

## 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, February 13, 2019  
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 – 1/23/19

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. DETERMINATION OF CONSISTENCY WITH THE CITY OF TRACY GENERAL PLAN FOR A VACATION OF PUBLIC RIGHT-OF-WAY AFFECTING THE SOUTHEAST CORNER OF GRANT LINE AND PARADISE ROADS. APPLICANT IS PROLOGIS. APPLICATION NUMBER DET17-0003
- B. PUBLIC HEARING TO CONSIDER A TIME EXTENSION OF A CONDITIONAL USE PERMIT (APPLICATION NUMBER CUP17-0004) FOR THE EXPANSION OF AN EXISTING GASOLINE SERVICE STATION (VALERO) LOCATED AT 153 E. ELEVENTH STREET. THE APPLICANT IS RAMAN BAINS AND THE PROPERTY OWNER IS BFS TRACY, INC. - APPLICATION NUMBER EXT19-0001

#### 2. ITEMS FROM THE AUDIENCE

#### 3. DIRECTOR'S REPORT

#### 4. ITEMS FROM THE COMMISSION

## 5. ADJOURNMENT

Posted: February 7, 2019

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.

**MINUTES  
TRACY CITY PLANNING COMMISSION  
JANUARY 23, 2019, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Orcutt called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Orcutt led the pledge of allegiance.

**ROLL CALL**

Roll Call found Chair Orcutt, Vice Chair Hudson, and Commissioners Gable and Wood present, Commissioner Kaur absent. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Scott Claar, Senior Planner; and Peggy Beeuwsaert, Recording Secretary.

**MINUTES**

Chair Orcutt introduced the Minutes from the December 5, 2018, meeting.

**ACTION:** It was moved by Vice Chair Hudson, and seconded by Commissioner Wood, that the Planning Commission meeting minutes of December 5, 2018, be approved. A voice vote found all in favor, 4-0-1-0; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean stated that the agenda was in order and that he had nothing further to add.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING APPROVAL OF AN AMENDMENT TO THE ELLIS SPECIFIC PLAN FENCE REGULATIONS AND MINIMUM LOT WIDTH REQUIREMENTS. THE APPLICANT IS THE SURLAND COMPANIES. APPLICATION NUMBER SPA19-0001

Scott Claar presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the public hearing at 7:06 p.m. Voncille Booker spoke. Jenny Rutherford spoke. Scott Claar addressed a question from the Commission. Chris Long, President, The Surland Companies, spoke and addressed questions from the Commission, along with Sergio Lopez, Project Manager, Lennar.

Chair Orcutt closed the public hearing at 7:15 p.m., after which Scott Claar addressed additional questions from the Commission.

**ACTION:** It was moved by Vice Chair Hudson, and seconded by Commissioner Wood, that the Planning Commission recommend that the City Council approve an amendment to the Ellis Specific Plan fence regulations and minimum lot width requirements, as specified in the Planning Commission Resolution dated January 23, 2019.

A voice vote found all in favor, 4-0-1-0; passed and so ordered.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

Bill Dean reminded the Commissioners that AB 1234 training, which is state mandated ethics training, will be taking place next Monday at 6:00 p.m. in the Council Chambers.

**4. ITEMS FROM THE COMMISSION**

Chair Orcutt shared that he had been informed by Steve Riley, a city resident who works with the Planning Commission in Livermore, that the City of Livermore has a tree preservation ordinance, as well as a vegetation preservation ordinance, which require developers to potentially replace trees, possibly two-to-one or three-to-one, if their development will result in a change to the landscape.

**5. ADJOURNMENT**

It was moved by Chair Orcutt, and seconded by Vice Chair Hudson, to adjourn. A voice vote found all in favor; passed and so ordered.

Time: 7:19 p.m.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
STAFF LIAISON

AGENDA ITEM 1.A

REQUEST

**DETERMINATION OF CONSISTENCY WITH THE CITY OF TRACY GENERAL PLAN FOR A VACATION OF PUBLIC RIGHT-OF-WAY AFFECTING THE SOUTHEAST CORNER OF GRANT LINE AND PARADISE ROADS. APPLICANT IS PROLOGIS. APPLICATION NUMBER DET17-0003**

DISCUSSION

Background

This section of Paradise Road, just south of Grant line Road, was recently constructed in conjunction with the new Tracy Animal Shelter in 2015, on Assessor's Parcel Number 250-030-02 (Attachment A). The Animal Shelter used much of that property, and Paradise Road was built on another portion of the parcel. Once those projects were complete, a remainder of 0.4654 acres of the parcel was left on the east side of the new Paradise Road section, adjacent to Assessor's Parcel Numbers 250-280-09 to the east, and 250-030-26 to the south (Attachment B).

On June 19, 2017, the Development Services Director approved a Development Review Permit for the construction of a 309,690 square foot industrial building (NEI Building 18) with related site and landscape improvements. A portion of that approved plan proposed to use the remainder of the property discussed above for a bioretention basin, for storm drainage. As the City no longer has any use for the remaining property, it will be sold to the private developer to allow for this bioretention use and become a part of their project site. In order for that sale to occur, the City must vacate the public right-of-way.

Whenever a public agency proposes to dispose of real property, California Government Code Section 65402 requires a finding of consistency with the General Plan. If the Planning Commission determines that the public right-of-way vacation is consistent with the General Plan, the City Council will conduct a public hearing and decide whether or not to vacate the property.

Site and Project Description

The site and adjacent properties have a General Plan land use designation of Industrial (I) and are located within the Northeast Industrial Specific Plan (NEI). The requested vacation of right-of-way is consistent with the General Plan, Zoning Ordinance, and Northeast Industrial Specific Plan because it will return the land to industrial use.

Environmental Document

The proposed right-of-way vacation is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines. This exemption pertains to surplus government property sales. In compliance with Section 15312, the right-of-way property proposed for vacation does not have significant value for wildlife habitat or other environmental purposes.

RECOMMENDATION

Staff recommends that the Planning Commission determine that the vacation of public right-of-way at the southeast corner of Grant Line and Paradise Roads, a portion of Assessor's Parcel Number 250-030-02, is consistent with the City of Tracy General Plan, based on the findings contained in the Planning Commission Resolution dated February 13, 2019 (Attachment C: Planning Commission Resolution).

MOTION

Move that the Planning Commission determine that the vacation of public right-of-way at the southeast corner of Grant Line and Paradise Roads, a portion of Assessor's Parcel Number 250-030-02, is consistent with the City of Tracy General Plan, based on the findings contained in the Planning Commission Resolution dated February 13, 2019.

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

ATTACHMENTS

- A: Location Map
- B: Vacation of Right-of-Way Map
- C: Planning Commission Resolution



LOCATION MAP

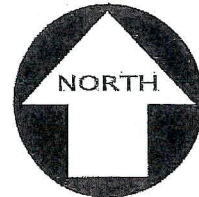
# LEGEND

AC	ACRES
OR	OFFICIAL RECORDS
M	MAPS
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
---	PROPERTY LINE

RECEIVED

SEP 21 2017

CITY OF TRACY  
DEVELOPMENT SERVICES



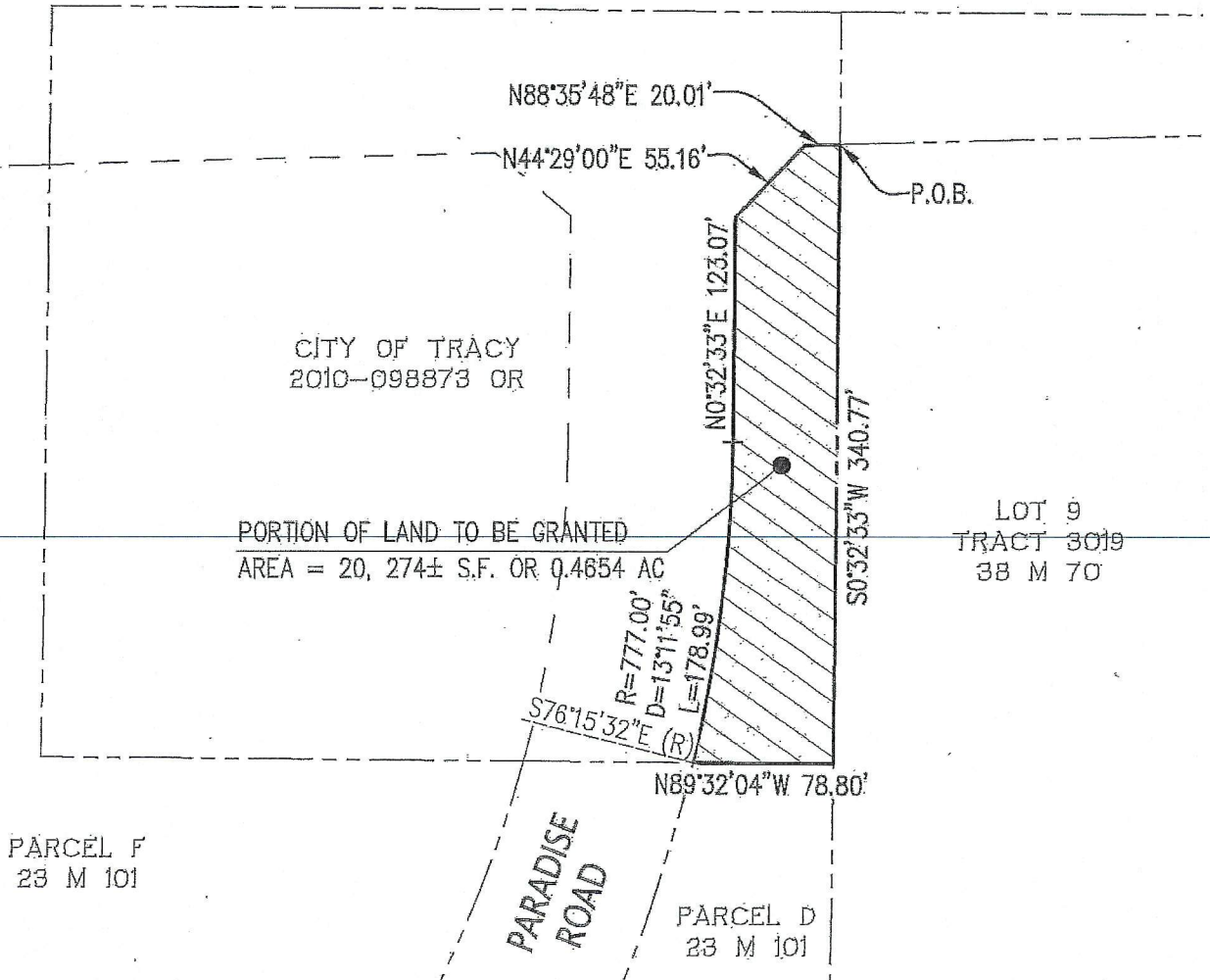
0 50' 100' 200'

Scale 1" = 100'



*[Handwritten Signature]*  
9/21/17

## GRANT LINE ROAD



**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road Phone (925) 245-8788  
Livermore, California 94551 Fax (925) 245-8796

## EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL  
DESCRIPTION

TRACY,

CALIFORNIA

DATE	APRIL, 2017
SCALE	1" = 100'
BY	JAK
JOB NO.	A10546-21
SHEET	1 OF 1



RESOLUTION 2019-\_\_\_\_\_

DETERMINATION THAT THE VACATION OF PUBLIC RIGHT-OF-WAY AFFECTING THE SOUTHEAST CORNER OF GRANT LINE AND PARADISE ROADS IS CONSISTENT WITH THE CITY OF TRACY GENERAL PLAN, APPLICATION NUMBER DET17-0003

WHEREAS, Upon completion of the construction of the Tracy Animal Shelter and Paradise Road on Parcel Number 250-030-02, a 0.4654-acre portion of the parcel remains on the east side of Paradise Road, adjacent to an approved development project (Application Number D17-0005) for a project located at the southeast corner of Grant Line and Paradise Roads that would use the property for bioretention, and

WHEREAS, The City of Tracy initiated a vacation of public right-of-way for this 0.4654-acre portion of Parcel Number 250-030-02 for the use of the adjacent parcel, and

WHEREAS, The site has a General Plan land use designation of Industrial (I), and

WHEREAS, The requested vacation of public right-of-way is consistent with the General Plan because it will allow industrial use of the land, and

WHEREAS, The proposed vacation of public right-of-way is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission hereby finds the vacation of public right-of-way affecting the southeast corner of Grant Line and Paradise Roads is consistent with the General Plan.

\*\*\*\*\*

The foregoing Resolution 2019-\_\_\_\_\_ was adopted by the Planning Commission of the City of Tracy on the 13<sup>th</sup> day of February, 2019, by the following vote:

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

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
STAFF LIAISON

AGENDA ITEM 1.B

REQUEST

**PUBLIC HEARING TO CONSIDER A TIME EXTENSION OF A CONDITIONAL USE PERMIT (APPLICATION NUMBER CUP17-0004) FOR THE EXPANSION OF AN EXISTING GASOLINE SERVICE STATION (VALERO) LOCATED AT 153 E. ELEVENTH STREET. THE APPLICANT IS RAMAN BAINS AND THE PROPERTY OWNER IS BFS TRACY, INC. - APPLICATION NUMBER EXT19-0001**

DISCUSSION

On July 25, 2018, the Planning Commission approved a Conditional Use Permit (Application Number CUP17-0004) and a Development Review Permit (Application Number D17-0010) for the expansion and remodel of an existing gasoline service station located at 153 E. Eleventh Street (Valero). The remodel consists of removing existing structures, reconfiguring the fuel pump area, constructing an approximately 1,427 square foot convenience store building in the rear corner of the site, reconfiguring the parking stalls and vapor recovery equipment, and adding additional landscaping.

The Development Review Permit has a two-year life [Tracy Municipal Code (TMC) Section 10.08.3980], and the Conditional Use Permit has a life of six months (TMC Section 10.08.4350), unless, prior to the expiration date, the owner obtains building permits for all or a portion of the project, or submits a request to extend the Conditional Use Permit and Development Review Permit, in accordance with TMC Sections 10.08.4350 and 10.08.3980. The Conditional Use Permit was set to expire on January 25, 2019; however, the property owner submitted a request on January 16, 2019 for the extension of the Conditional Use Permit. According to the applicant, it took longer than expected to prepare the construction documents for building permit submittal. A building permit application was ultimately submitted on January 17, 2019, but would not have been reviewed, approved, or issued prior to the Conditional Use Permit expiration date of January 25, 2019.

The service station expansion and remodel meets City standards and would provide additional services to the community. Extensive project review occurred during the approval of the project, including traffic studies to determine appropriate driveway locations and design of the fueling island. Therefore, staff recommends that the Conditional Use Permit be extended for a period of one-and-one-half (1 ½) years, such that the expiration date would match that of the Development Review Permit. If granted, the expiration date of both permits would be July 25, 2020.

CEQA DOCUMENTATION

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which pertains to certain in-fill development projects. Because the project: is consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects related to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, no further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Planning Commission approve the one-and-one-half-year time extension (Application Number EXT19-0001) of the Conditional Use Permit (Application Number CUP17-0004) to allow the expansion of the gasoline service station at 153 E. Eleventh Street, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated February 13, 2019.

RECOMMENDED MOTION

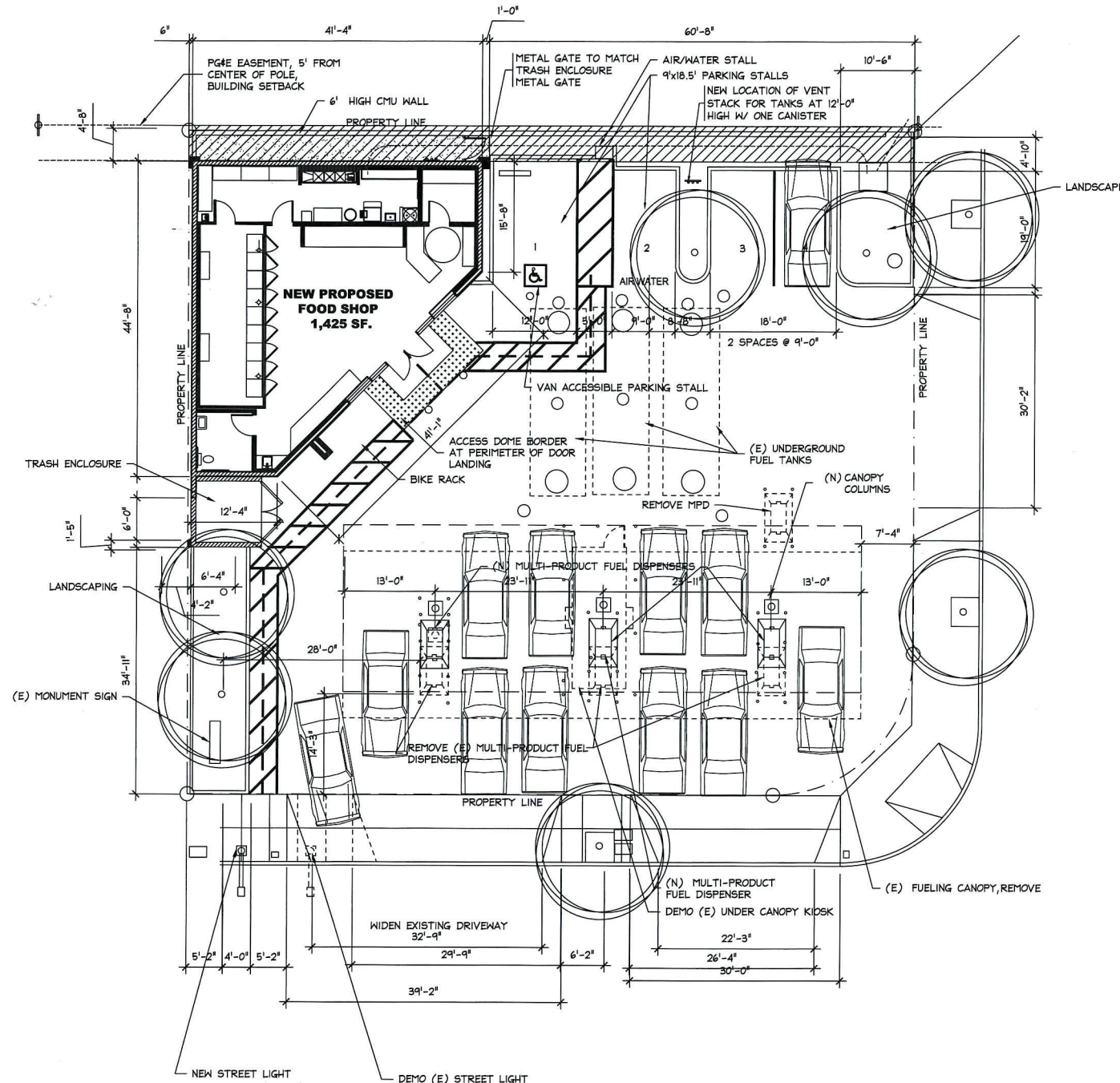
Move that the Planning Commission approve the one-and-one-half-year time extension (Application Number EXT19-0001) of the Conditional Use Permit (Application Number CUP17-0004) to allow the expansion of the gasoline service station at 153 E. Eleventh Street, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated February 13, 2019.

Prepared by: Kimberly Matlock, Associate Planner  
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Vicinity Map, Existing Site Plan, Proposed Site Plan, Landscape Plans, Floor Plan, Elevation Plans, and Colored Perspective Views received February 6, 2019
- B: Planning Commission Resolution dated February 13, 2019

Attachment A



PROPOSED SITE PLAN



SCALE: 1" = 10'-0"

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 233-366-020  
 ZONING: CBD-CENTRAL BUSINESS DISTRIC  
 PROJECT SITE AREA (GROSS): (0.221 ACRES) ± 9,632.71 S.F.

BUILDING DATA:			
STRUCTURE	U.B.C. OCCUP.	TYPE OF CONST.	AREA
RETAIL STORE	M	VB	1426.8 S.F.
FUELING CANOPY	B	IIB	1,776 S.F.

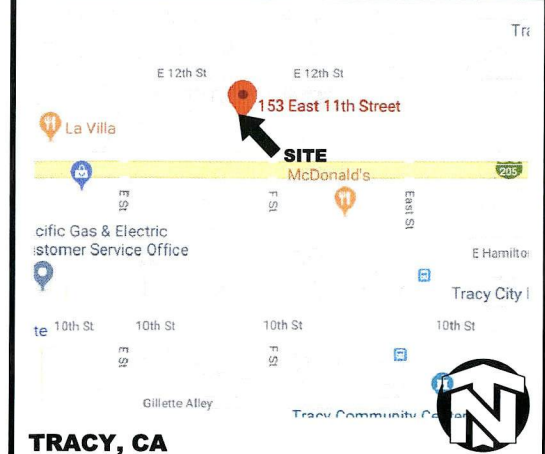
  

PARKING DATA:			
BUILDING AREA	PARKING RATIO	REQ'D.	
TOTAL BUILDING	1,425 S.F.		
RETAIL AREA	854 S.F. (/250)	=	3.42
STORAGE	571 S.F. (/1000)	=	.57
			TOTAL = 3.99

PARKING PROVIDED			
REGULAR SPACES		=	2
ACCESSIBLE SPACES		=	1
AIR WATER		=	1
TOTAL =			4

VICINITY MAP



TRACY, CA

--- PATH OF TRAVEL

RECEIVED  
 FEB 06 2019  
 CITY OF TRACY  
 DEVELOPMENT SERVICES



K12 Architects, Inc  
 3090 Fite Circle, #104  
 Sacramento, CA 95827  
 PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**TRACY VALERO FOOD SHOP**

153 E. 11th Street  
 Tracy, California

DEVELOPER:

REVISIONS:  
 △ PLANNING REVISIONS 7-2-18

PROFESSIONAL SEALS:



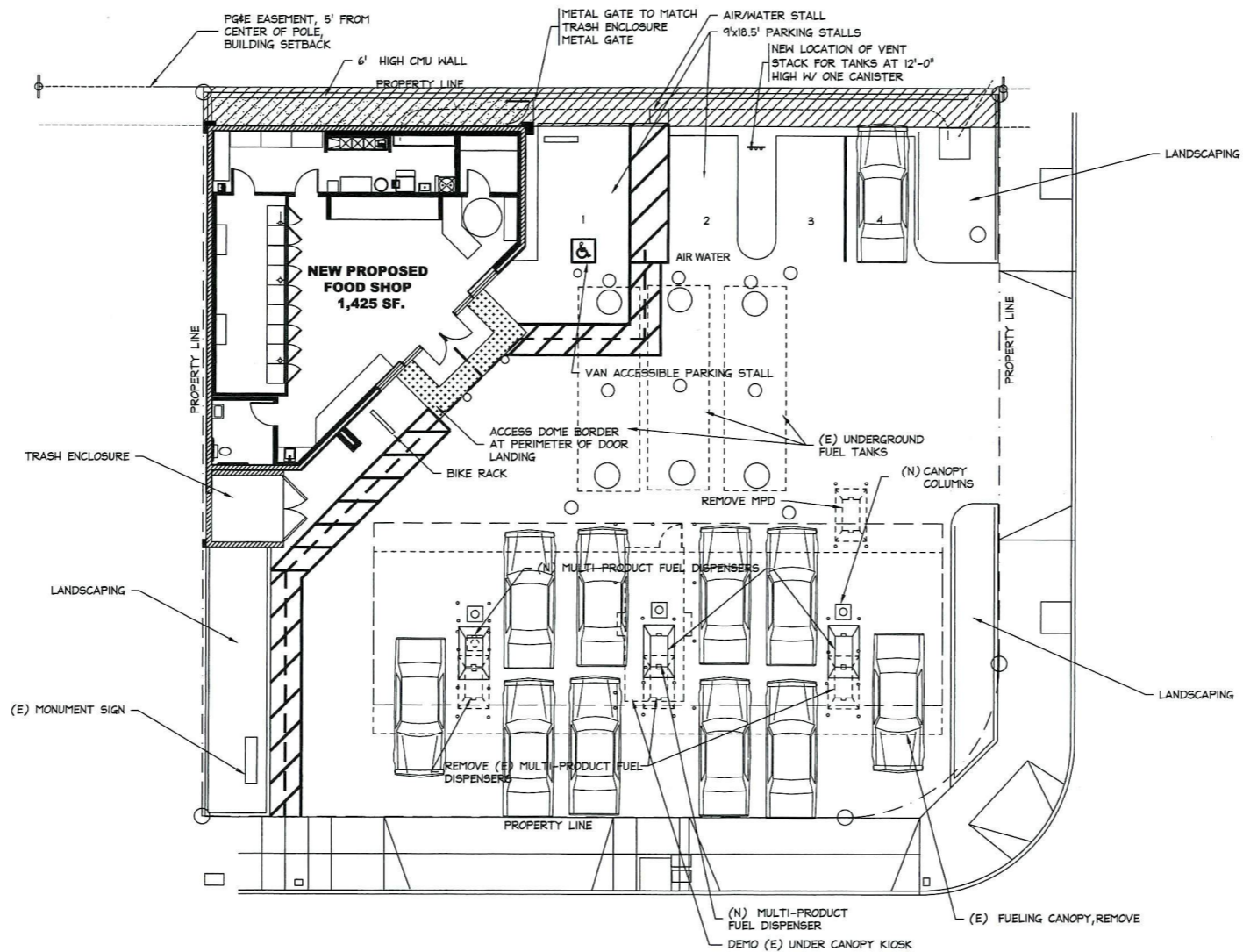
PROJECT NUMBER: 16-040 PROJECT DATE: 12-11-2017

SHEET CONTENTS:

PROPOSED SITE PLAN

SHEET NUMBER:

A101



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

**PROJECT DATA**

ASSESSOR'S PARCEL NUMBER(S): 233-366-020  
 ZONING: CBD-CENTRAL BUSINESS DISTRIC  
 PROJECT SITE AREA (GROSS): (0.221 ACRES) ± 9,632.71 S.F.

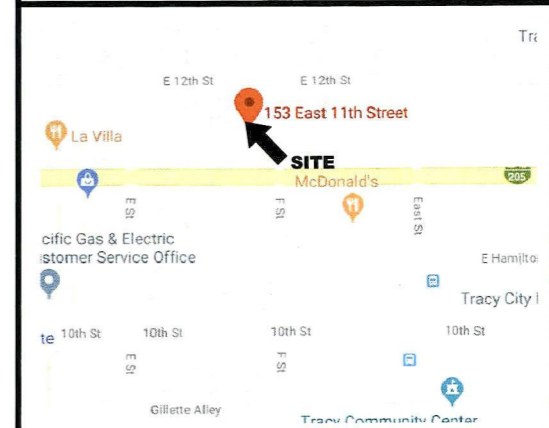
**BUILDING DATA:**

STRUCTURE	U.B.C. OCCUP.	TYPE OF CONST.	AREA
RETAIL STORE	M	VB	1426.8 S.F.
FUELING CANOPY	B	II B	1,776 S.F.

**PARKING DATA:**

BUILDING AREA	PARKING RATIO	REQD.
TOTAL BUILDING	1,425 S.F.	
RETAIL AREA	854 S.F. (/250)	= 3.42
STORAGE	571 S.F. (/1000)	= .57
TOTAL = 3.99		
<b>PARKING PROVIDED</b>		
REGULAR SPACES		= 2
ACCESSIBLE SPACES		= 1
AIR WATER		= 1
TOTAL =		4

**VICINITY MAP**



**TRACY, CA**

--- PATH OF TRAVEL



**Architects**

K12 Architects, Inc  
 3090 Fite Circle, #104  
 Sacramento, CA 95827  
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CONSULTANTS:

CONTRACTOR:

PROJECT:

**TRACY VALERO FOOD SHOP**

153 E. 11th Street  
 Tracy, California

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



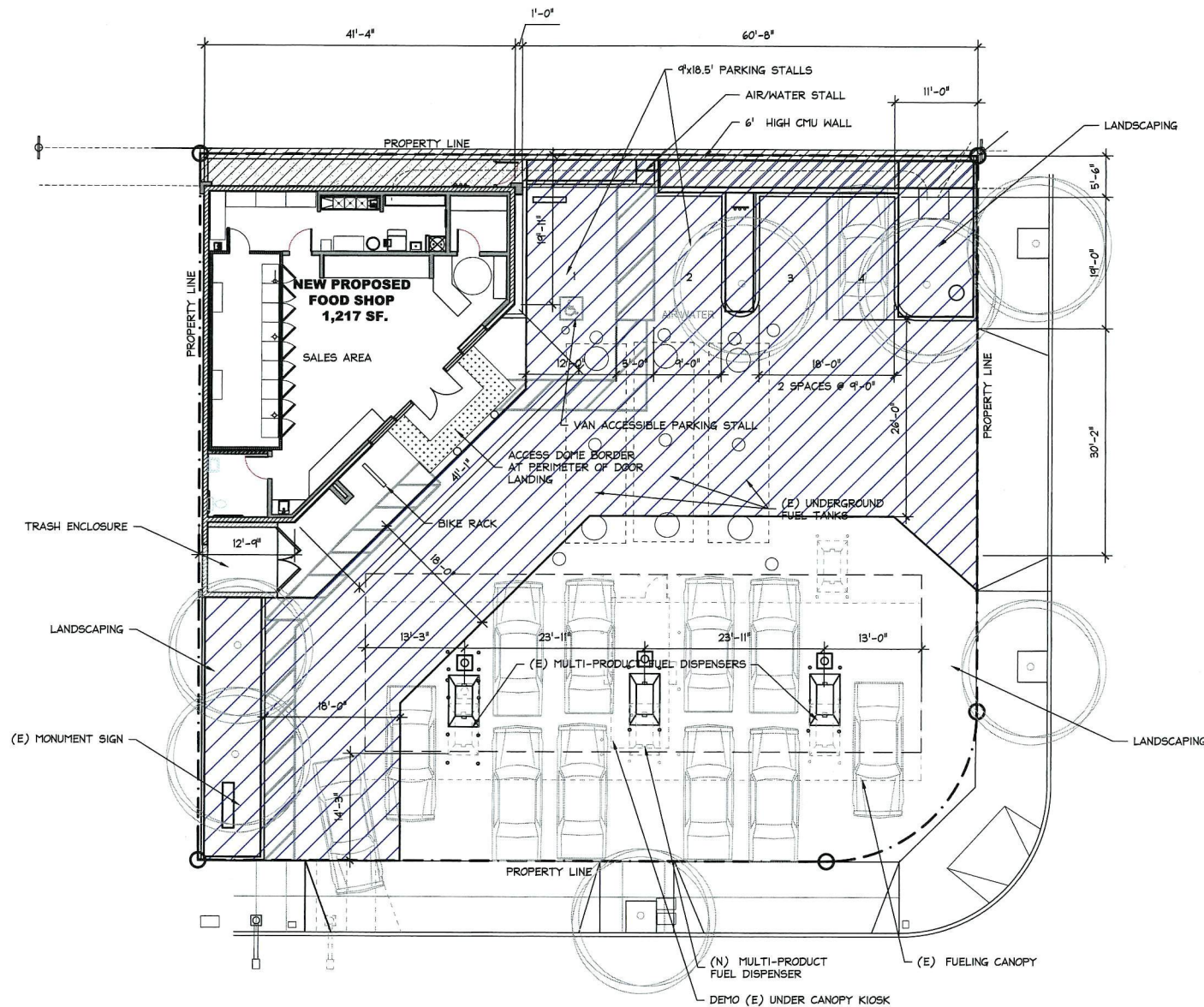
PROJECT NUMBER: 16-040 PROJECT DATE: 12-11-2017

SHEET CONTENTS:

**PROPOSED SITE PLAN**

SHEET NUMBER:

**A101**



LANDSCAPE - SHADING CALCULATION



SCALE: 1" = 10'-0"

PROJECT DATA

LANDSCAPE CALCULATIONS

TOTAL DRIVE, PLANTER AND HARDSCAPE AREA	4,325 SF
40% REQUIRED SHADE	1,730 SF
PISTACHE TREE- 625 SF    2 TREES- 1.5 SHADE =	937 SF
CHINESE EVERGREEN ELM - 925 SF    2 TREES - 1.0 SHADE =	925 SF
<b>TOTAL SHADE</b>	<b>1,862 SF</b>

REQUIRED LANDSCAPE - 5% OF 4,325 SF	216 SF
<b>TOTAL LANDSCAPE AREA</b>	<b>584 SF</b>



**Architects**

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 3090 Fite Circle, #104  
 Sacramento, CA 95827  
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CONSULTANTS:

CONTRACTOR:

PROJECT:

**TRACY  
 VALERO  
 FOOD  
 SHOP**

153 E. 11th Street  
 Tracy, California

DEVELOPER:

REVISIONS:

△ PLANNING REVISIONS 7-2-18

PROFESSIONAL SEALS:



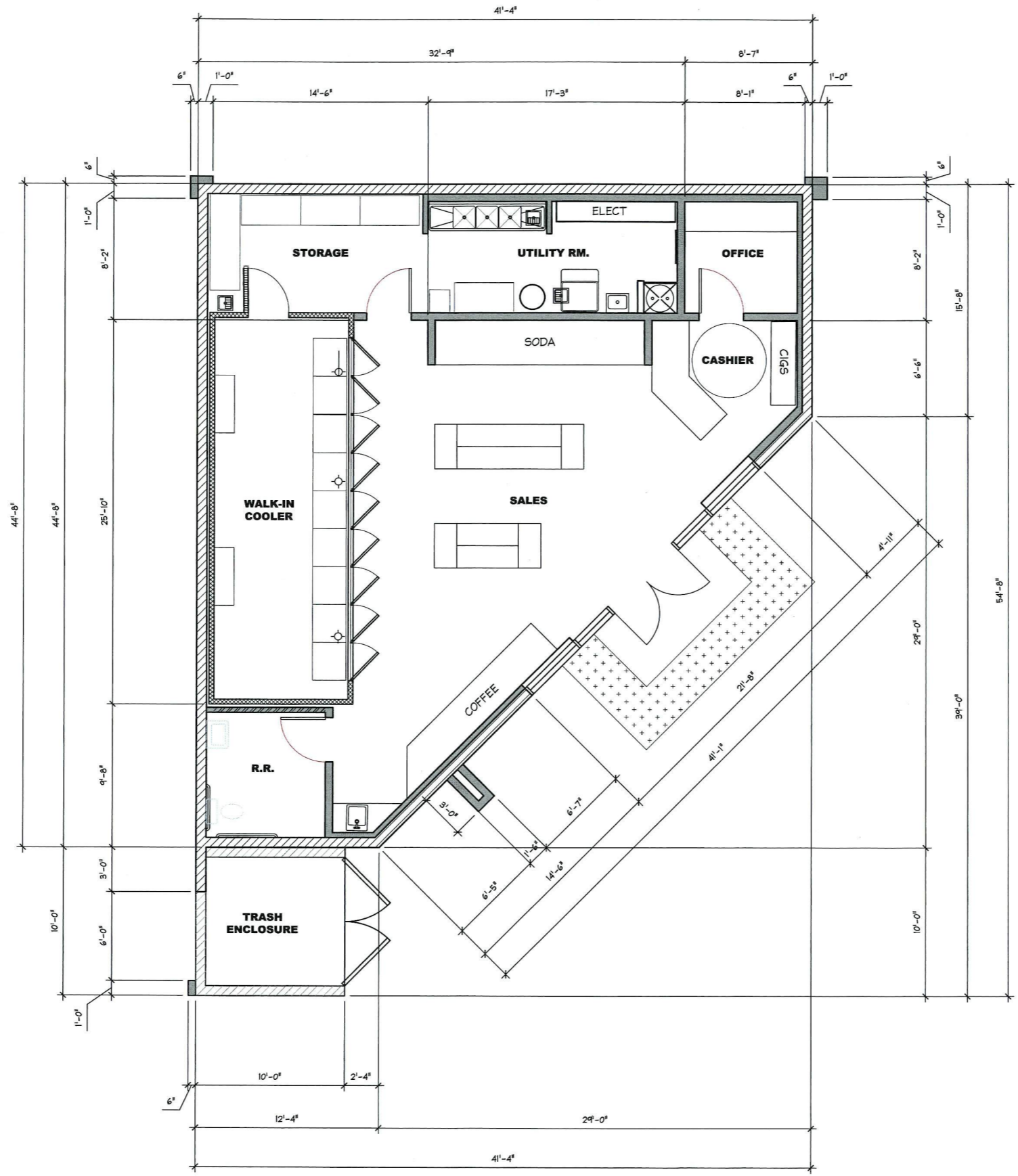
PROJECT NUMBER: 16-040 PROJECT DATE: 12-11-2017

SHEET CONTENTS:

LANDSCAPE AREA  
 CALCULATIONS

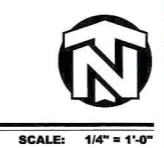
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**A103**



- WALL LEGEND**
- 2x6 FURRED WALL
  - 2x4 FURRED WALL
  - EXTERIOR 8" CMU WALL
  - 2x WALK-IN COOLER WALL

**PROPOSED FLOOR PLAN**



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



K12 Architects, Inc  
 3090 Fite Circle, #104  
 Sacramento, CA 95827  
 PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:  
**TRACY VALERO FOOD SHOP**

153 E. 11th Street  
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DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



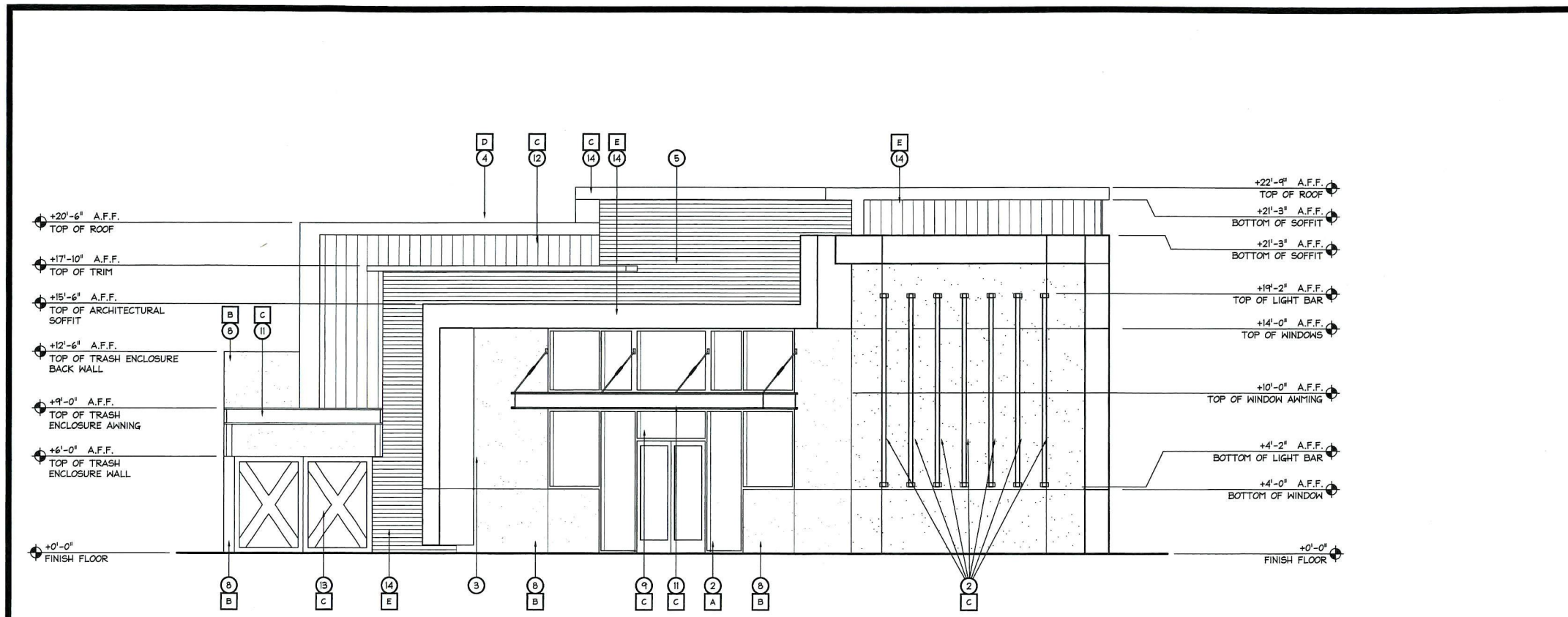
PROJECT NUMBER: **16-040** PROJECT DATE: **12-11-2017**

SHEET CONTENTS:

**PROPOSED FLOOR PLAN**

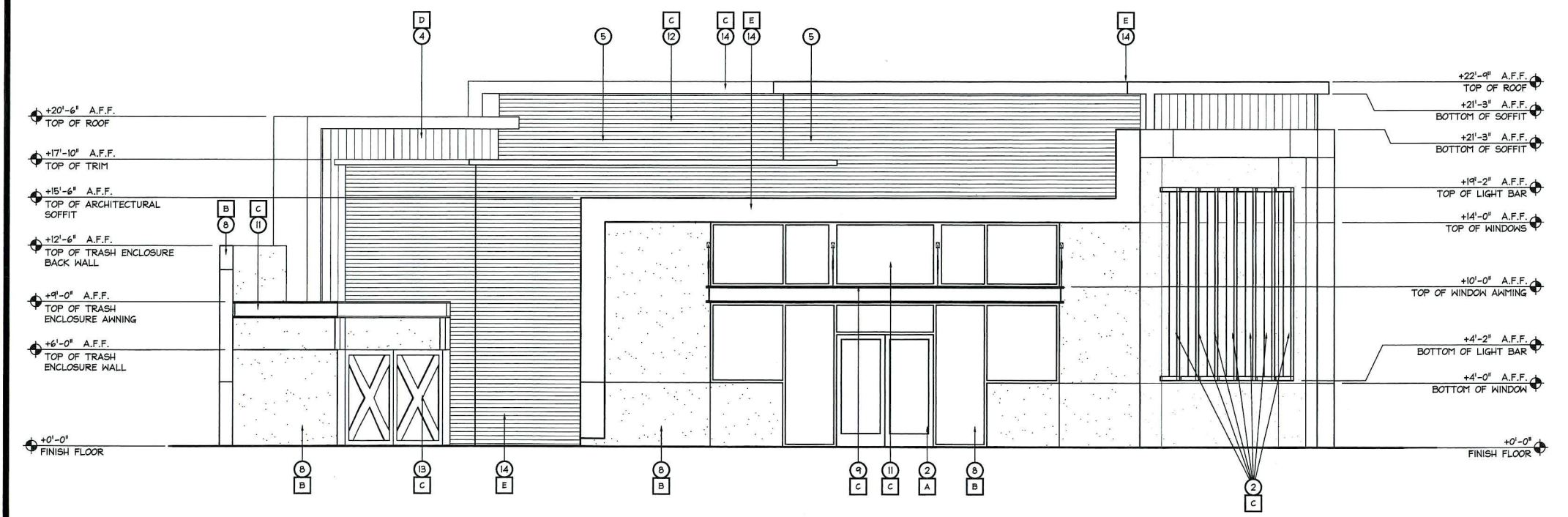
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**A201**



**WEST SIDE VIEW**

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



**NORTH WEST SIDE VIEW**

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

**KEY NOTES**

- 1 PAINTED CORNICE
- 2 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 3 FUTURE SIGN LOCATION
- 4 STUCCO SILL DETAIL
- 5 HORIZONTAL LAP SIDING
- 6 COMPOSITE WOOD VENEER
- 7 WALL MOUNTED LIGHT FIXTURE
- 8 CONCRETE TILE ROOFING
- 9 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR.
- 10 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 11 ALUMINUM FRAMED AWNING
- 12 METAL FLASHING; PAINTED TO MATCH SURROUNDING BUILDING FINISH
- 13 STEEL ROD WITH CLEVIS CONNECTION
- 14 ACCENT TRIM BOARD
- 15 METAL TRASH ENCLOSURE DOOR
- 16 ACM PANELS
- 17 CURVE LINE METAL SIDING- PANEL PROFILE "A"

**COLOR LEGEND**

- |   |   |
|---|---|
| A | ALUMINUM STOREFRONT SYSTEM - KAWNEER "DARK BRONZE". |
| B | SHERWIN WILLIAMS SW7032 "WARM STONE".               |
| C | SHERWIN WILLIAMS SW6256 "TRICORN BLACK".            |
| D | SHERWIN WILLIAMS SW6871 "POSITIVE RED".             |
| E | SHERWIN WILLIAMS SW7757 "HIGH REFLECTIVE WHITE".    |



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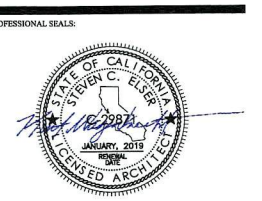
CONSULTANTS:  
 CONTRACTOR:  
 PROJECT:

**TRACY VALERO FOOD SHOP**

**153 E. 11th Street  
 Tracy, California**

DEVELOPER:

REVISIONS:



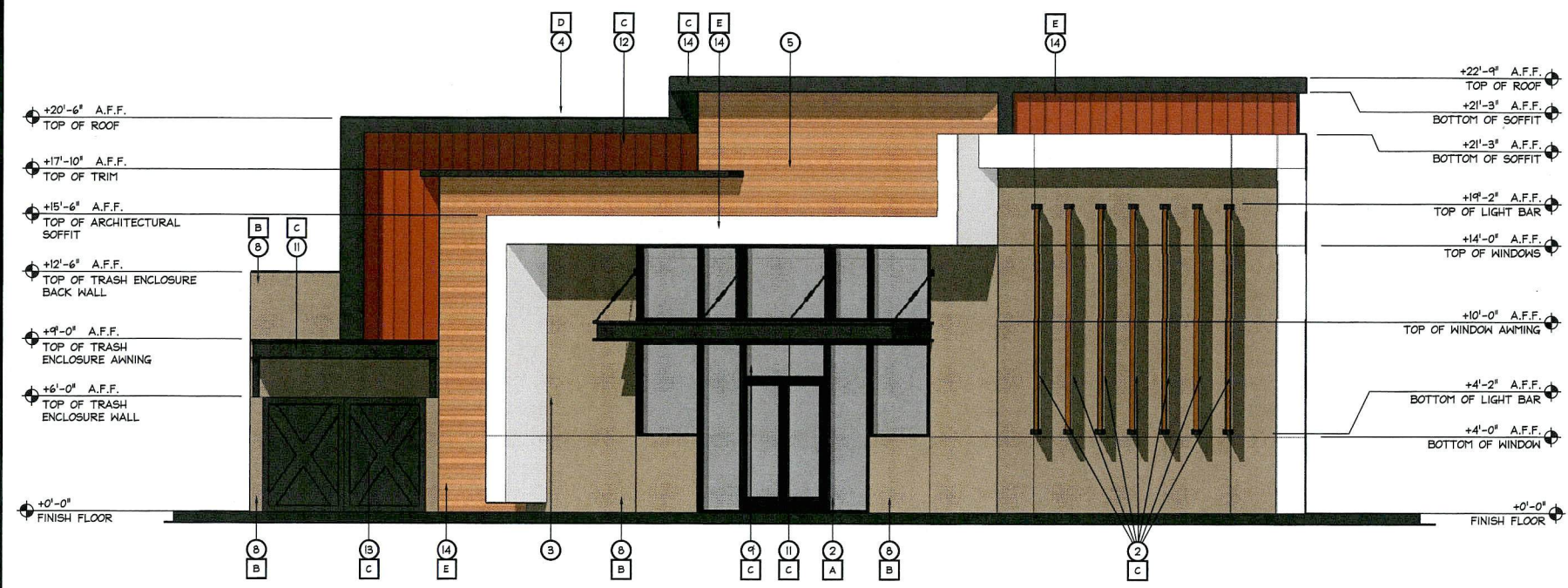
PROJECT NUMBER: **16-040** PROJECT DATE: **12-11-2017**

SHEET CONTENTS:

**PROPOSED EXTERIOR ELEVATIONS**

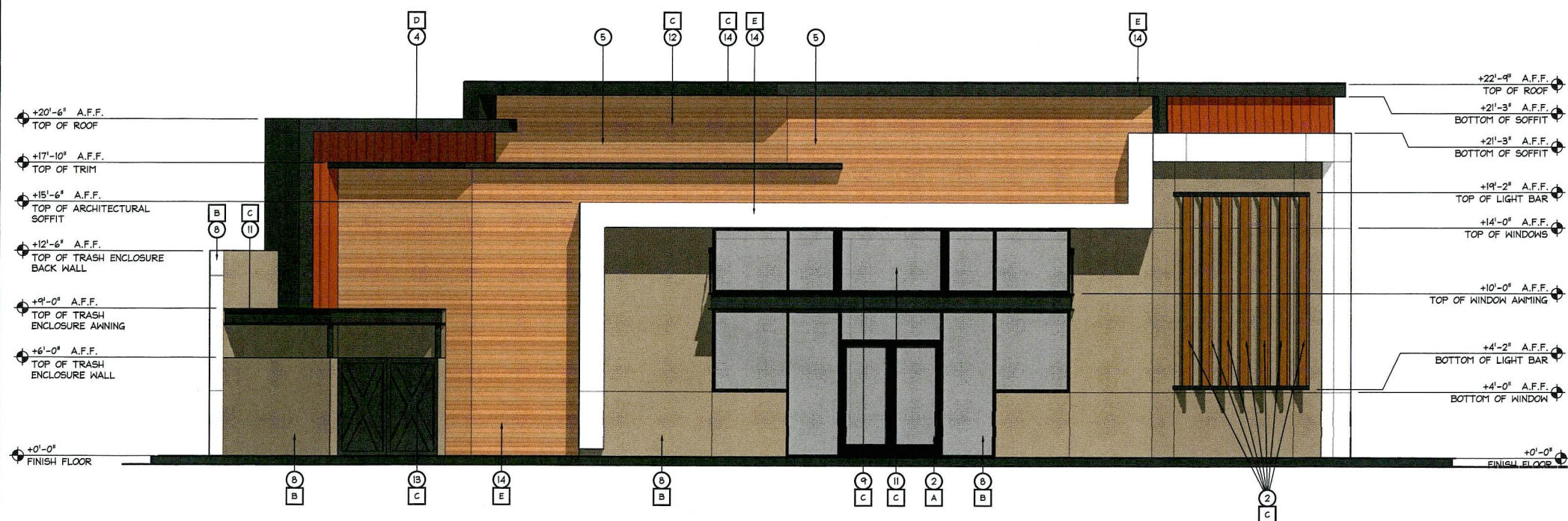
SHEET NUMBER: **A301**





**WEST SIDE VIEW**

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



**NORTH WEST SIDE VIEW**

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

**KEY NOTES**

- ① PAINTED CORNICE
- ② STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- ③ FUTURE SIGN LOCATION
- ④ STUCCO SILL DETAIL
- ⑤ HORIZONTAL LAP SIDING
- ⑥ COMPOSITE WOOD VENEER
- ⑦ WALL MOUNTED LIGHT FIXTURE
- ⑧ CONCRETE TILE ROOFING
- ⑨ STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR.
- ⑩ 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
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- ⑬ STEEL ROD WITH CLEVIS CONNECTION
- ⑭ ACCENT TRIM BOARD
- ⑮ METAL TRASH ENCLOSURE DOOR
- ⑯ ACM PANELS
- ⑰ CURVE LINE METAL SIDING- PANEL PROFILE "A"

**COLOR LEGEND**

- A ALUMINUM STOREFRONT SYSTEM - KANNEER "DARK BRONZE".
- B SHERWIN WILLIAMS SW7032 "WARM STONE".
- C SHERWIN WILLIAMS SW6258 "TRICORN BLACK".
- D SHERWIN WILLIAMS SW6871 "POSITIVE RED".
- E SHERWIN WILLIAMS SW7757 "HIGH REFLECTIVE WHITE"



**K12 Architects, Inc**  
 3090 Fite Circle, #104  
 Sacramento, CA 95827  
 PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**TRACY VALERO FOOD SHOP**

**153 E. 11th Street  
 Tracy, California**

DEVELOPER:

REVISIONS:

PROFESSIONAL SEAL:



PROJECT NUMBER: **16-040** PROJECT DATE: **12-11-2017**

SHEET CONTENTS:

**PROPOSED EXTERIOR ELEVATIONS**

SHEET NUMBER:

**A302**



K12 Architects, Inc  
 3090 Fite Circle, #104  
 Sacramento, CA 95827  
 PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

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PROJECT NUMBER: 16-040 PROJECT DATE: 12-11-2017

SHEET CONTENTS:

**PROPOSED  
 EXTERIOR  
 ELEVATIONS**

SHEET NUMBER:

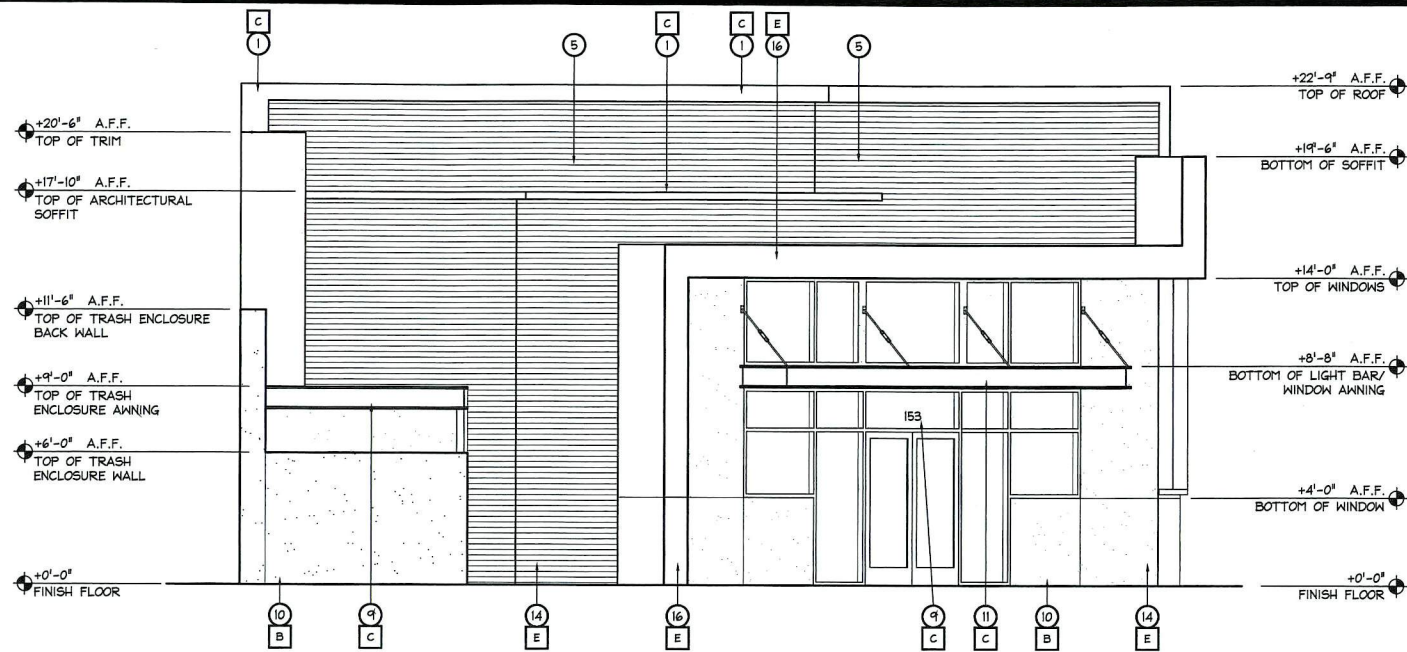
**A303**

**KEY NOTES**

- ① PAINTED CORNICE
- ② STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- ③ FUTURE SIGN LOCATION
- ④ STUCCO SILL DETAIL
- ⑤ HORIZONTAL LAP SIDING
- ⑥ COMPOSITE WOOD VENEER
- ⑦ WALL MOUNTED LIGHT FIXTURE
- ⑧ CONCRETE TILE ROOFING
- ⑨ STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR.
- ⑩ 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- ⑪ ALUMINUM FRAMED AWNING
- ⑫ METAL FLASHING; PAINTED TO MATCH SURROUNDING BUILDING FINISH
- ⑬ STEEL ROD WITH CLEVIS CONNECTION
- ⑭ ACCENT TRIM BOARD
- ⑮ METAL TRASH ENCLOSURE DOOR
- ⑯ ACM PANELS
- ⑰ CURVE LINE METAL SIDING- PANEL PROFILE 'A'

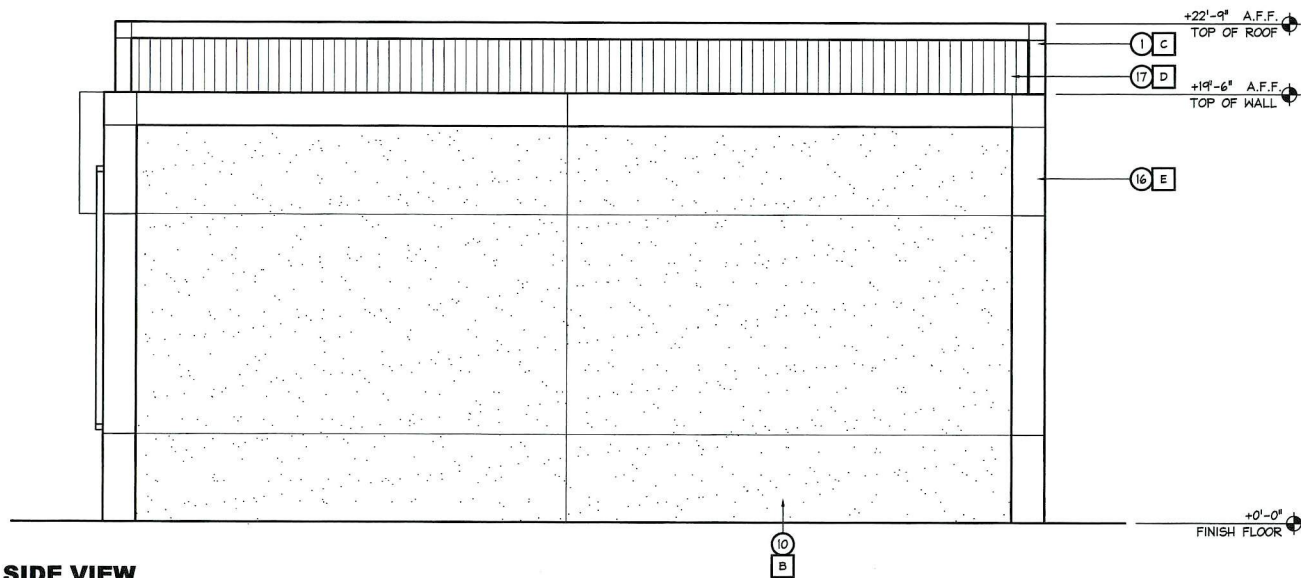
**COLOR LEGEND**

- A ALUMINUM STOREFRONT SYSTEM - KAWNEER "DARK BRONZE".
- B SHERWIN WILLIAMS SW7032 "WARM STONE".
- C SHERWIN WILLIAMS SW6258 "TRICORN BLACK".
- D SHERWIN WILLIAMS SW6871 "POSITIVE RED".
- E SHERWIN WILLIAMS SW7757 "HIGH REFLECTIVE WHITE"



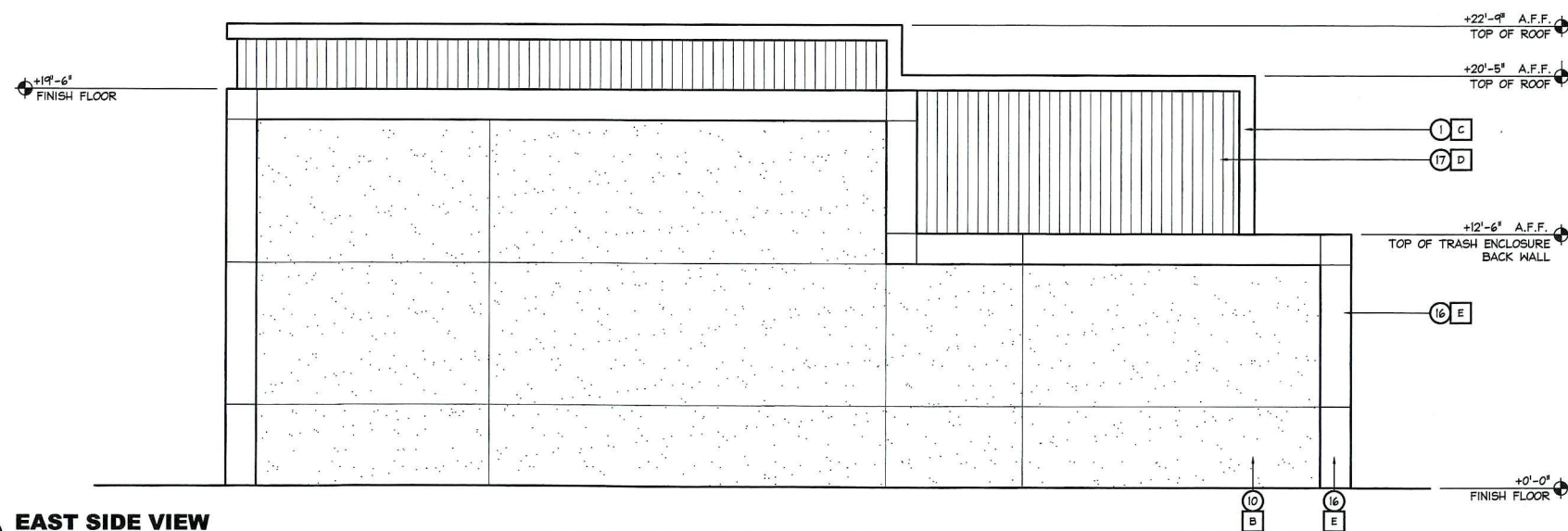
**NORTH SIDE VIEW**

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



**SOUTH SIDE VIEW**

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



**EAST SIDE VIEW**

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

**KEY NOTES**

- ① PAINTED CORNICE
- ② STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- ③ FUTURE SIGN LOCATION
- ④ STUCCO SILL DETAIL
- ⑤ HORIZONTAL LAP SIDING
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- ⑭ ACCENT TRIM BOARD
- ⑮ METAL TRASH ENCLOSURE DOOR
- ⑯ ACM1 PANELS
- ⑰ CURVE LINE METAL SIDING- PANEL PROFILE 'A'

**COLOR LEGEND**

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 Tracy, California

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **16-040** PROJECT DATE: **12-11-2017**

SHEET CONTENTS:

**PROPOSED COLOR EXTERIOR ELEVATIONS**

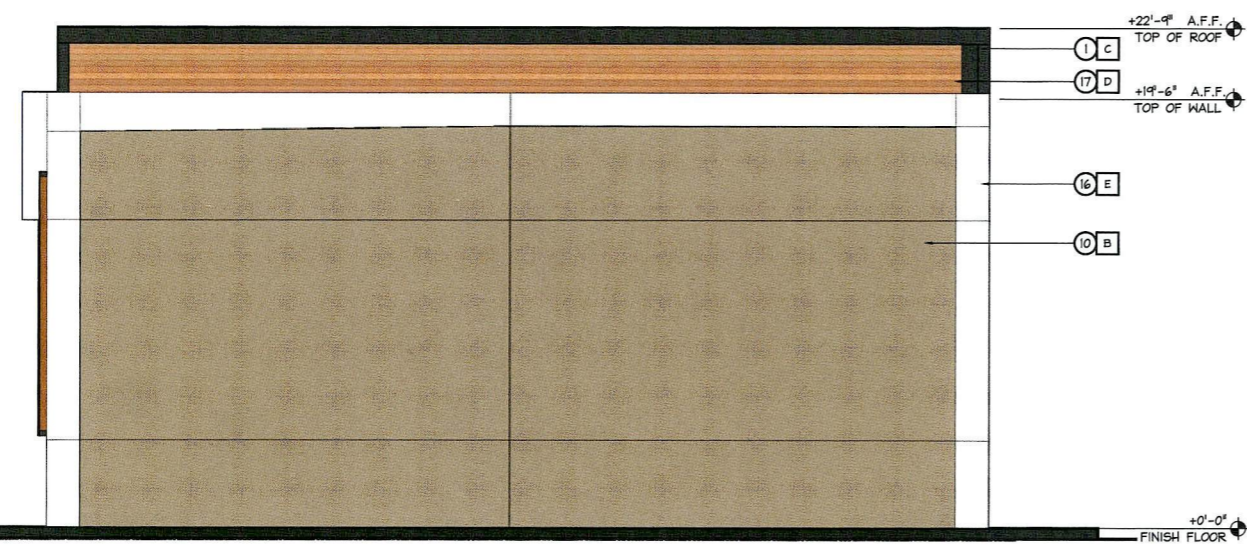
SHEET NUMBER:

**A304**



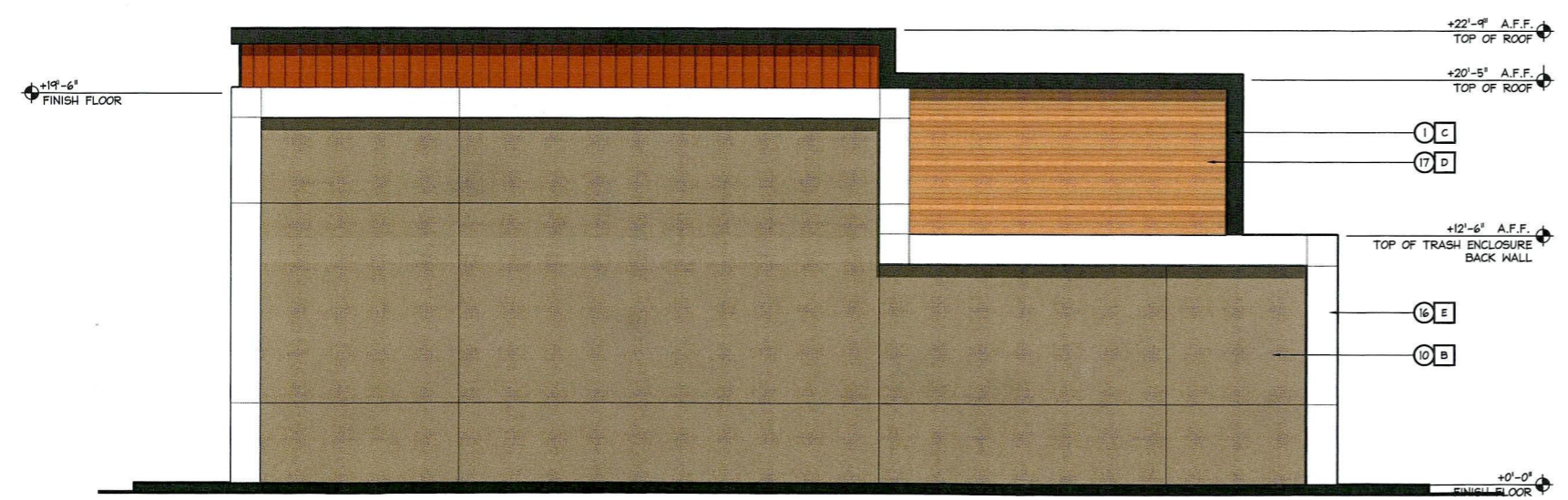
**PROPOSED LEFT SIDE VIEW**

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



**PROPOSED RIGHT SIDE VIEW**

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



**PROPOSED REAR VIEW**

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



**Architects**

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3090 Fite Circle, #104  
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

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FOOD  
SHOP**

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Tracy, California**

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



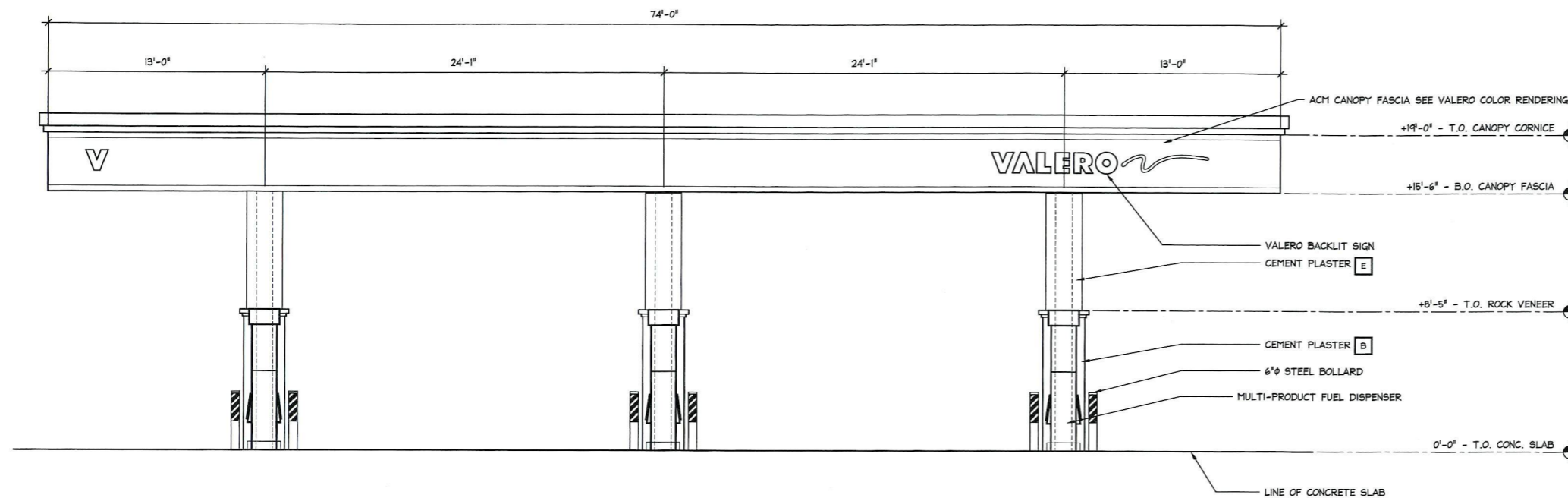
PROJECT NUMBER: **16-040** PROJECT DATE: **12-11-2017**

SHEET CONTENTS:

**PROPOSED  
CANOPY EXTERIOR  
ELEVATIONS**

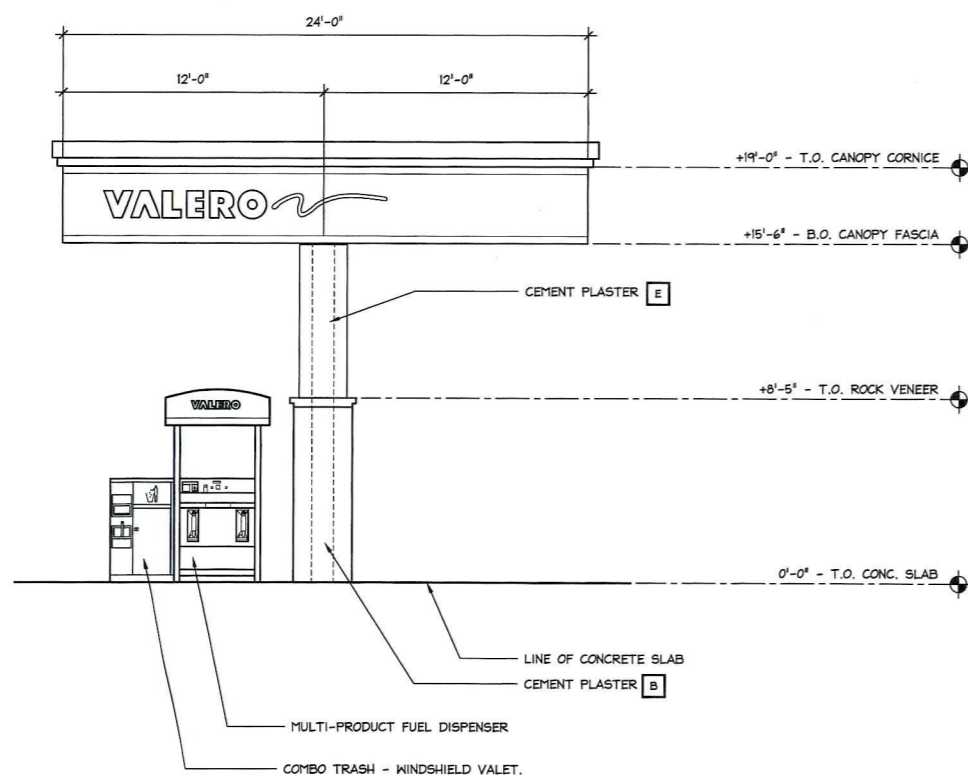
SHEET NUMBER:

**A305**



**PROPOSED CANOPY FRONT VIEW**

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



**PROPOSED CANOPY SIDE VIEW**

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

**COLOR LEGEND**

- A ALUMINUM STOREFRONT SYSTEM - KAWNEER "DARK BRONZE".
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**Architects**

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Sacramento, CA 95827

PH: (916) 455-6500 FAX: (916) 455-8100

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153 E. 11th Street  
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DEVELOPER:

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PROFESSIONAL SEALS:



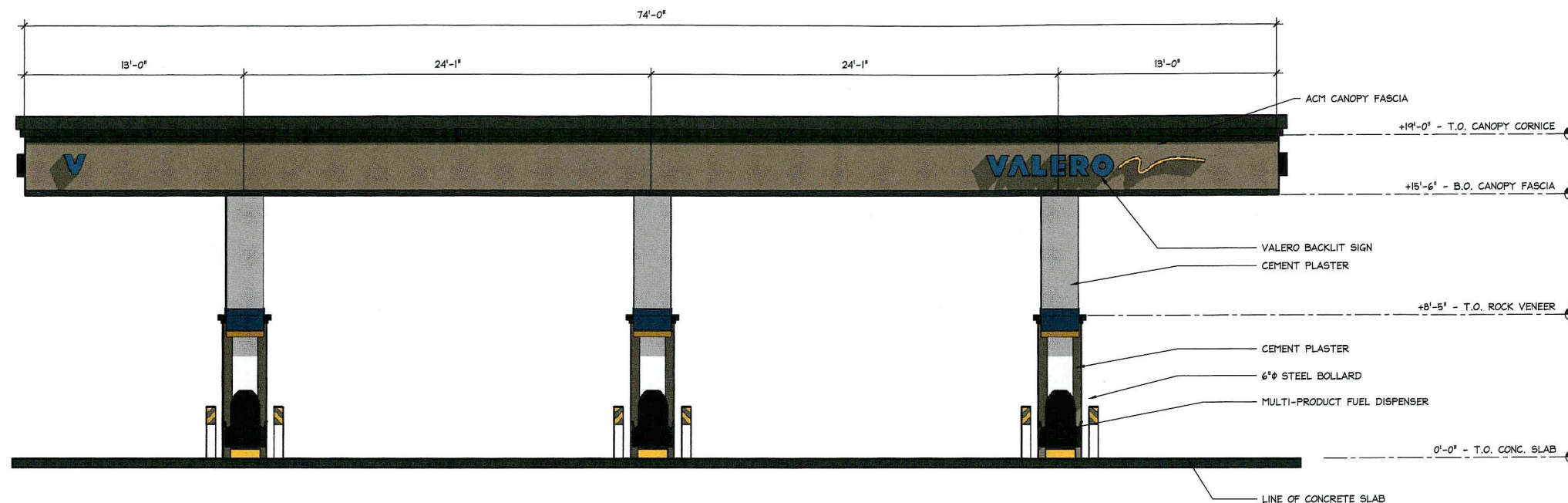
PROJECT NUMBER: 16-040 | PROJECT DATE: 12-11-2017

SHEET CONTENTS:

**PROPOSED  
CANOPY COLOR  
EXTERIOR  
ELEVATIONS**

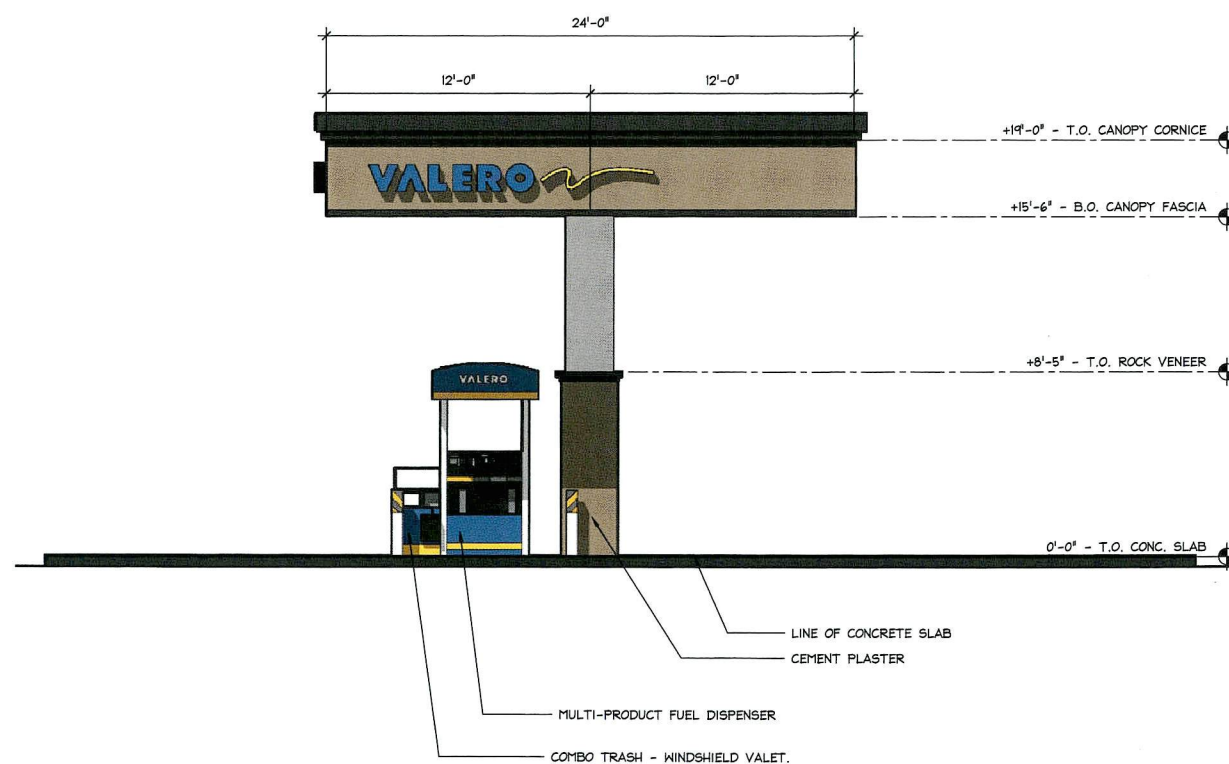
SHEET NUMBER:

**A306**



**PROPOSED CANOPY FRONT VIEW**

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



**PROPOSED CANOPY SIDE VIEW**

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



**Architects**

K12 Architects, Inc  
3090 Fite Circle, #104  
Sacramento, CA 95827  
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**TRACY  
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FOOD  
SHOP**

153 E. 11th Street  
Tracy, California

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **16-040** | PROJECT DATE: **12-11-2017**

SHEET CONTENTS:

**PROPOSED  
PERSPECTIVE VIEWS**

SHEET NUMBER:

**A307**





**Architects**

K12 Architects, Inc  
3090 Fite Circle, #104  
Sacramento, CA 95827  
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

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FOOD  
SHOP**

153 E. 11th Street  
Tracy, California

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **16-040** PROJECT DATE: **12-11-2017**

SHEET CONTENTS:

**PROPOSED  
PERSPECTIVE VIEWS**

SHEET NUMBER:

**A308**





**K12 Architects**

K12 Architects, Inc  
3090 Fite Circle, #104  
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

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Tracy, California

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



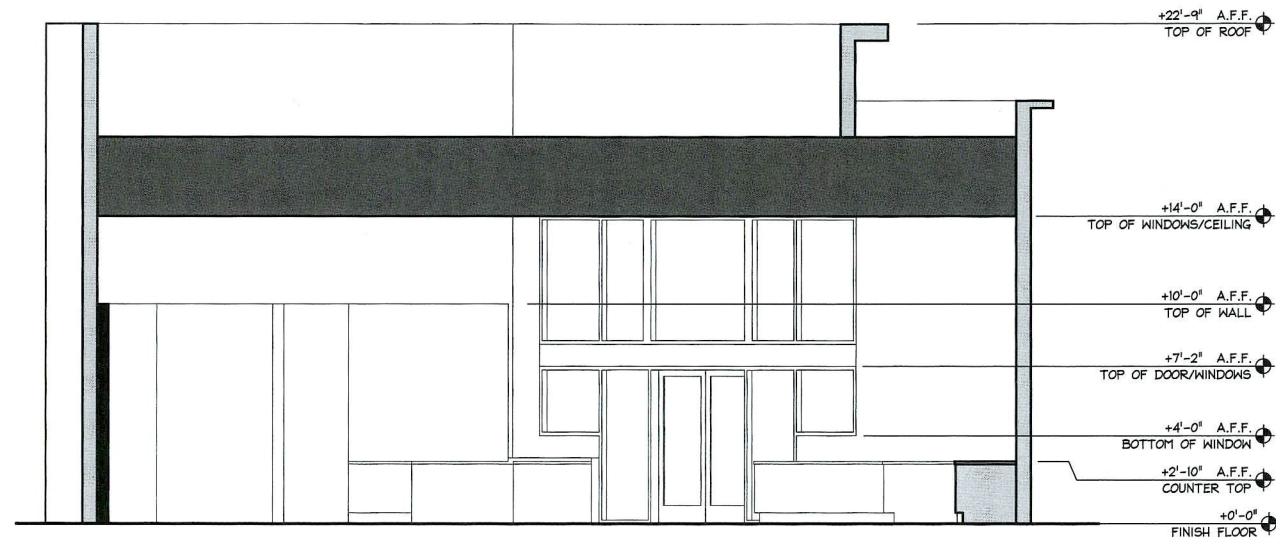
PROJECT NUMBER: 16-040 | PROJECT DATE: 12-11-2017

SHEET CONTENTS:

**PROPOSED  
SECTIONS**

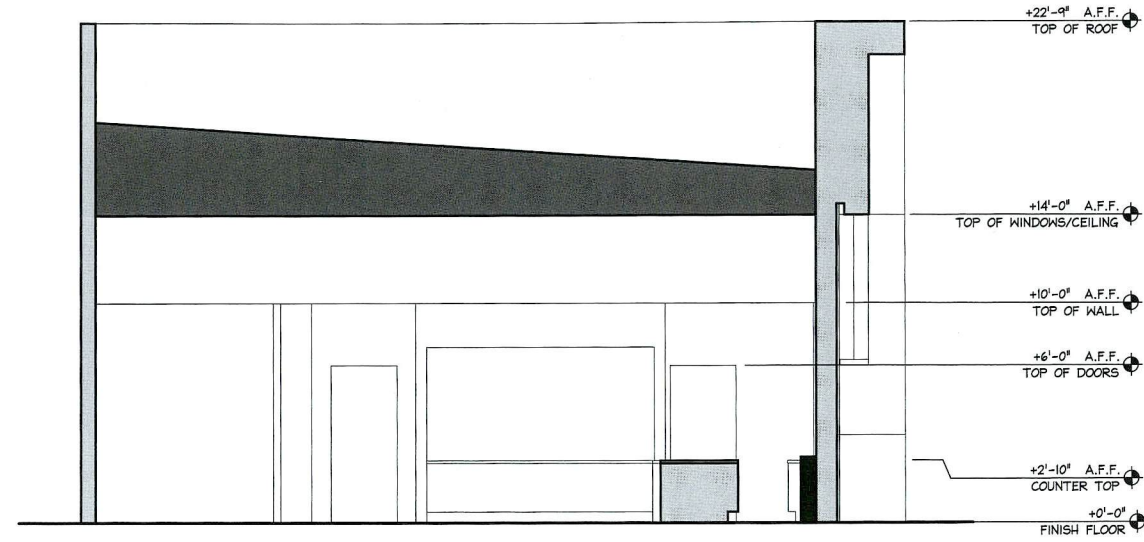
SHEET NUMBER:

**A401**



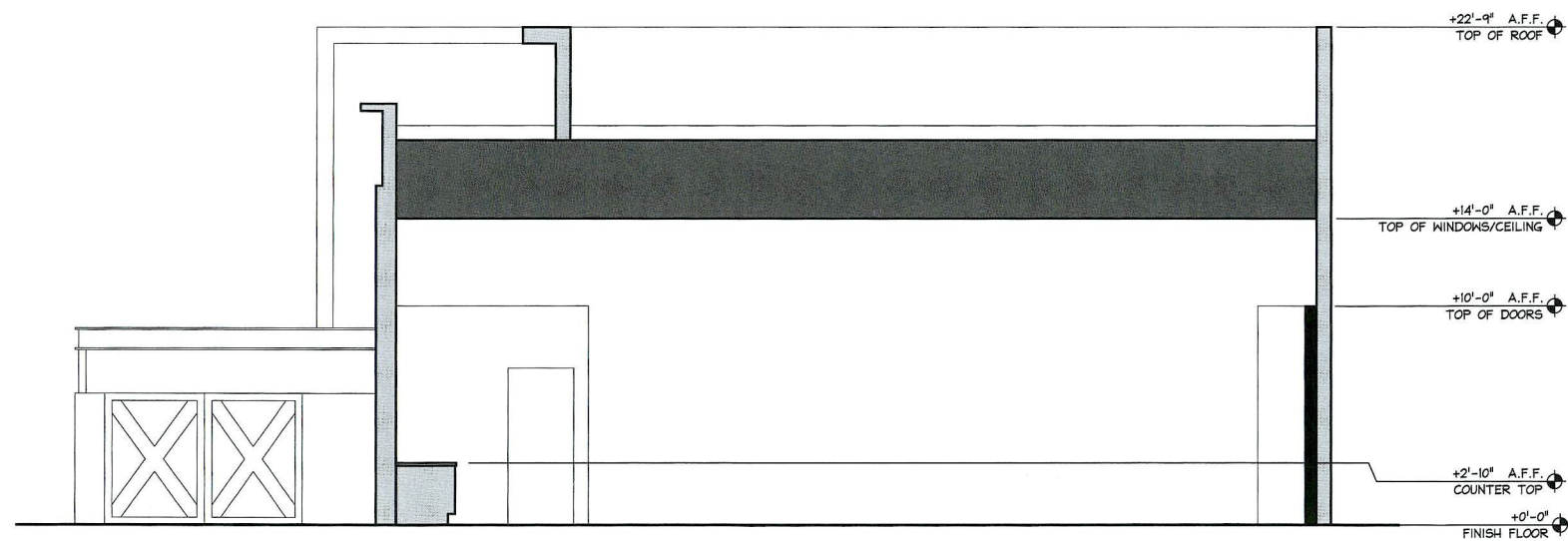
**BUILDING SECTION B-B**

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



**BUILDING SECTION A-A**

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



**BUILDING SECTION C-C**

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



RESOLUTION 2019-\_\_\_\_\_

APPROVING A TIME EXTENSION OF A CONDITIONAL USE PERMIT  
(APPLICATION NUMBER CUP17-0004) FOR THE EXPANSION OF  
AN EXISTING GASOLINE SERVICE STATION (VALERO)  
LOCATED AT 153 E. ELEVENTH STREET. THE APPLICANT IS  
RAMAN BAINS AND THE PROPERTY OWNER IS BFS TRACY, INC.  
APPLICATION NUMBER EXT19-0001

WHEREAS, On July 25, 2018, the Planning Commission granted a Conditional Use Permit for the expansion of an existing gasoline service station and a Development Review Permit to remove existing structures, reconfigure the fuel pump area, construct an approximately 1,427 square foot convenience store building in the rear corner of the site, reconfigure the parking stalls and vapor recovery equipment, and add additional landscaping to the site located at 153 E. Eleventh Street, and

WHEREAS, The Conditional Use Permit was set to expire on January 25, 2019, and the Development Review Permit is valid through July 25, 2020, and

WHEREAS, An application was submitted on January 16, 2019 to extend the validity of the Conditional Use Permit for an additional one-and-one-half (1 ½) years, which would set the new expiration date to match that of the Development Review Permit in the event the use is not established prior to the expiration date, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 pertaining to the construction of commercial structures not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area; therefore, no further environmental assessment is necessary, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the application on February 13, 2019;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission does hereby approve a time extension of one-and-one-half years (Application Number EXT19-0001) for Conditional Use Permit Application Number CUP17-0004 to July 25, 2020 to allow the expansion of the gasoline service station at 153 E. Eleventh Street, based on the following findings and subject to the conditions as stated in Exhibit "1" attached and made a part hereof:

1. There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of a substantial property right, because the project requires a conditional use permit to expand the service station use, and should the use permit lapse, the service station could not expand and the improvements associated with Development Review Permit Application Number D17-0010 could not be constructed.
2. The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of the Tracy Municipal Code and Central Business District (CBD) zone in which the site is located, because the CBD zone is primarily comprised of pedestrian-oriented uses, and the proposed project will operate in a compatible manner with the intent of the zone and with adjacent land uses. The project is an expansion of the existing service station that is located on an automobile-oriented

arterial street almost 1,000 feet away from the entrance to the downtown core and surrounded by other auto-oriented uses. The gasoline service station is an existing land use whose retail component will be expanded in the form of a walk-in convenience store typical of gasoline service stations, and there is no proposed expansion to the number of fueling pumps or to other vehicle services. The expanded retail use is compatible with the automotive service station, which has been operating in a compatible manner with surrounding land uses. The approval of a conditional use permit would render the land use conforming to the CBD zone.

- 3. The project 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, or to the general welfare of the City because the project, as conditioned, is consistent with the land use, design, and other elements of the Tracy Municipal Code, the City of Tracy General Plan, the Design Goals and Standards, City Standards, California Building Code, California Fire Code, and California air quality regulations.

\*\*\*\*\*

The foregoing Resolution 2019-\_\_\_\_\_ was adopted by the Planning Commission of the City of Tracy on the 13<sup>th</sup> day of February, 2019, 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**

Valero Gasoline Service Station Expansion at 153 E. Eleventh Street  
Application Number EXT19-0001 for Time Extension of CUP17-0004  
February 13, 2019

**A. General Provisions and Definitions.**

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

The Project: A One-and-One-Half-Year Time Extension of the Conditional Use Permit for the Valero Gasoline Service Station Expansion (prior application no. CUP17-0004), Application No. EXT19-0001

The Property: 153 E. Eleventh Street, Assessor's Parcel Number 233-366-20

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 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 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 Project located at the Property. 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. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the plans received by the Development Services Department on February 6, 2019.

A.4. Payment of applicable fees. 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.

- A.5. 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:
- the Planning and Zoning Law (Government Code sections 65000, 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").
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations.