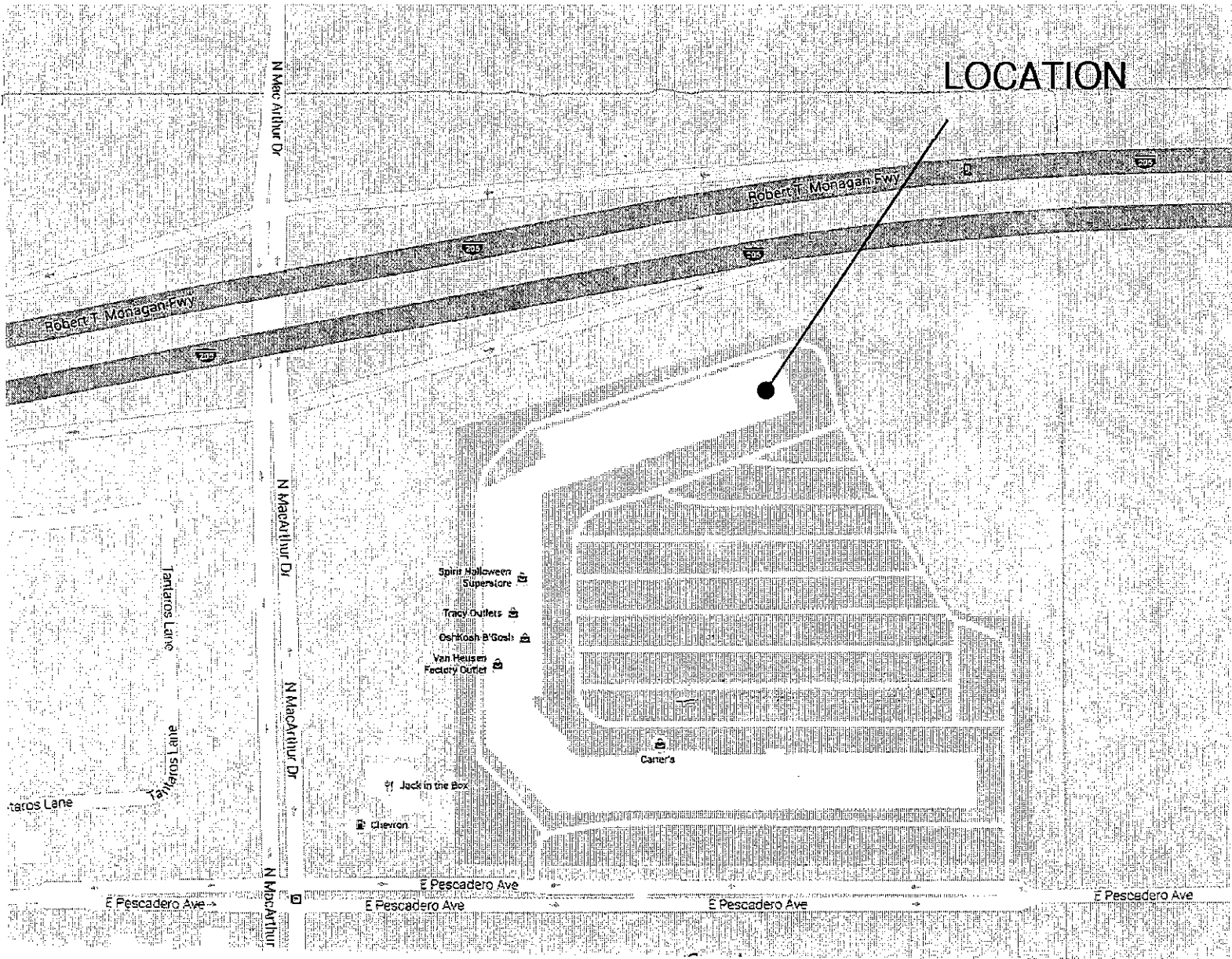
Move that the Planning Commission approve the Conditional Use Permit application for an assembly hall located at 1005 E. Pescadero Avenue, Suite 101, subject to the conditions as stated in the Planning Commission Resolution dated December 2, 2015.

Prepared by Scott Claar, Senior Planner

Approved by Andrew Malik, Development Services Director

ATTACHMENTS

Attachment A – Location Map
Attachment B – Site Plan and Floor Plan (Oversized)



RESOLUTION_____

PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT APPLICATION FOR AN ASSEMBLY HALL LOCATED AT 1005 E. PESCADERO AVENUE, SUITE 101 – APPLICANT IS SCHACK AND COMPANY, INC. PROPERTY OWNER IS 51 NEWCO LLC - APPLICATION NUMBER CUP15-0007

WHEREAS, Schack and Company, Inc. submitted an application on November 5, 2015 for a Conditional Use Permit to allow an assembly hall for banquets, meetings, and events (to be known as the Tracy Event Center) located at 1005 E. Pescadero Avenue, Suite 101, and

WHEREAS, The subject property is designated General Commercial (GC) by the I-205 Corridor Specific Plan, and

WHEREAS, A Conditional Use Permit is required for places of assembly, and

WHEREAS, In accordance with Section 10.08.4250 of the Tracy Municipal Code, the Planning Commission is empowered to grant or to deny applications for Conditional Use Permits and to impose reasonable conditions upon the granting of use permits, and

WHEREAS, The proposed assembly hall is compatible with the surrounding uses, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act (CEQA) requirements under CEQA Guidelines Section 15301, pertaining to existing facilities, and

WHEREAS, The Planning Commission held a public meeting to review and consider Conditional Use Permit Application Number CUP15-0007 on December 2, 2015;

NOW, THEREFORE BE IT RESOLVED, That the Planning Commission does hereby approve a Conditional Use Permit to allow an assembly hall located at 1005 E. Pescadero Avenue, Suite 101, Application Number CUP15-0007, based on the following findings and subject to the conditions as stated in Exhibit "1" attached and made part hereof:

1. There are circumstances or conditions applicable to the land, structure, or use that make the granting of a conditional use permit necessary for the preservation and enjoyment of a substantial property right because the proposed use is not permitted unless the Planning Commission grants approval of a Conditional Use Permit.
2. The proposed location of the conditional use is in accordance with the objectives of the purposes of the zone in which the site is located because an assembly hall, as conditioned, will be compatible with adjacent uses and is allowed in the General Commercial land use designation in the I-205 Corridor Specific Plan Area if the Planning Commission approves a Conditional Use Permit.
3. The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity because the proposed assembly hall will comply with the City of Tracy General Plan, I-205 Corridor Specific Plan, and requirements of the Tracy Municipal Code. All activities will be conducted wholly indoors, and visual and audio projection will not be permitted to the

exterior of the building to minimize any undesirable noise and light impacts to neighboring businesses.

4. The proposed use will comply with each of the applicable provisions of Chapter 10.08 of the Tracy Municipal Code, because subject to approval by the Planning Commission for a Conditional Use Permit, the project will be required to comply with all applicable provisions including, but not limited to, the Tracy Municipal Code, the I-205 Corridor Specific Plan, the City of Tracy Standard Plans, the California Building Code, and the California Fire Code.

* * * * *

The foregoing Resolution _____ was adopted by the Planning Commission on the 2nd day of December 2015, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON

City of Tracy
Conditions of Approval
Assembly Hall for Banquets, Meetings and Events
1005 E. Pescadero Avenue, Suite 101
Application Number CUP15-0007
December 2, 2015

A. General Provisions and Definitions.

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

The Project: An assembly hall for banquets, meetings, and events (Application Number CUP15-0007)

The Property: 1005 E. Pescadero Avenue, Suite 101, Assessor's Parcel Number 213-060-40

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer."
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the I-205 Corridor Specific Plan, the Tracy Municipal Code, 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 Department 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 these Conditions of Approval applicable to Application Number CUP15-0007. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, building permit fees, plan check fees, or any other City or other agency fees or deposits that may be applicable to the project.

- A.4. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- Planning and Zoning Law (Government Code sections 65000, et seq.)
 - California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
 - Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
- A.5. Compliance with regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), the I-205 Corridor Specific Plan, Standard Plans, Design Goals and Standards, and State regulations, including, but not limited to, the California Building Code and the California Fire Code.
- A.6. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Development Services Department Planning Division Conditions

Contact: Scott Claar (209) 831-6429 scott.claar@ci.tracy.ca.us

- B.1. The project shall be operated in substantial conformance with the project description, site plan, and floor plans received by the Development Services Department on November 5, 2015, to the satisfaction of the Development Services Director.
- B.2. Activities indoors. All assembly activities shall be conducted wholly within the building.
- B.3. Amplification of sound. There shall be no exterior amplification of sound, noise, or music. All audio projections shall comply with Noise Control requirements contained in Article 9 Section 4.12 of the Tracy Municipal Code.
- B.4. Visual projections. There shall be no exterior visual projections, including, but not limited to, televisions and screens.

C. Police Department Conditions

Contact: Officer Brian Wilmshurst (209) 831-6682 brian.wilmshurst@tracypd.com

- C.1. Security. The project shall be operated in a manner that complies with all security requirements of the Tracy Police Department, to the satisfaction of the Chief of Police.

AGENDA ITEM 1-B

REQUEST

**PLANNING COMMISSION DISCUSSION REGARDING DESIGN GUIDELINES
ALONG INTERSTATE 205 (I-205) FROM TRACY BOULEVARD TO THE EAST
CITY LIMIT**

DISCUSSION

Background

On July 21, 2015, City Council discussed potential land use and design guideline alternatives for property along the I-205 Corridor. The focus of the discussion related to the character of development along the I-205 freeway corridor and the image projected to travelers passing through Tracy along the freeway. In a workshop conducted on October 9, 2015, Council authorized funding and directed staff to create draft development standards and design guidelines for discussion.

Possible Scope of Changes

The draft design guidelines (Attachment A) represent one step in the process to develop an ultimate plan for development of the eastern I-205 corridor. It is anticipated that these draft standards and guidelines will ultimately be discussed in conjunction with the results of an economic analysis regarding the viable land uses for the I-205 Corridor. That combined discussion could result in adoption of new requirements, including design standards, new building size and location requirements, landscape requirements, rezoning of properties and amendments to the applicable Specific Plans (I-205, NEI and ISP) and zones that front along the freeway east of Tracy Boulevard. The discussion of these draft new development and design standards is one step in the ultimate process of determining the City's requirements for the development of the I-205 corridor.

RECOMMENDATION

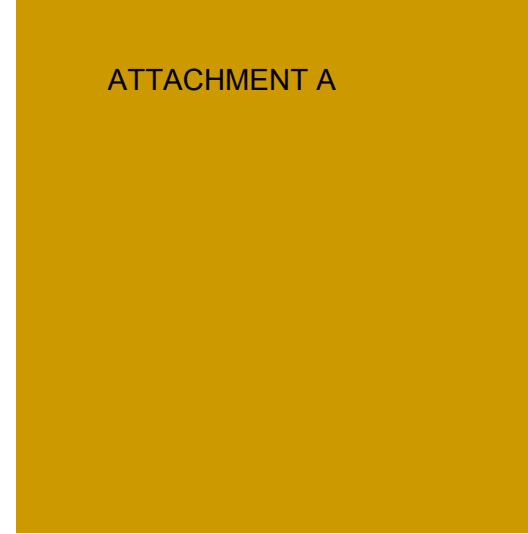
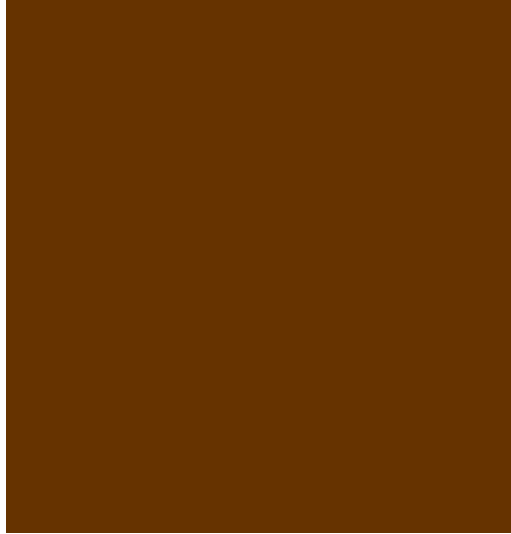
Staff recommends that the Planning Commission discuss the draft Design Guidelines for the eastern I-205 Corridor and provide comments for City Council consideration.

Prepared by: Victoria Lombardo, Senior Planner

Approved by: Andrew Malik, Development Services Director

ATTACHMENTS

Attachment A – Draft Design Guidelines



ATTACHMENT A



I-205 Design Guidelines



I-205 DESIGN GUIDELINES

Draft
November 2015

TABLE OF CONTENTS

- 1 INTRODUCTION 1-1**
 - 1.1 Project Area1-1
 - 1.2 Applicability and Implementation1-4
- 2 SITE PLANNING & DESIGN.....2-1**
 - 2.1 Site Planning and Building Orientation2-1
 - 2.2 On-site Circulation & Parking2-2
 - 2.3 Service Areas2-3
 - 2.4 Walls and Fences2-4
 - 2.5 Lighting2-5
- 3 ARCHITECTURAL GUIDELINES3-1**
 - 3.1 General Architectural Design.....3-1
 - 3.2 Industrial Business Park Uses3-2
 - 3.3 Office Uses.....3-7
 - 3.4 Retail Uses.....3-9
- 4 LANDSCAPE GUIDELINES4-1**
 - 4.1 Project Site Perimeter.....4-1
 - 4.2 Pedestrian Paths4-2
 - 4.3 Parking Lots4-3
 - 4.4 Impact Considerations.....4-4
 - 4.5 Landscape Planting Characteristics.....4-6

- 4.6 Planting Palette.....4-9



List of Figures

Figure 1-1: Project Boundary.....	1-2
Figure 1-2: Site Photos	1-3

List of Tables

Table 4-1: Plant Palette.....	4-9
-------------------------------	-----

1 INTRODUCTION

These design guidelines will support planners, architects, and landscape architects in meeting the intent of the General Plan for continued development along the I-205 freeway corridor in Tracy, California. Implementation of these guidelines will assist in ensuring a base level of quality of architecture and landscaping design in the project area.

This document addresses general site design, as well as architectural and landscaping guidelines for the following land uses: industrial business park, office, and retail. Development of other uses not addressed in these guidelines should consider the architectural and landscape guidelines as applicable. Other uses may include wind turbines and other energy-related development.

1.1 Project Area

The design guidelines set forth in this document serve to guide development of all buildings within the I-205 project boundary. As shown in Figure 1-1: Project Boundary, the project boundary extends from North Tracy Boulevard east to Paradise Road (the eastern city limits). Landscape images along the corridor are shown in Figure: 1-2: Site Photos.

Figure 1-1: Project Boundary

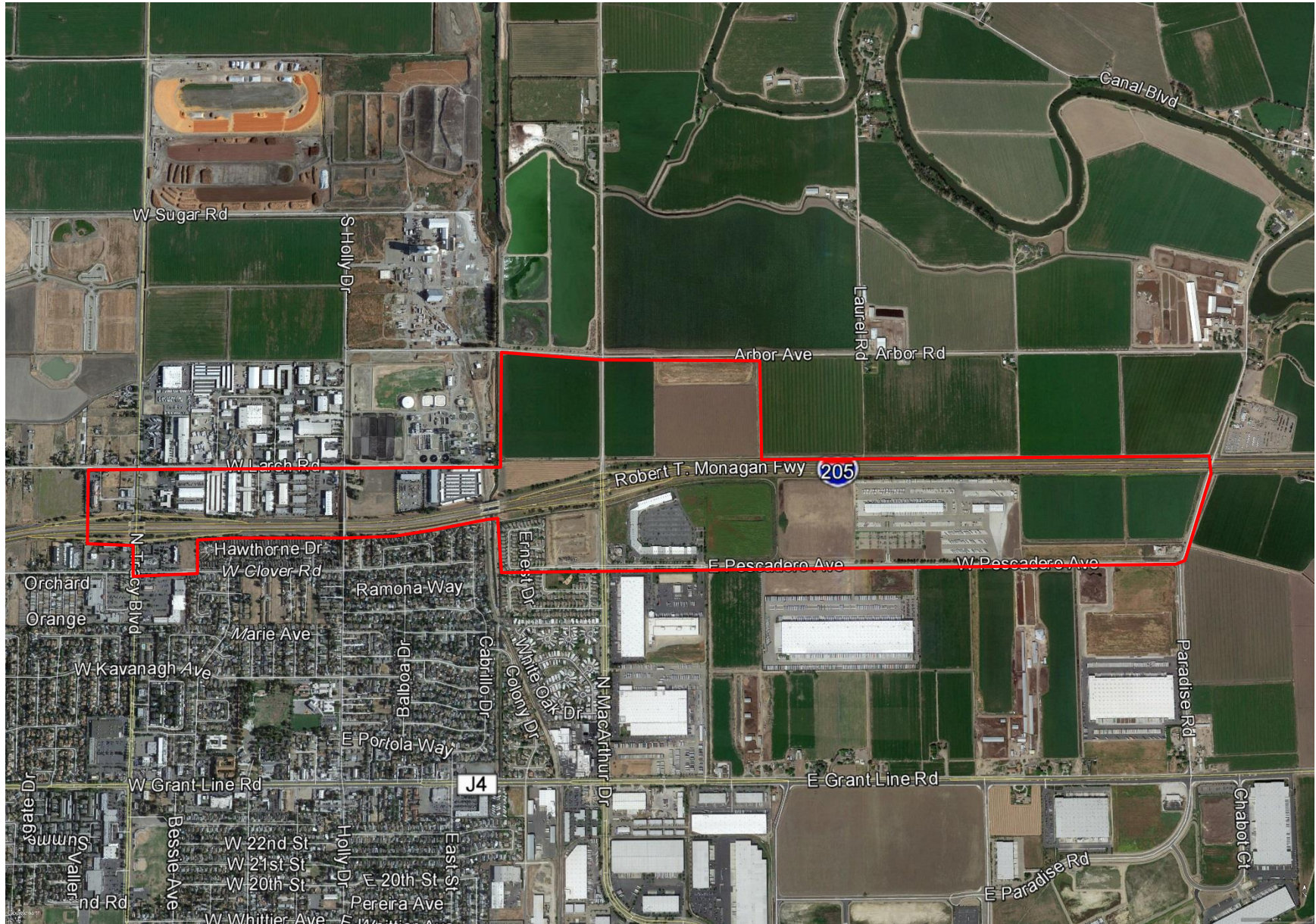


Figure 1-2: Site Photos



1.2 Applicability and Implementation

This section outlines the various approvals and implementation processes necessary to develop the project area. Discretionary permitting steps must occur to implement the development, including the approval of tentative and final subdivision maps or parcel maps, conditional use permits, and development review.

1.2.1 Subdivisions

Projects within the planning area will ultimately be subdivided into individual project parcels that will require the approval of tentative and final subdivision maps (or parcel maps). Approval of such maps shall be governed by the Subdivision Map Act and the City's Subdivision Ordinance. All streets, sidewalks, landscape areas and other public property infrastructure and other improvements shall be in substantial conformance with the regulations, guidelines and street network of these design guidelines.

In connection with a map application, the applicant shall provide to the City all information required under the Subdivision Map Act and the City's Subdivision Ordinance and shall submit the applicable processing fee.

1.2.2 Conditional Use Permit

If an applicant seeks to develop a conditionally permitted use, the applicant shall submit an application for a Conditional Use Permit (CUP) containing the data and information set forth in City regulations and shall submit the applicable processing fee. Consideration of the CUP application shall adhere to the procedures set forth in the Tracy Municipal Code. A CUP may be processed concurrently with any other necessary development application(s) for the land that is the subject of the requested CUP.

1.2.3 Development Review

If an applicant seeks to develop any portion of the project area, the applicant shall submit an application package for a Development Review Permit that contains all of the information set forth in the Tracy Municipal

Code, and shall submit the applicable processing fee. The purpose of the Development Review Permit is to facilitate the comprehensive review and efficient processing necessary to develop the project.

All properties within the project area are subject to applicable regulations of the Tracy Municipal Code. To the extent any regulation in these Design Guidelines conflicts with the Tracy Municipal Code, the regulation set forth herein shall prevail. The review process for each type of development application shall be as specified in the Tracy Municipal Code, except as modified herein.

2 SITE PLANNING & DESIGN

Development in the project area will consist primarily of industrial, office, and retail uses. The following general site design guidelines should be used in support of the design guidelines for each land use as described in the subsequent sections below.

2.1 Site Planning and Building Orientation

- Main vehicle access drives shall be oriented to terminate at the building entrances to provide visitors with a clear pathway to entries.
 - Provide for vehicle circulation and parking in front of buildings that will assist with creating appropriate building massing at public streets. To achieve this, buildings that parallel the public streets shall be set back a minimum of 50' to the face of the building.
 - Site planning and parking lot design should consider travel speeds and view corridors from the freeway to businesses, placement of signage, and scale and location of special architectural features.
 - Establish visual links in multi-building complexes by using landscaping and other site design elements that allow pedestrians to easily navigate within a complex of buildings.
 - Buildings at corners and vehicle entries should frame the street and provide pedestrian connections between the street and the buildings.
 - The office portions of buildings should be oriented to the main public street or located at the building corner.
 - Buildings should be oriented to include adequate setbacks to create public spaces.
 - For office and retail uses, design building footprints with offsets, recesses, and orient buildings to create courtyards, and/or plazas to provide for a variety of gathering places.
- Landscaping at site entries should support the character of the project and provide a sense of arrival. Design features may include; monoliths, low ornamental walls or fences, accent planting, and special paving.
 - Signage and landscape treatment should distinguish the entries that serve the main building from service entries. Service vehicle traffic should be separated from employee and visitor circulation. A clear travel route should be provided between the street and the building or complex entry.



2.2 On-site Circulation & Parking

- Where practical, provide separate entrances for automobiles and trucks clearly marked to promote safe site circulation.
- Parking, when located adjacent to frontage streets, shall incorporate landscaping to screen the parking areas from the public view.
- Provide for efficient site circulation by creating landscaped drive aisles that divide parking fields and direct vehicles to parking adjacent to buildings.
- Tree planting in parking areas should create an “orchard” effect, shading and softening the appearance of the parking lot. At least 40% of the paved area shall be shaded at tree maturity.
- Where landscape planters are parallel and adjacent to vehicular parking spaces in customer parking lots, the planter areas shall incorporate a 12-inch wide concrete curb along their perimeter that is adjacent to the parking space to allow access to vehicles without stepping into landscape planters.
- Entry driveways should incorporate design features such as pavers, stamped and/or colored concrete, etc. to create a sense of arrival and clearly separate vehicular and pedestrian spaces.
- Provide adequate stacking length at main entries and the first drive aisle to limit vehicle ingress and egress conflicts.
- Provide the minimum required turning radius and roadway widths for driveways isles and fire lanes, or otherwise consistent with the adopted City standards.
- To maximize development potential and efficiency, adjacent properties are strongly encouraged to share driveway access to parking lots and service/loading areas for smaller properties.



2.3 Service Areas

- Storage areas, trash enclosures, and mechanical equipment should be located behind or to the sides of buildings and screened from view from all public rights-of-way (including I-205) through a combination of walls/fences and/or landscaping.
- To minimize visibility from I-205, all parking lots, loading docks, trailer parking, and service areas shall be visually screened using berms, landscaping, appropriate walls or fencing, or other means as acceptable by the Department of Development Services.
- Parcels with more than one building should cluster buildings so that service doors and loading docks oppose each other to screen views from public streets.
- Site planning shall anticipate the location of any above-ground utilities including, but not limited to, PG&E transformers, phone company boxes, fire department connections, backflow preventers, irrigation controllers and other on-site utilities, which shall be screened from view from any public right-of-way behind landscaping, structures, walls, or fences that are designed to be compatible with the buildings and landscape features on the site.
- Trash enclosures shall be designed with solid doors, interior concrete curbs, and exterior materials and colors shall be compatible with the adjacent building exteriors on a site. All trash enclosures shall be sized to fit both trash and recycling containers that will be necessary to serve the users of the site.
- Enclosed metal trash compactors adjacent to the loading docks are permitted only if screened from public view as part of the truck court/trailer storage screening.



2.4 Walls and Fences

- Landscape walls and fences should be of high quality materials compatible with the architecture and landscape design.
- Walls and fences should be designed and constructed of materials similar to and compatible with the overall design character and style of the development.
- Permitted materials include pre-cast concrete walls, split-face masonry, stone or stone veneer, brick, tubular steel, wrought iron, or similar high-quality material.
- Site security may sometimes call for walls and/or fences, which may be comprised of a variety of different materials, including but not limited to tube steel, masonry, or any combinations thereof. The use of chain link fencing is allowable if it is designed in conjunction with the overall site and landscape plan and not visible from public view.
- Security gates should be constructed of the same materials and detailing as the fencing for the project.
- Fencing shall be limited to a maximum height of 12'. If security fencing is constructed adjacent to the landscape setback area, it should be constructed of tubular steel or similar material.
- Gates for pedestrian and vehicular access to restricted areas that are visible from public areas (i.e., parking lots, drive aisles) shall be constructed of solid durable material, tubular steel, or similar material.
- Chain-link is not preferred and only permitted when not in public view, such as on the side or rear project boundary when not visible from public view. Barbed wire, razor wire, integrated corrugated metal, electronically charged or plain exposed plastic concrete/PCC fences are not permitted.



2.5 Lighting

- Site lighting should be attractive and consistent with the overall character of the project.
- Lighting should be architecturally compatible with the building and site design, and shall have a 40' maximum height for a freestanding light pole. Lighting should be low profile and in scale with the setting and may include post lights and light bollards.
- Accent lighting shall be used to enhance the appearance of a structure, draw attention to points of interest, and define open spaces and pathways. Accent lighting will only be permitted when it does not impact adjacent development, roadways, or residences.
- Outdoor lighting and other means of illumination for signs, structures, landscaping, and similar areas, shall be made of durable materials. All lighting fixtures shall be fully shielded with cut-off fixtures so that there is no glare emitted onto adjacent properties or above the lowest part of the fixture.
- Pedestrian scale lighting should be used for pedestrian walkways through parking areas.
- Parking areas shall have lighting which provides adequate illumination for safety and security. Parking lot lighting fixtures shall avoid conflict with tree planting locations so they do not displace intended tree plantings.
- Pole footings in traffic areas shall be designed and installed to protect the light standard from potential vehicular damage.



3 ARCHITECTURAL GUIDELINES

3.1 General Architectural Design

These architectural design guidelines provide direction for the development of all buildings within the planning area.

- Visual interest on buildings with simple shapes shall be provided through the use of both vertical and horizontal façade breaks that should be visible from street view, including, but not limited to; varying roof heights and pitches, stepped out columns, awnings, windows, recessed entries, score lines, and a mix of colors and materials.
- All buildings should utilize a variety of colors and materials. Building base materials may consist of, but not be limited to; wood, stucco, stone, brick, concrete or slump block, and concrete tilt-up panels. Accent materials may consist of, but not be limited to, tile, glass, stone, brick, wood, stucco and metal.
- All buildings shall be designed to completely screen any roof-mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes from view of all public rights-of-way. A separate plan shall be submitted to the Department of Development Services for review and approval demonstrating compliance with such screening prior to issuance of a building permit.
- Utilitarian portions of buildings, such as vents, gutters, downspouts, flashing, electrical conduit, and other wall-mounted utilities shall be painted to match the color of the adjacent surface or otherwise designed in harmony with building exteriors.
- All separate structures on a site shall have consistent architectural detail and design elements to create a visually cohesive development. It is not necessary or even desired for buildings to “match”, but they should utilize similar architectural elements, colors and materials, or styles so that there is not an aesthetic disconnect between buildings on a site.



3.2 Industrial Business Park Uses

To prevent long, straight building facades that are uninteresting and uninviting, industrial business park buildings should be designed with visual variety that may include color, changes in parapet wall height, score lines, and similar design elements without compromising the functional aspects necessary to serve the occupants, such as their large scale, dock doors, and simple (rectangular) shapes.

Buildings should be constructed in a flexible manner to respond to changing market conditions and tenancy requirements and suit a broad economic market.

3.2.1 Facade Design

Facades that front public streets should be articulated and present the building in a quality and attractive manner. These facades should include architectural variation over at least 15 percent of the facade's linear surface. The following techniques are encouraged:

- Various changes in wall directions or facades
- Stepping back an upper floor
- Maximize the number and/or size of window openings
- Projecting trellises, canopies or awnings over window openings
- Recess entrances and windows into the facade
- Towers, buildings projections, unique or design features at building entrances and/or corners
- Accent landscaping



3.2.2 Quality Economic Design

Building should be made of quality yet economical materials, used in a simple and straight-forward design. Functional building elements should be used to help articulate its design where appropriate. The following techniques are encouraged:

- Articulated structural elements of the building
- Variation in window placement, size, and operation
- Articulated entries and stairways
- Solar shading devises or other weather protection devices
- Trellises or other structures to support vegetation



3.2.3 Building Materials

Use quality economical building materials. Appropriate building materials include but are not limited to a combination of:

- Tilt-up concrete
- Glass
- Poured-in-place rammed earth
- Brick or concrete masonry
- Steel frame construction
- Steel/metal-clad exteriors
- Wood frame construction

NOTE TO CITY: Let's discuss materials list here as compared to those listed in Section 3.1 General Architectural Design

Metal is discouraged as a building's primary exterior except where the industrial nature of the use seems to mandate this type of construction. If metal buildings are found appropriate, decorative features, textural changes, or relief techniques should be used to break up large building faces and glass, brick or other surface treatments to the office portions of such structures in view of a public street shall be required.



Building Height and Mass

Building heights, massing and setbacks should be varied to define different functions and uses such as office and warehouses. Office spaces should be located along the front perimeter of the building whenever practical. Appropriate techniques for varying building height and mass include:

- Varying rooflines
- Incorporating tower elements
- Incorporating vaulted areas

Building Corners

- Where appropriate, key building corners should include design features that provide clear articulation of building shape and wall direction. Consider the following design techniques:
 - Towers or projecting columns
 - Color or material variations
 - Accent landscaping at the base of the building



Roof Design

- Roof designs that use a combination of pitched and flat articulation are encouraged.
- Roof overhangs are encouraged on sloping roofs, and should be appropriately proportioned with the overall frame of the building.
- Roofing should be of light color and use reflective and/or green materials, reducing heat island effect.
- Installation of solar panels on roofing is strongly encouraged. Roof design should incorporate design features that allow for easy installation as well as optimum placement of panels for sun exposure.



3.3 Office Uses

These office design guidelines provide direction for the development of high-quality office buildings. Offices may be single or multi-story, and may stand alone or be grouped in a campus-style design. The following design techniques are encouraged:

3.3.1 Building Placement and Orientation

- Building entries should be highlighted with pedestrian-scale elements to direct customers and employees to the entrance and distinguish it from the remainder of the building.
- Buildings at corners and vehicle entries should frame the street and include plazas, or gateway openings and pedestrian connections between the street and the campus of buildings.
- Buildings should be oriented to include adequate setbacks to create public spaces and plazas.
- Commercial and office buildings along the freeway shall be setback a minimum of 30' and shall be landscaped.
- Large parking areas should include dedicated landscaped drive aisles that divide parking fields to provide clear circulation to parking adjacent to buildings.



3.3.2 Architectural Guidelines

- Buildings should be designed with a high window to wall ratio. The use of glass walls is encouraged. Spandrel glazing may be used to provide the illusion of glass for large portions of a building where structural elements constrict the use of full glass walls.
- Colors and materials should be used strategically in keeping with the building's architectural theme.
- Repetition of shapes, lines and dimensions should be strategically used to create a sense of architectural rhythm that visually unites the building features.
- Establish visual links in multi-building complexes by using landscaping and other site design elements that allow pedestrians to easily navigate within a complex of office buildings.



3.4 Retail Uses

These retail design guidelines provide direction for the development of buildings that will house commercial retail and consumer service land uses. These buildings should be designed with elements that consider the human scale to promote the comfort of the customers by providing protection from the elements through awnings, covered walkways, and other pedestrian-friendly elements.

Often times, all sides of commercial buildings will be visible to the public and should be designed in a manner where they are welcoming to customers from the street as well as the parking lot and service areas. Site planning should orient buildings to face the primary highway/street frontage and/or entry drives to the greatest extent feasible. When this is not possible, design features and amenities shall be incorporated to create a pleasant and attractive street frontage.

3.4.1 Building Orientation

- Building façades can be oriented to face either the freeway frontage or the main public street so that businesses and commercial uses are highly visible.
- Avoid placing main building entries directly against parking lots. Design techniques that allow main building entries to open up to courtyards or public space is encouraged.
- Encourage building configurations that create usable outdoor public space where appropriate.



3.4.2 Architectural Design

- Elements that promote pedestrian activity such as awnings, covered arcades, windows, and hardscape features (benches, stepping stones, etc.) shall be incorporated into the design of commercial/retail buildings.
- Design building footprints with offsets, recesses, and orient buildings to create courtyards, and/or plazas to provide for a variety of gathering places.
- All publicly visible sides of commercial buildings shall be designed with a complementary level of detailing and quality of materials so that there is equal visual interest on all sides. This may include, but not be limited to, the use of spandrel glazing, awnings, trims, covered doorways, accent colors and accent materials. Multiple building entries are encouraged when feasible.



Façade Design

Façades should incorporate architectural variation and character that is visually attractive and appealing. The following techniques are encouraged:

- Provide windows, entries, transoms, awnings, cornice treatments, etc.
- Segment façade using a series of columns, masonry piers, tower elements or other architectural treatments.
- Incorporate attractive signage as an integrated element of the building façade.



Building Height and Mass

- Building elevations should be a mix of one and two stories and should vary so that the building appears to be divided into distinct components.
- Buildings should be segmented into distinct massing elements. Consider designing building with horizontal and vertical offsets to minimize large blank walls and reduce building bulk.

Building Materials

Appropriate building materials may include but are not limited to a combination of:

- Stucco, smooth, sand or light lace finish
- Clay or concrete roof tiles
- Native fieldstone, sandstone and flagstone
- Brick, or tile as accent material
- Slumpstone garden walls
- Metal accents
- Glass, metal, concrete



4 LANDSCAPE GUIDELINES

These landscape guidelines provide a framework for achieving the high quality landscape character envisioned for a particular project. These guidelines are not intended to limit innovation, but rather to provide clear direction on design elements that are key to achieving the desired character.

4.1 Project Site Perimeter

Landscaping should be provided in various locations around the perimeter of the project site to be used for screening, noise buffering, and to soften edges. Requirements are as follows:

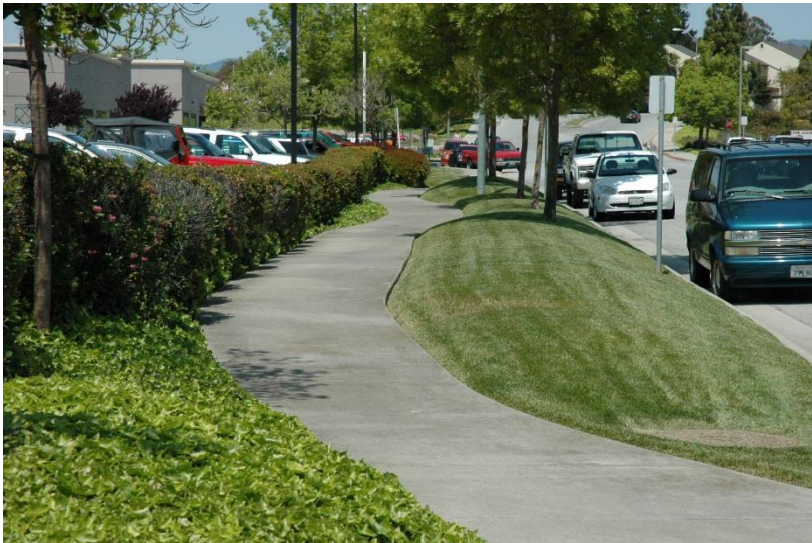
- A minimum eight-foot landscape strip should be placed along rear lot lines to separate different land uses or to mark a perimeter. Such a division may not be necessary to separate adjacent sites with the same land use type.
- Landscaping should include trees for screening and noise buffering from the adjacent residents.
- Trees should be grouped at various intervals to soften the visual appearance and screen view of buildings, parking lots, etc.



4.2 Pedestrian Paths

Pedestrian paths should be designed to unify the entire project area and provide pedestrian site access to buildings, parking and site activity areas. The following design should be considered:

- Pedestrian paths are strongly encouraged and should be incorporated in parking areas.
- Pedestrian paths should be a minimum of four feet in width. When appropriate, include landscape strips on one or both sides.
- Provide clear, convenient pedestrian connections from the public streets, sidewalks, transit stops and trails to business entries.
- Distinguish pedestrian pathways from vehicular drives through the use of differing paving texture, color and/or materials. Where pedestrian pathways cross vehicular drives, provide clearly delineated crosswalks and consider raising the pedestrian paving surface for more visual differentiation.
- Provide adequate lighting for pedestrian safety.



4.3 Parking Lots

Parking lot treatments should be consistent and contribute to the project landscape unity. Parking lots should be planted with trees in such a manner as to provide shade for vehicles and pedestrians. Planting areas should be provided between parking and roads to provide visual relief in large expanses of hardscape. To achieve this, parking lots should be landscaped as follows:

- Landscape strip medians between bays of parking should be installed with one tree for every 30 linear feet of landscape strip or fraction thereof. Additional trees should be provided in parking bulb-outs, and at both ends of each parking isle. Bulb-outs should be provided every 8 parking spaces.
- Parking access drives should be easily identifiable and marked with landscaping treatment. Include ground cover, 24-inch box specimen trees on both sides of the entry. (Note: trees should be located a minimum of 10 feet back from the face to the street curb to avoid interference with drivers line-of-sight).
- Perimeter parking lots adjacent to public streets and fronting I-205 should be provided with additional landscape treatment to ensure that parking areas are adequately screened from adjacent street views.
- Parking lot trees should be provided at a minimum of one tree per 5 spaces. Trees may be clustered to define circulation routes, frame site views, and reinforce freeway edge planting. Large scale, high branching shade trees should be used in all parking areas.
- Vegetated bioswales are encouraged in parking lot planting islands to treat on-site stormwater and provide visual relief within the hardscape.



4.4 Impact Considerations

4.4.1 Water Conservation

All projects must be consistent with the City of Tracy Municipal Water Management Plan as well as the amendments prescribing emergency water conservation measures (Ordinance 1196). All projects must also be consistent with the regulations set forth by the Water Efficient Landscape Ordinance (MWEL0) and the 2015 revisions.

Water conservation techniques should include the following general irrigation and planting practices.

- Water-efficient irrigation systems, irrigation control systems, low-flow sprinkler heads, water-efficient scheduling practices, and Xeriscape should be employed to limit water usage.
- Recycled water should be used for landscape irrigation when available.
- Drip irrigation should be utilized whenever possible.
- Landscaped areas should be designed without the use of turf and with 100% water wise plants.



4.4.2 Low-Impact Development

Roads and parking lots play a major role in transporting increased stormwater runoff and contaminant loads to receiving waters. The following guidelines serve to address ways in which Low-Impact Development techniques address stormwater management that mimic a site's predevelopment hydrology.

- Stormwater Best Management Practices, such as rain gardens, bioswales and rainwater harvesting, should be incorporated into the landscape to maximize on-site infiltration of stormwater, to the extent possible.
- Bioretention swales should be considered for implementation along roadway corridors, within footpaths, or in center medians. Beyond addressing stormwater quality objectives, landscape design of bioretention swales along the road edge can assist in defining the boundary of road or street corridors as well as providing landscape character and amenity.
- Tree box filters should be considered to address bioretention; the mini bioretention areas installed beneath trees can be very effective at controlling runoff, especially when distributed throughout the site. Runoff is directed to the tree box, where it is cleaned by vegetation and soil before entering a catch basin. The runoff collected in the tree-boxes serves to irrigate the trees.
- Permeable paving materials like porous concrete or unit pavers should be considered in landscape design as they may look similar to traditional paving materials but allow air and water to pass through the paving material, providing the opportunity for temporary storage of stormwater runoff and/or groundwater recharge into the soils below.

Refer to *Multi-Agency Post-Construction Stormwater Standards Manual* (Larry Walker Associates, 2015) for additional stormwater management guidelines.



4.5 Landscape Planting Characteristics

Design should be generally consistent with the overall contemporary agrarian character of the project. Sites should be landscaped to optimize the aesthetic appeal and comfort for employees and visitors. All portions of a site not devoted to buildings, structures, parking, or paving should be landscaped, to the extent feasible.

4.5.1 General Landscape Guidelines

- Fast-growing trees closely spaced in groupings to create visual mass are encouraged.
- Screening and sound attenuation along roads should be achieved through siting, berming and landscaping.
- Property owners are responsible for installing and maintaining the landscape setbacks within their properties, in accordance with the Tracy Municipal Code.
- Landscape designs with simple plant palettes, such as rows and masses of native and climate adapted grasses and orchard style tree plantings are encouraged. There should be a consistency of landscape design throughout a development. Unrelated random placement of plant materials should be avoided.
- Large scale buildings should be screened by large scale planting.
- Trees shall be provided at a ratio of an average of at least one tree for every 1,000 square feet of landscape/hardscape area, not including required parking lot trees.
- Trees shall be installed at a minimum size of 24" box.



4.5.2 Materials

- Natural materials, including stone, and wood in keeping with the general character of the project are preferred.
- Locally sourced, salvaged and recycled content materials in the landscape are encouraged.
- The use of renewable energy in the landscape such as photovoltaics and wind turbines is encouraged.
- The use of native, climate adapted and large stature species is encouraged to promote/create habitat, minimize use of water, fertilizers and pesticides, promote biodiversity and sequester carbon.
- Species listed on the California Invasive Plant Council (CAL-IPC) list of invasive species shall not be used in the landscape.
- Turf should be minimized in the landscape, except where needed for recreational purposes. The use of turf for solely decorative purposes is strongly discouraged.



4.5.3 Sustainability

- Sustainable landscape design employing the most current technologies are strongly encouraged.
- Appropriate placement of landscape materials should provide summer shade on buildings, parking spaces, drives and paths.
- Enhanced building entries and other special landscape features are encouraged and should feature bold foliage accent planting in pots or planters, colored paving, spreading shade trees and seating elements.
- Accent lighting of prominent landscape features is encouraged.



4.6 Planting Palette

The following plant list provides suggested species suitable for the design aesthetic desired.

Table 4-1: Plant Palette

Botanical Name	Common Name
<i>Acer rubrum</i> 'Red 'Sunset'	Red Sunset Maple
<i>Celtis sinensis</i>	Japanese Hackberry
<i>Cercis Canadensis</i>	Forest Pansy'
<i>Cercis occidentalis</i>	Western Redbud
<i>Crataegus cordata</i>	Washington Hawthorne
<i>Crataegus oxycantha</i>	Hawthorn
<i>Cupressus sempervirens</i>	Italian Cyprus
<i>Fraxinus hololricha</i> 'Moraine'	Moraine Ash
<i>Fraxinus velutina</i> 'Rio Grande'	Rio Grande Velvet Ash
<i>Fraxinus uhdei</i>	Evergreen Ash
<i>Lagerstoemia indica</i>	Crape myrtle
<i>Liriodendron tulipifera</i>	Tuliptree
<i>Nyssa sylvatica</i>	Saucer Magnolia
<i>Pistacia chinensis</i> -Male only	Chinese Pistache
<i>Platanus acerifolia</i> 'Yarwood'	London Planetree
<i>Prunus cerasifera</i> 'krauter Vesuvius'	Krauter Vesuvius Flowering Plum
<i>Pyrus calleryana</i> 'Aristocrat', 'Capital', 'Red Spire', 'Whitehouse'	Flowering Pear, Callery Pear, Capital, Red Spire, Whitehouse Callery Pear
<i>Pyrus calleryana</i> 'New Bradford'	New Bradford Pear
<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Flowering Pear
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus cocchineia</i>	Scarlet Oak

<i>Quercus lobata</i>	Valley Oak, White Oak
<i>Quercus rubra</i>	Red Oak
<i>Quercus suber</i>	Cork Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Schinus molle</i>	California Pepper Tree
<i>Zelkova serrata</i> 'Green Vase' or 'Village Green'	Japanese Zelkova

