

**CITY OF TRACY**  
**DETERMINATION OF**  
**THE DEVELOPMENT SERVICES DEPARTMENT**

Application Number D21-0004

A determination of the Development Services Department approving a Development Review permit to modify the exterior building façade for new retail store Hobby Lobby at 3100 Naglee Rd. (Assessor's Parcel Number 212-050-22). The applicant is Hobby Lobby, Inc.

Staff has reviewed the application and determined that the following City regulations apply:

1. I-205 Corridor Specific Plan
2. Development Review (TMC Chapter 10.08, Article 30)
3. City of Tracy Design Goals and Standards

The Development Services Department has determined that the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 pertaining to minor alterations to existing facilities involving negligible or no expansion of use. No further environmental assessment is necessary.

**THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF  
THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW  
PERMIT APPLICATION NUMBER D21-0004, SUBJECT TO CONDITIONS  
CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:**

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the proposed architectural modifications would be compatible with other anchor tenants of the West Valley Mall.
2. The proposal conforms to I-205 Corridor Specific Plan, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations because the retail store is a permitted use in the commercial center designation under I-205 Corridor Specific Plan and the proposed architectural modifications to the entry features will continue to provide an attractive, highly visible focal element that is desirable for anchor mall tenants.

  
Andrew Malik  
Assistant City Manager

  
5/18/21  
Date of Action

**City of Tracy  
Development Review Permit  
Conditions of Approval**

Exterior Modification to Façade for New Retail Store Hobby Lobby  
3100 Naglee Rd.  
Assessor's Parcel Number 212-050-22  
Application Number D21-0004  
May 18, 2021

These Conditions of Approval shall apply to the Development Review Permit to modify the building façade for new retail store Hobby Lobby at 3100 Naglee Rd., Assessor's Parcel Number 212-050-22, Application Number D21-0004 (hereinafter "Project"), proposed by Hobby Lobby, Inc. ("Applicant") and GGD Oakdale, LLC (hereinafter "Property Owner").

1. The following definitions shall apply to these Conditions of Approval:
  - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
  - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
  - c. "City Regulations" mean 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. "Conditions of Approval" shall mean these conditions of approval, applicable to Development Review Permit Application Number D21-0004.
  - e. "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.
  - f. "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.

g. "Project" means modification to exterior building façade for new retail store Hobby Lobby, located at 3100 Naglee Rd., Assessor's Parcel Number 212-050-22, Application Number D21-0004.

2. Compliance with submitted plans. Except as otherwise modified herein, the project shall be developed in substantial compliance with the site plan and elevations received by the Development Services Department on April 21, 2021.
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, inspection fees, or any other City or other agency fees or deposits that may be applicable to the project.
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:
  - a. Planning and Zoning Law (Government Code sections 65000, et seq.),
  - b. California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
  - c. Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
5. Compliance with City 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), Standard Plans, and Design Goals and Standards.
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. Planning Division Conditions**

1. Except as modified herein, the project shall be developed in substantial compliance with the site plan and elevations received by the Development Services Department on April 21, 2021, to the satisfaction of the Development Services Director.

2. Applicant shall maintain the four existing outdoor benches adjacent to west main entrance and south emergency exit door, to the satisfaction of the Development Services Director.
3. No signs are approved as a part of this development application. Approval of a separate sign permit application by the Development Services Department is necessary prior to the installation of any signs.
4. Prior to issuance of a building permit, the Developer shall submit construction documents, plans, specifications, and/or calculations to the Building Safety Division, which meet all applicable requirements of Title 24 California Code of Regulations, to the satisfaction of the Chief Building Official.
5. Prior to issuance of a building permit, the Developer shall conform with all requirements of the California Fire Code as amended by the Tracy Municipal Code, to the satisfaction of the South County Fire Authority.

May 18, 2021

DIRECTOR PUBLIC HEARING  
AGENDA ITEM 1

REQUEST

**PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT TO  
MODIFY THE EXTERIOR BUILDING FAÇADE FOR NEW RETAIL STORE HOBBY  
LOBBY AT 3100 NAGLEE RD. APPLICANT IS HOBBY LOBBY, INC. AND OWNER  
IS GGD OAKDALE LLC. APPLICATION NUMBER D21-0004.**

DISCUSSION

The project site is the approximately 50,000 sq. ft. former JC Penney's Retail Store which closed its doors last July. The subject property is located at 3100 Naglee Rd. on the west portion of the West Valley Mall adjacent to Target to the south and Fit Republic to the north. (Attachment A: Location Map)

The proposed project includes modifications to the existing building façade on both the west elevation and south elevation of the building to accommodate new retail store Hobby Lobby. Modifications include the existing west elevation main entry doors which will be removed and replaced with a new automatic sliding door system. The existing fiberglass columns framing the west elevation main entry will be replaced by new stucco columns. The existing engraved JC Penney signage and all glass windows above the main entry doors will be removed and replaced by stucco and matching CMU block. The existing west elevation secondary entry doors will be removed and replaced with matching CMU block and a single emergency exit door. The existing south elevation entry doors will be removed and replaced with matching CMU block and a single emergency exit door. All glass above the west and south secondary entry doors and fiberglass columns will remain. (Attachment B: Site Plan and Elevations)

The project site land use designation under the I-205 Corridor Specific Plan is Commercial Center (CC) and has a General Plan designation of Commercial. The proposed Hobby Lobby retail store is a principally permitted use under the Commercial Center designation. The proposed architectural modifications would be compatible with other anchor tenants of West Valley Mall.

Environmental Document

The Development Services Department has determined that the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 pertaining to minor alterations to existing facilities involving negligible or no expansion of use. No further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Development Services Director approve the Development Review Permit to modify the building exterior façade for new retail store Hobby Lobby at 3100 Naglee Rd., based on the findings contained in the Director's Determination dated May 18, 2021 (Attachment C).

Director Public Hearing

Agenda Item 1

May 18, 2021

Page 2

Prepared by Kenny Lipich, Assistant Planner

Reviewed by Scott Claar, Senior Planner

Approved by Bill Dean, Assistant Development Services Director

**ATTACHMENTS**

- A: Location Map
- B. Site Plan and Elevations
- C: Development Services Director Determination  
Exhibit 1 – Conditions of Approval

# HOBBY LOBBY

SQUARE FEET: 52,658  
FORMALLY: JCPENNEY

3100 NAGLEE ROAD  
TRACY, CA

RECEIVED  
April 21, 2021  
City of Tracy  
Development Services

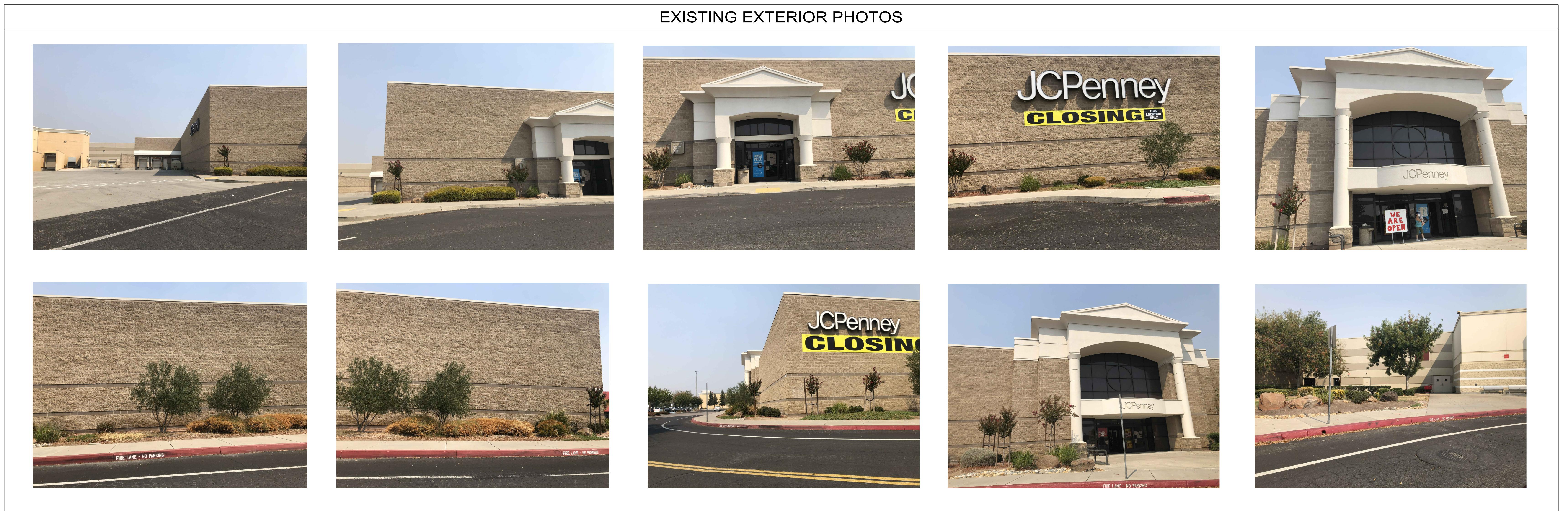
SGA Design Group  
Mitchel R. Garrett, Architect  
1437 South Boulder, Suite 550  
Tulsa, Oklahoma 74119-3609  
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Mitchel R. Garrett  
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LOCATION MAP	SCOPE OF WORK STATEMENT												
	<p><u>SCOPE OF WORK:</u></p> <p>INTERIOR REMODEL OF EXISTING MERCANTILE SPACE, REMOVAL OF MINOR EXTERIOR ELEMENTS TO OCCUR, DEMOLISHING INTERIOR DEMISING WALLS AND MEZZANINE.</p> <p>01/19/2024</p>												
<p><b>SHEET INDEX</b></p> <table border="1"> <tr><td>G1.0</td><td>TITLE SHEET</td></tr> <tr><td>SP1</td><td>SITE PLAN</td></tr> <tr><td>A1.0</td><td>ARCHITECTURAL FLOOR PLAN</td></tr> <tr><td>A3.0</td><td>ARCHITECTURAL ELEVATIONS</td></tr> <tr><td>A3.1</td><td>EXISTING AND PROPOSED ELEVATIONS</td></tr> <tr><td>F1.0</td><td>Fixture Plan</td></tr> </table>		G1.0	TITLE SHEET	SP1	SITE PLAN	A1.0	ARCHITECTURAL FLOOR PLAN	A3.0	ARCHITECTURAL ELEVATIONS	A3.1	EXISTING AND PROPOSED ELEVATIONS	F1.0	Fixture Plan
G1.0	TITLE SHEET												
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A3.0	ARCHITECTURAL ELEVATIONS												
A3.1	EXISTING AND PROPOSED ELEVATIONS												
F1.0	Fixture Plan												



HOBBY LOBBY®

TRACY, CA  
3100 NAGLEE ROAD

ARCHITECT PROJECT # 205408

HOBBY LOBBY PROJECT # 010797-001

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DRAWN BY : OG  
CHECKED BY : JAD  
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SUBCONTRACTOR SHALL TURN IN A SET OF AS-BUILTS FOR THEIR FOR THE SUPERINTENDENT TO TURN IN TO CONSTRUCTION DESIGN DEVELOPMENT DEPARTMENT.

## ARCHITECTURAL NOTES

**SGA Design Group**  
Mitchel R. Garrett, Architect  
1437 South Boulder, Suite 550  
Tulsa, Oklahoma 74119.3609  
p: 918.587.8600  
f: 918.587.8601  
[www.sgadesignngroup.com](http://www.sgadesignngroup.com)

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by Mitchel R  
Mitchel R Garrett  
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
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	03/23/21	REV #2
	04/06/21	REV #3

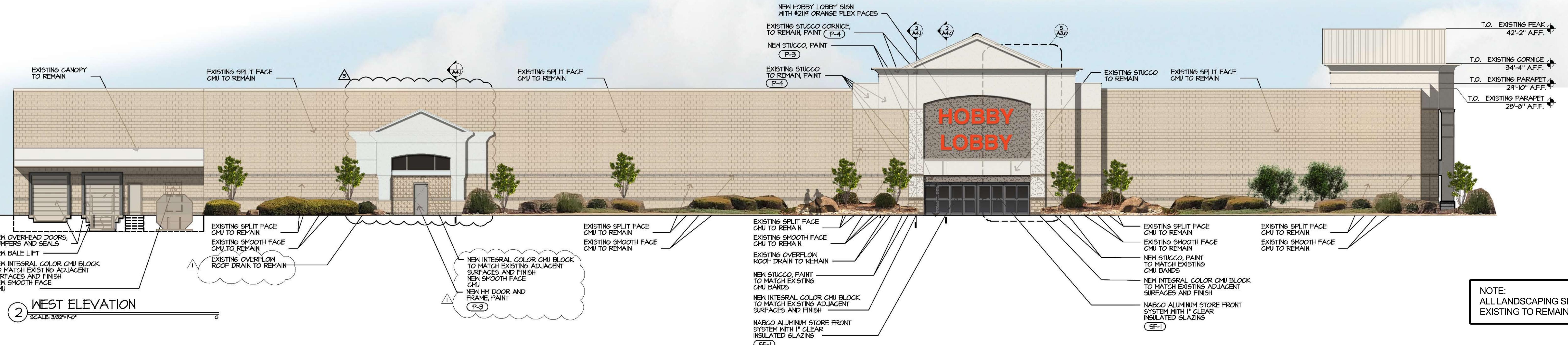
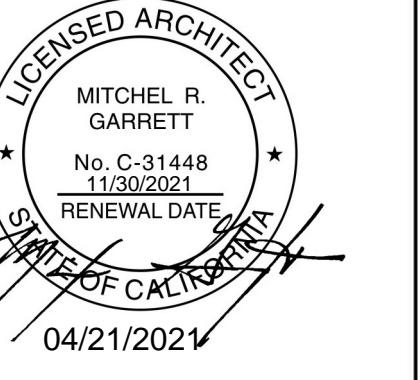
A 3D architectural rendering of a modern single-story house. The house features a flat roof, a light-colored exterior, and large windows. It is surrounded by landscaping, including a lawn, shrubs, and a paved driveway. The rendering is set against a clear blue sky.

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# ARCHITECTUAL FLOOR PLAN

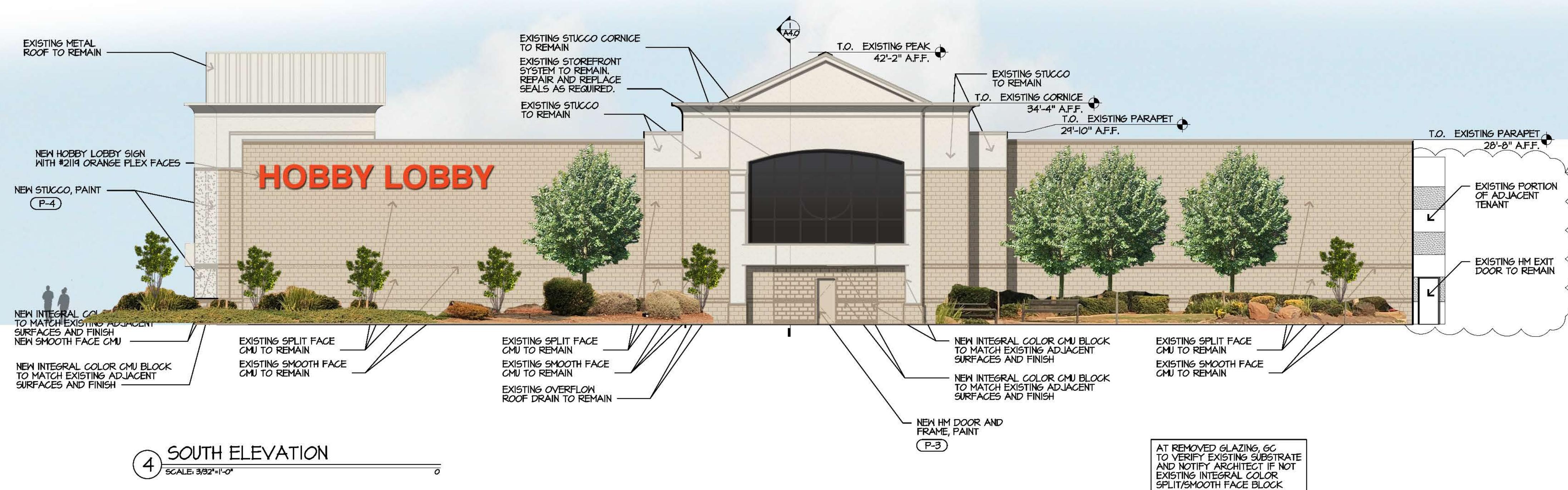
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△	04/06/21	REV #3



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TRACY, CA  
3100 NAGLEE ROAD  
PROJECT # 205408  
ARCHITECT

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ARCHITECTURAL  
ELEVATIONS

**A3.0**



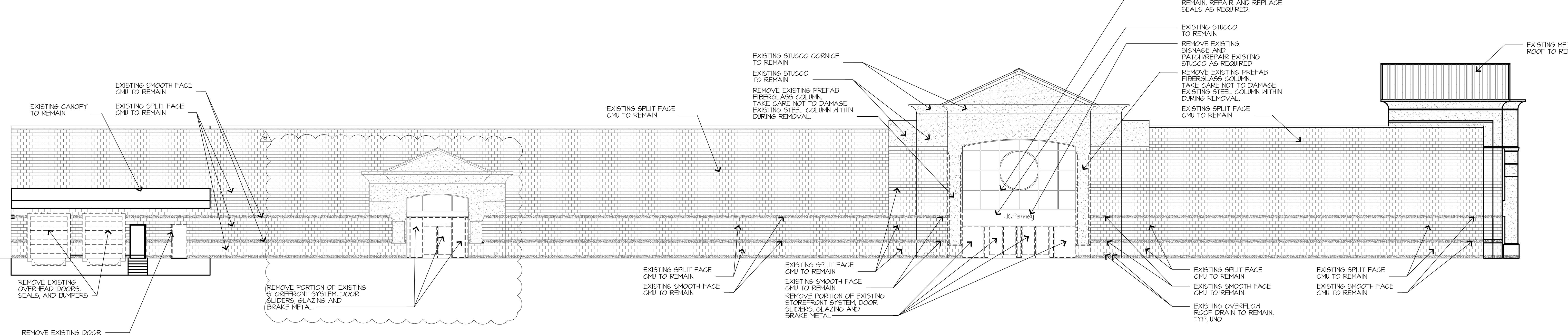
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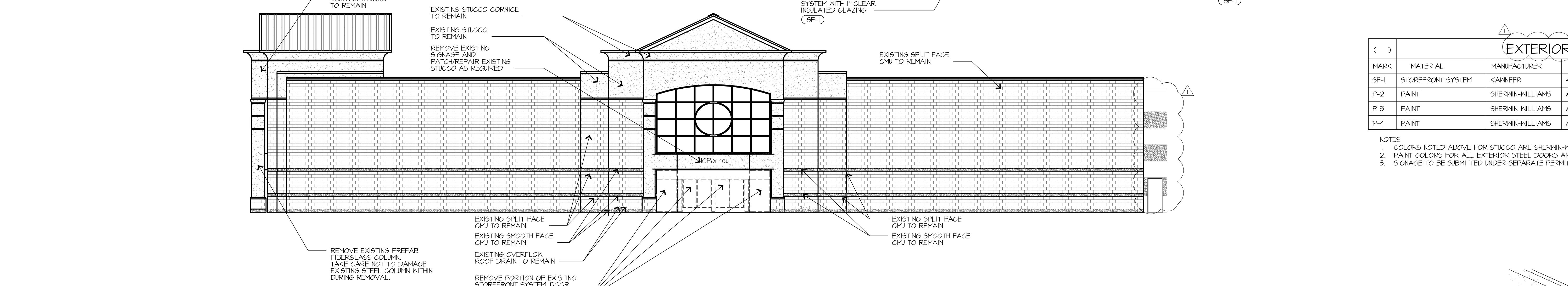
## ① DEMO WEST ELEVATION

SCALE: 3/32"=1'-0"



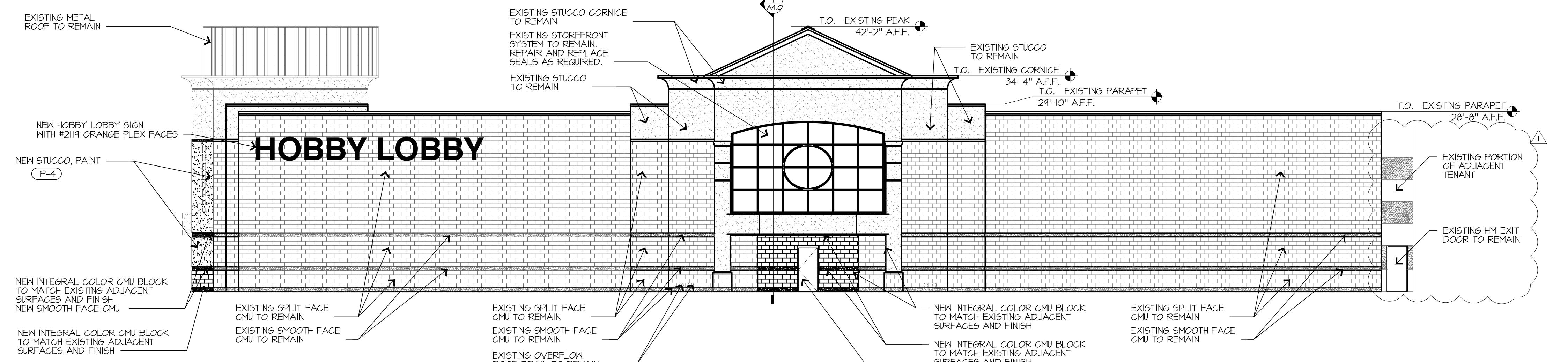
WEST ELEVATION

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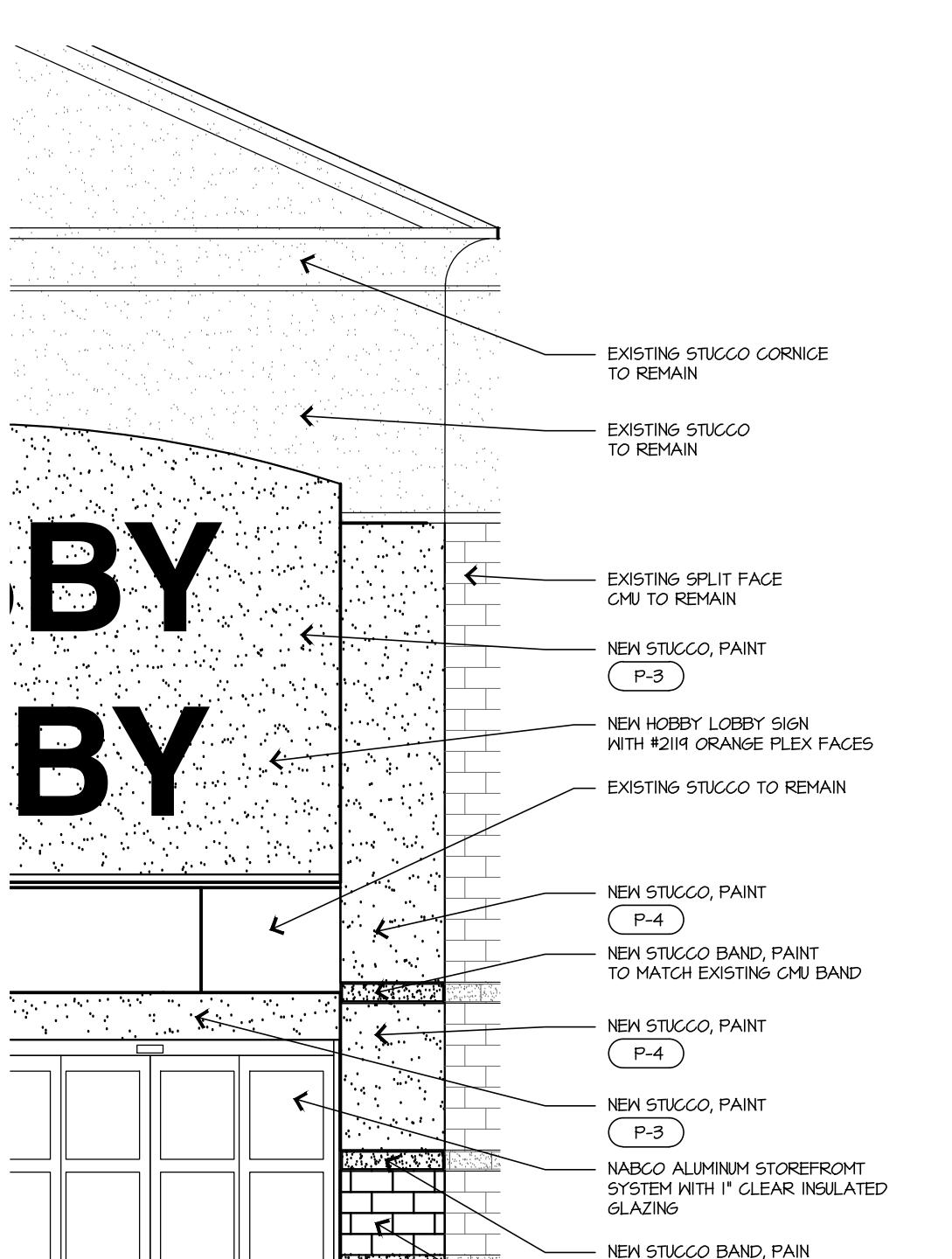
## ③ DEMO SOUTH ELEVATION

3 SCALE: 3/32"=1'-0"



○ SOUTH ELEVATION

(4) SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



## DETAIL ELEVATION

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

REEDS<sup>®</sup>  
TRACY, CA  
3100 NAGLEE ROAD

TRACY, CA  
100 NAGLEE ROAD

MGR : OG  
WN BY : OG  
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# ARCHITECTURAL ELEVATIONS

# A3.0



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TRACY, CA  
 3100 NAGLEE ROAD

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 JAD

2018 CBC TABLE IIB-221.2

ACCESSIBLE CASHWRAP

REQUIRED PER MERCANTILE  
 OCCUPANCY

HOBBY LOBBY

2 PROVIDED

2 REQUIRED

2 PROVIDED

EACH SUBCONTRACTOR SHALL TURN IN A SET OF AS-BUILTS FOR THEIR  
 WORK FOR THE SUPERINTENDENT TO TURN IN TO CONSTRUCTION DESIGN  
 AND DEVELOPMENT DEPARTMENT.

