

**Wednesday, September 27, 2023, 7:00 P.M.**

A quorum of Planning Commission will be in attendance at  
Tracy City Hall Chambers, 333 Civic Center Plaza, Tracy  
Web Site: [www.cityoftracy.org](http://www.cityoftracy.org)

**THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).**

**MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:**

*As always, the public may view the Planning Commission meetings live on the City of Tracy's website at [CityofTracy.org](http://CityofTracy.org) or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "Planning Commission", then select "[Planning Commission Meeting Videos](#)" under the "Boards and Commissions" section.*

*If you only wish to watch the meeting and do not wish to address the Council, the City requests that you stream the meeting through the City's website or watch on Channel 26.*

**Remote Public Comment:**

*During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:*

- *Comments via:*
  - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
  - **Event Number: 2555 333 4022** and **Event Password:** Planning
  - ***If you would like to participate in the public comment anonymously***, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting [Anonymous@example.com](mailto:Anonymous@example.com) when prompted to provide an email address.
  - Join by phone by dialing +1-408-418-9388, 2555 333 4022#75266464# Press \*3 to raise the hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
  - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
    - *Listen for the Chair to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
    - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
  - *Comments for the "New Business" or "Items from the Audience" portions of the agenda will be accepted until the public comment for that item is closed.*

*Comments received on Webex outside of the comment periods outlined above will not be included in the record.*

**Americans With Disabilities Act** – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

**Addressing the Council on Items on the Agenda** – The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council's consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Council to conduct its business as efficiently as possible, members of the public wishing to address the Council are requested to, but not required to, hand a speaker card, which includes the speaker's name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the City Council begins its consideration of an item, no more speaker cards will be accepted. An individual's failure to present a speaker card or state their name shall not preclude the individual from addressing the Council. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the "Items from the Audience/Public Comment" portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

**Addressing the Council on Items not on the Agenda** – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Council to have adequate time to address the agenda items of business, "Items from the Audience/Public Comment" following the Consent Calendar will be limited to 15-minutes maximum period. "Items from the Audience/Public Comment" listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council. When members of the public address the Council, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

**Notice** – A 90-day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a City Council action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone

else raised during the public hearing, or raised in written correspondence delivered to the City Council prior to or at the public hearing.

Full copies of the agenda are available on the City's website: [www.cityoftracy.org](http://www.cityoftracy.org).

## MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ACTIONS, BY MOTION, OF CITY COUNCIL PURSUANT TO AB 2449, IF ANY

ROLL CALL

MINUTES – 8/9/23 Regular Meeting

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.

### 1. NEW BUSINESS

- 1.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION: (1) APPROVING DEVELOPMENT REVIEW PERMIT D22-0046, AMENDING THE ARCHITECTURE APPROVED UNDER DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D19-0017, FOR A BUILDING EXPANSION OF A PLACE OF WORSHIP AT 350 N. CORRAL HOLLOW ROAD, AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15301. THE APPLICANT IS PETE MITRACOS AND THE PROPERTY OWNER IS ISLAMIC SOCIETY OF TRACY, APPLICATION NUMBER D22-0046.

### 2. ITEMS FROM THE AUDIENCE

### 3. DIRECTOR'S REPORT

### 4. ITEMS FROM THE COMMISSION

### 5. ADJOURNMENT

Posted: September 21, 2023

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at [www.cityoftracy.org](http://www.cityoftracy.org).



**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 09, 2023, 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 Commissioner Atwal, Commissioner Boakye-Boateng, and Chair Orcutt present. Also present: Karin Schnaider, Assistant City Manager; Bill Dean, Assistant Director of Development Services; Alan Bell, Senior Planner; Majeed Mohamed, Assistant Engineer; David Burkett, Architect; Elise Laws, De Novo Planning, present via Webex; Colin Ogilvie, Kimley Horn, present via Webex; Frederik Venter, Kimley Horn, present via Webex; and Miranda Aguilar, Administrative Assistant.

**MINUTES**

Vice Chair Orcutt introduced the Regular Meeting Minutes from the June 28, 2023.

**ACTION:** It was moved by Commissioner Atwal and seconded by Commissioner Boakye-Boateng to approve the June 28, 2023 Planning Commission Regular Meeting Minutes. A voice vote found Commissioner Atwal, Commissioner Boakye-Boateng and Chair Orcutt in favor. Passed and so ordered; 3-0-0-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean, Assistant Director of Development Services welcomed Karin Schnaider, Assistant City Manager, to the meeting and stated the Agenda is in order.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

**A. BY MOTION, ELECTION OF NEW PLANNING COMMISSION VICE CHAIR**

Commissioner Boakye-Boateng motioned to nominate Commissioner Atwal as Vice Chair.

**ACTION:** It was moved by Commissioner Boakye-Boateng and seconded by Chair Orcutt that the Planning Commission elect Commissioner Atwal as Planning Commission Vice Chair.

A roll voice vote found Commissioner Atwal, Commissioner Boakye-Boateng, and Chair Orcutt, in favor. Passed and so ordered: 3-0-0-0.

**B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL ADOPT A RESOLUTION: (1) APPROVING A GENERAL PLAN MAP AMENDMENT FROM OFFICE TO COMMERCIAL FOR AN APPROXIMATELY 1.97-ACRE SITE, LOCATED AT 2605 N. CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBER 214-020-09 (APPLICATION NUMBER GPA22-0004); (2) APPROVING A DEVELOPMENT REVIEW PERMIT FOR A FOUR-STORY, 78-GUEST-ROOM HOTEL DEVELOPMENT (TRU BY HILTON), LOCATED AT 2605 N. CORRAL HOLLOW ROAD, APN 214-020-09 (APPLICATION NUMBER D22-0018); AND (3) ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT AND DEVELOPMENT REVIEW PERMIT TRU BY HILTON HOTEL PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE APPLICANT IS ANDY KOTECHEA FOR RAAD HOPITALITY GROUP.**

Alan Bell, Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:20 p.m.

Seeing as no one came forward, Chair Orcutt closed the Public Hearing at 7:21 p.m.

David Burkett, Project Architect, addressed questions from the Commission.

Alan Bell, Senior Planner, addressed questions from the Commission.

Bill Dean, Assistant Director of Development Services addressed questions from the Commission.

Majeed Mohamed, Assistant Engineer, addressed questions from the Commission.

**ACTION:** It was moved by Commissioner Boakye-Boateng and seconded by Chair Orcutt that the Planning Commission adopt a resolution:

- 1) Approving a general plan map amendment from office to commercial for an approximately 1.97-acre site, located at 2605 N. Corral Hollow Road, Assessor's Parcel Number 214-020-09 (Application number gpa22-0004);
- 2) Approving a development review permit for a four-story, 78-guest-room hotel development (Tru by Hilton), located at 2605 N. Corral Hollow Road, APN 214-020-09 (Application number d22-0018); and
- 3) Adopting a Mitigated Negative Declaration for the General Plan Amendment and development review permit Tru by Hilton Hotel Project in accordance with the California Environmental Quality Act.

A roll call vote found Commissioner Boakye-Boateng, and Chair Orcutt, in favor, Vice Chair Atwal Opposed. Passed and so ordered: 2-1-0-0.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Commissioner Boakye-Boateng suggested that any studies done with projects to be applied when reviewing the General Plan.

Vice Chair Atwal expressed thanks for the opportunity as Vice Chair and will do his best to be unbiased.

Chair Orcutt expressed congratulations to Vice Chair Atwal, thanks to Karin Schnaider for attending the meeting and inquired about the General Plan.

Bill Dean, Assistant Director of Development Services, advised that the first part of the General Plan, the Housing Element, will be coming soon. Once we work on completion on the Housing Element we can work on other pieces of the General Plan.

**5. ADJOURNMENT**

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Atwal to adjourn.

A voice vote found Commissioner Boakye-Boateng, Vice Chair Atwal, and Chair Orcutt, in favor. Passed and so ordered: 3-0-0-0.

Time: 8:00 p.m.

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CHAIR

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STAFF LIAISON

Agenda Item 1.A

RECOMMENDATION

**Staff recommends that the Planning Commission adopt a Resolution:**

- 1. Approving Development Review Permit D22-0046, amending the architecture approved under Development Review Permit Application Number D19-0017, for a building expansion of a place of worship at 350 N. Corral Hollow Road, and**
- 2. Determining that this project is categorically exempt from the California Environmental Quality Act per Section 15301**

**The applicant is Pete Mitracos and the property owner is Islamic Society of Tracy, Application Number D22-0046**

EXECUTIVE SUMMARY

The proposal is an amendment to Development Review Permit Application Number D19-0017 for a 2,439 square foot building expansion of an existing mosque (Islamic Society of Tracy) at 350 N. Corral Hollow Road.

BACKGROUND

On March 25, 2009, the Planning Commission approved a Conditional Use Permit and a Development Review Permit (Application Numbers CUP08-0002 & D08-0004) to establish a 3,708 square foot place of worship (the Islamic Society of Tracy Mosque) at 350 N. Corral Hollow Road (Attachment A), a site zoned Low Density Residential and designated Residential Low in the Tracy General Plan. The project was a conversion from a single-family residence to a place of worship building and new parking area, which was constructed and occupied in 2012.

On March 9, 2022, the Planning Commission granted a Conditional Use Permit and a Development Review Permit to expand the place of worship (Application Numbers CUP19-0004 & D19-0017). The expansion consisted of an approximately 2,588 sf building addition which includes ground floor and second floor additions, minor parking area modifications, and revised architecture of the enlarged building. The enlarged building would allow the place of worship to have a prayer hall, a community room, classrooms, restrooms, and a foyer. The Development Review Permit was approved for two years, and the Conditional Use Permit was approved for three years to give the applicant time to raise funds, secure building permits, and construct.

The expansion was not constructed, and on December 14, 2022, the applicant submitted an application to amend their Development Review Permit for a revision to the architecture approved by the Planning Commission in March 2022, citing construction costs as the reason for the change. The proposed expansion is now 2,439 square feet, which is smaller than the expansion area approved under CUP19-0004 and for the same land uses. Because the size of the building expansion and the intensity of the land use is not increasing from that which was already approved under CUP19-0004 and because that use permit is still valid, no amendment to the Conditional Use Permit is necessary for the expansion proposed with this application.

## ANALYSIS

### *Existing Project Approvals*

The existing place of worship was a conversion of a single-story house to a mosque in 2012 (CUP08-0002 & D08-0004). Development Review Permit application number D19-0017 approved in March 2022 entailed an 800 square foot ground floor addition, a 64 square foot minaret, and a 1,724 sf second floor addition that resulted in a removal of four excess parking spaces and associated modification to the parking area and landscaping. Architecturally, this involved removal of the tile roof and introduction of elements traditional of a mosque, including an unoccupiable dome above the prayer hall on the northern half of the building, a minaret on the south end of the building, and window panels with geometric forms around the building. Attachment B shows the approved elevations from March 9, 2022.

### *Proposed Changes to Project Approval*

The current proposal under application number D22-0046 is for a slightly smaller building addition compared to the building addition approved under application number D19-0017 in March 2022, but it has the same footprint expansion and similar exterior building design with some differences. This application proposes an 800 square foot first floor addition a 64 square foot minaret just as the previous approval, but the second-floor addition is now proposed to be 1,639 square feet with dome over the southern half of the building (Attachment C). Tall windows with decorative aluminum panels will be constructed on the west elevation of the expanded building, similar to the design approved under application number D19-0017. No expansion above the first floor over the northern half of the building would be built with this proposal, but rather a parapet wall designed to match the remainder of the building, including tall decorative aluminum panels characteristic of traditional Islamic patterns, will be built to screen the existing tile roof that is not architecturally consistent with the building. This creates two roofline heights, wherein the two-story portion of the building is 28 feet to the top of the roofline and the northern portion will be approximately 25 to 26 feet to the top of the parapet, resulting in desirable variation in the roofline heights. Colored accent trims and decorative aluminum panels will accent all elevations of the building to add visual interest to the otherwise blank wall. The building expansion will result in the removal of four excess parking spaces and associated modification to the parking area and landscaping compliant with City standards.

Though this is a Tier 3 Development Review Permit subject to action by the Development Services Director, the Director has referred the application to the Planning Commission because of the Planning Commission's involvement in the review and approval of the previous permits and expansion approval.

### *Findings*

Development Review Permits must meet the requirements set forth in TMC Section 10.08.3920. Before approving a Development Review Permit, the Planning Commission must make the following findings:

- (a) That 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; and

- (b) That the proposal conforms to [the Tracy Municipal Code Zoning Regulations], the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Staff recommends that the Planning Commission make the requisite findings for this project based on the evidence in the record, including, without limitation, the following:

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 project will enhance the building from its current single-story building with a residential appearance to a two-story mosque building that includes a dome, a minaret, varying rooflines, decorative wall trims, and window panels with geometric forms that are characteristic of traditional Islamic patterns. Design elements will be present on all sides of the building, and a parapet wall designed to match the expanded building's architecture will be built around the existing tile roof to give a seamless architectural appearance of a traditional mosque.
2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, including building design, off-street parking and circulation, and landscaping design.

#### PUBLIC OUTREACH/ INTEREST

A public hearing notice for the project was mailed to all property owners within a 300-foot radius of the project site, posted on the City website, and also published in the Tracy Press, and the Planning Commission agenda packet was posted on the City website, City Hall, and the Tracy Branch Library.

#### COORDINATION

This development application was reviewed by multiple City Departments, the South San Joaquin County Fire Authority, and Tracy Delta Disposal as part of the City's normal application review process. This staff report was prepared by the Development Services Planning Division.

#### CEQA DETERMINATION

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which pertains to minor alterations and additions less than 10,000 square feet in size to existing structures in an area where all public services and facilities are available, and which is not environmentally sensitive. In accordance with CEQA Guidelines, no further environmental assessment is required.

ACTION REQUESTED OF THE PLANNING COMMISSION

Staff recommends that the Planning Commission adopt a Resolution:

1. Approving Development Review Permit D22-0046, amending the architecture approved under Development Review Permit Application Number D19-0017 for a building expansion of a place of worship at 350 N. Corral Hollow Road, and
2. Determining that this project is categorically exempt from the California Environmental Quality Act per Section 15301.

Prepared by: Kimberly Matlock, Associate Planner

Reviewed by: Alan Bell, Senior Planner  
Bill Dean, Assistant Development Services Director

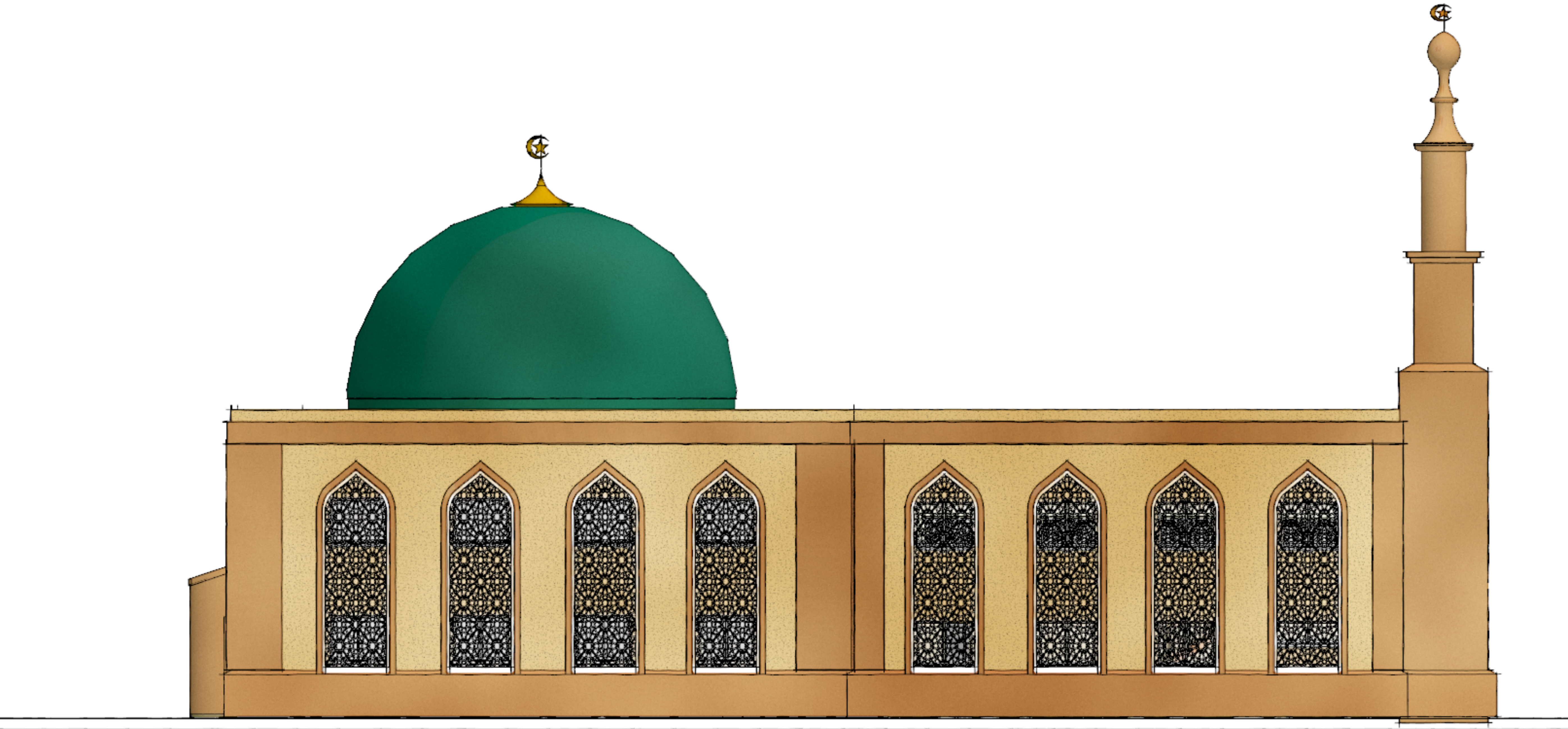
Approved by: Karin Schnaider, Assistant City Manager

ATTACHMENTS

Attachment A – Project Location Map  
Attachment B – Building Elevations approved on March 9, 2022  
Attachment C – Proposed Development Plans dated March 22, 2023  
Attachment D – Redlined conditions of approval for reference  
Attachment E – Planning Commission Resolution  
Exhibit 1 – Findings  
Exhibit 2 – Conditions of Approval



*Pete Mitracos*



WEST / FRONT ELEVATION

**ISLAMIC SOCIETY OF TRACY  
ADDITION**

350 N. CORRAL HOLLOW RD.  
TRACY, CA 95376

**REVISIONS**

**CLIENT**

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW RD.  
TRACY, CA 95376  
209.814.5691

**FRONT ELEVATION**

**A-05**

DATE 10/12/2021



*Pete Mitracos*

ISLAMIC SOCIETY OF TRACY  
ADDITION

350 N. CORRAL HOLLOW RD.  
TRACY, CA 95376

REVISIONS

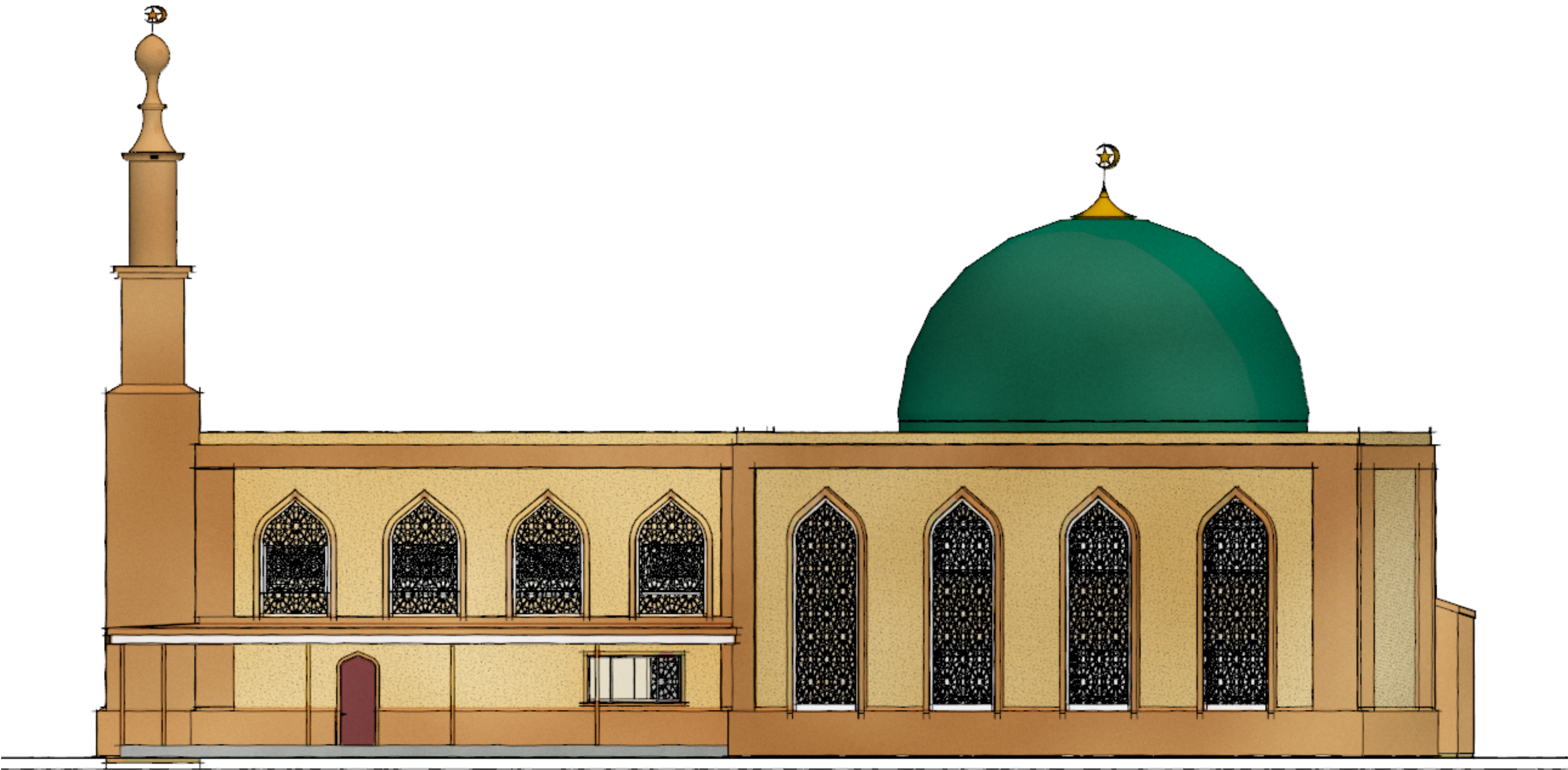
CLIENT

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW RD.  
TRACY, CA 95376  
209.814.5691

BUILDING  
ELEVATIONS

A-06

DATE 10/12/2021



EAST / BACK ELEVATION



*Pete Mitracos*

ISLAMIC SOCIETY OF TRACY  
ADDITION

350 N. CORRAL HOLLOW RD.  
TRACY, CA 95376

REVISIONS

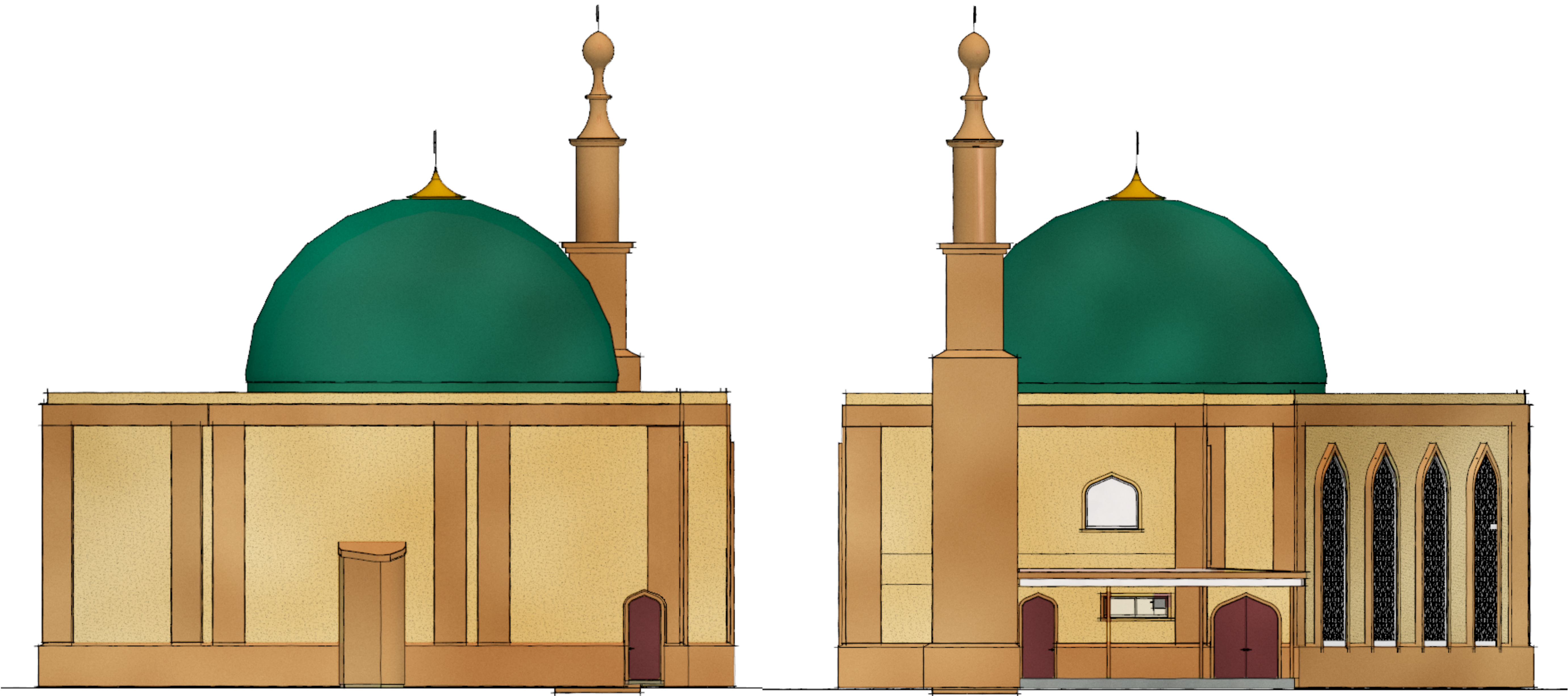
CLIENT

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW RD.  
TRACY, CA 95376  
209.814.5691

BUILDING  
ELEVATIONS

A-07

DATE 10/12/2021



NORTH ELEVATION

SOUTH ELEVATION



# ISLAMIC SOCIETY OF TRACY COMMUNITY ROOMS ADDITION



Attachment C  
**PETE MITRACOS  
BUILDING DESIGN**  
209 835 0270  
PO BOX 261 - TRACY, CA 95378  
email - [pete@mitracos.com](mailto:pete@mitracos.com)  
THE CONCEPTS, DESIGN, AND ARRANGEMENTS REPRESENTED BY THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL BE THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE PROJECT SPECIFIED IN THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.  
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*Pete Mitracos*

COMMUNITY ROOMS ADDITION

**RECEIVED**  
September 11, 2023  
City of Tracy  
Development Services

350 N. CORRAL HOLLOW  
TRACY, CA 95376

## REVISIONS

MARCH 1, 2023  
REVISIONS PER  
PLANNING DEPT.

## CLIENT

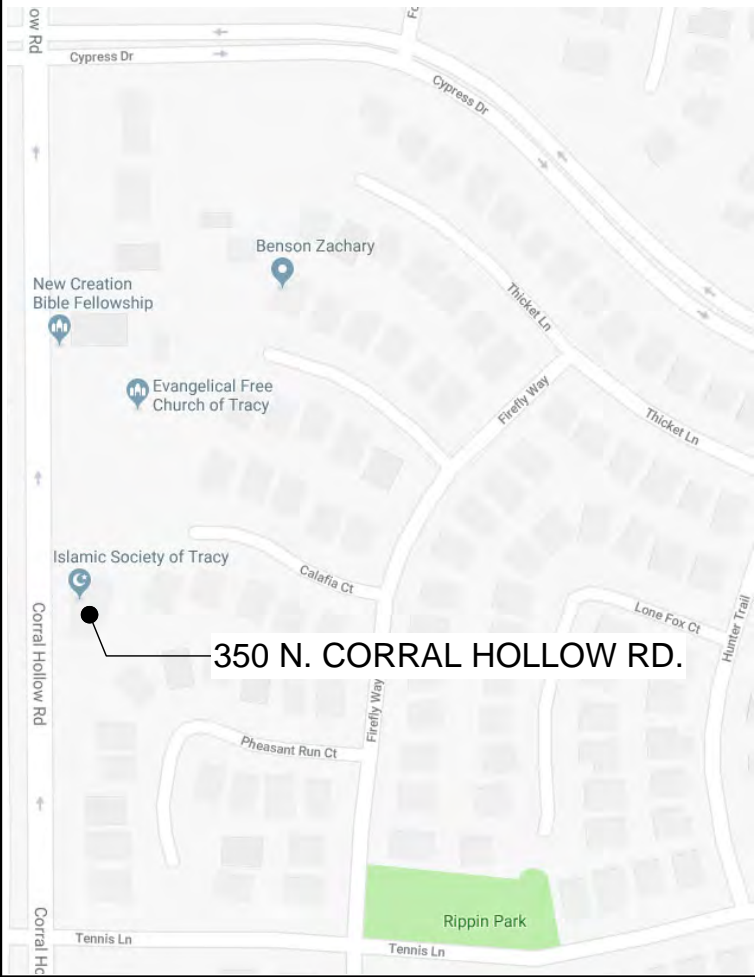
ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW  
TRACY, CA 95376  
209.814.5691

## TITLE SHEET

**A-01**

DATE 9/10/2023

## VICINITY MAP



## PROJECT TEAM

PROJECT OWNER: ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW RD.  
TRACY, CA 95376

PROJECT CONTACT: MOHEB ARGAND  
350 N. CORRAL HOLLOW RD.  
TRACY, CA 95376  
Phone: 209.814.5691  
Email: [mohebargand@gmail.com](mailto:mohebargand@gmail.com)

PROJECT DESIGN: PETE MITRACOS  
PO BOX 261  
TRACY, CA 95378  
Phone: 209.835.0270  
Email: [pete@mitracos.com](mailto:pete@mitracos.com)

## PROJECT DATA

PROJECT LOCATION: 350 N. CORRAL HOLLOW RD., TRACY, CA 95376  
APN: 234-210-29  
LAND USE ZONING: LDR - LOW DENSITY RESIDENTIAL - CUP 08-0002  
OCCUPANCY: A-3, B - COMMUNITY ROOMS ADDED TO EXISTING RELIGIOUS ASSEMBLY WITH OFFICES

CONSTRUCTION TYPE: V-B  
STORIES: TWO  
EXISTING BUILDING: 3,708 SQUARE FEET  
ADDITION: 2,439 SQUARE FEET  
PROPOSED TOTAL BUILDING: 6,158 SQUARE FEET  
SITE AREA: 36,155 SQUARE FEET  
NEW TOTAL FOOTPRINT: 4,508 SQUARE FEET - 12.5% SITE COVERAGE  
PARKING AREA: 20,179 SQUARE FEET - 55.8% SITE COVERAGE  
PARKING SPACES REQUIRED: 43  
EXISTING PARKING SPACES: 56  
AFTER ADDITION SPACES: 52

## PROJECT SCOPE

### EXISTING - RELIGIOUS ASSEMBLY FACILITY - PLACE OF WORSHIP

1. CONDITIONAL USE PERMIT - CUP08-0002 & CUP19-0004
2. DEVELOPMENT REVIEW - D08-0004
3. CONSTRUCTED UNDER BUILDING PERMIT #09-1707
4. CERTIFICATE OF OCCUPANCY ISSUED APRIL 25, 2012
5. DEVELOPMENT REVIEW D19-0017 & CUP 19-0004 APPROVED MARCH 9, 2022
6. DUE TO COST RESTRAINTS THE APPLICANT PROPOSES TO LEAVE THE WORSHIP AS IS.

PROPOSED GROUND FLOOR ADDITION OF 800 SQ. FT.  
PROPOSED SECOND FLOOR ADDITION OF 1,1639 SQ. FT.  
TOTAL PROPOSED ADDITION IS 2,439 SQ. FT.

### USE OF COMMUNITY ROOMS

THE ADDITION PROVIDES COMMUNITY ROOMS FOR FELLOWSHIP.  
THE PROPOSED ADDITION DOES NOT INCREASE THE WORSHIP / CONGREGATION AREA.  
THE PROPOSED ADDITION DOES NOT INCREASE THE OCCUPANCY LOAD.  
THE CONGREGATION MOVES FROM THE WORSHIP AREA TO THE FELLOWSHIP AREA.  
FOOD MAY BE SERVED IN THE COMMUNITY ROOMS.  
NO ON-SITE KITCHEN IS PROPOSED.  
THERE WILL BE TABLE SEATING.  
THE ADDITION WILL ALSO BE USED TO STORE TABLES, CHAIRS, ETC.  
IT MAY ALSO BE USED FOR CLASSES ONCE A WEEK DURING WEEKENDS.

### PARKING

FOUR PARKING SPACES ARE LOST TO THE ADDITION - THE REMAINING 52 SPACES EXCEED THE REQUIRED 43 SPACES.

### LANDSCAPING

THE IMPACT TO THE EXISTING LANDSCAPING IS MINIMAL. SEE ATTACHED LANDSCAPE PLAN.

### LIGHTING

THE LIGHTING FOR THE PARKING LOT REMAINS UNCHANGED EXCEPT FOR ONE FIXTURE THAT WILL BE MOVED TO THE NEW ADDITION'S EAST WALL NEAR THE SOUTH CORNER.

## SHEET INDEX

TITLE SHEET	A-01	ELEVATIONS SIDES	A-07
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FLOOR PLANS	A-04	LANDSCAPE PLAN	L-1
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BACK ELEVATION	A-06		



*Pete Mitracos*

# COMMUNITY ROOMS ADDITION

350 N. CORRAL HOLLOW  
TRACY, CA 95376

## REVISIONS

MARCH 1, 2023  
REVISIONS PER  
PLANNING DEPT.

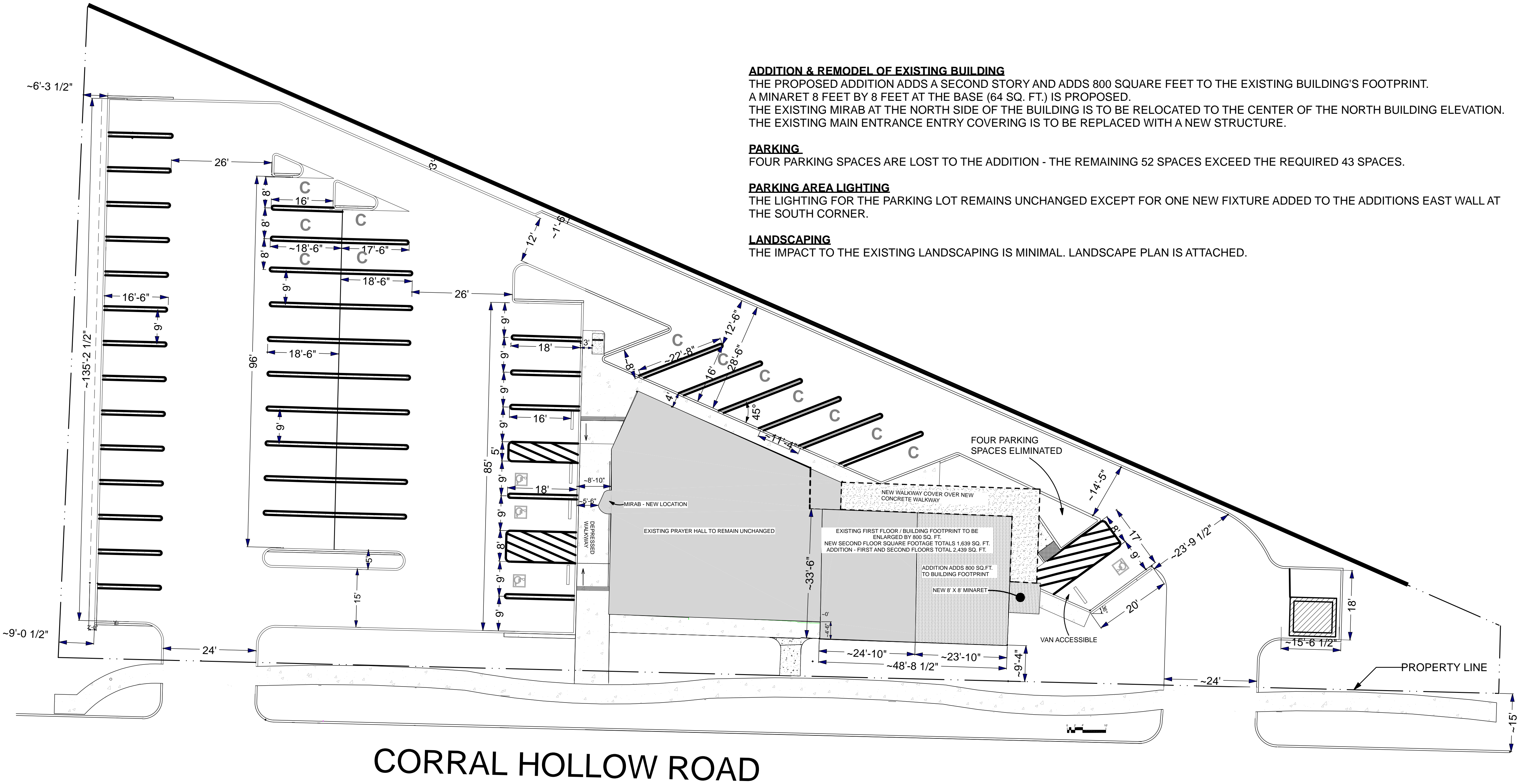
## CLIENT

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW  
TRACY, CA 95376  
209.814.5691

## SITE PLAN

# A-02

DATE 9/10/2023



CORRAL HOLLOW ROAD



SCALE 1" = 15'-0"

### ADDITION & REMODEL OF EXISTING BUILDING

THE PROPOSED ADDITION ADDS A SECOND STORY AND ADDS 800 SQUARE FEET TO THE EXISTING BUILDING'S FOOTPRINT. A MINARET 8 FEET BY 8 FEET AT THE BASE (64 SQ. FT.) IS PROPOSED. THE EXISTING MIRAB AT THE NORTH SIDE OF THE BUILDING IS TO BE RELOCATED TO THE CENTER OF THE NORTH BUILDING ELEVATION. THE EXISTING MAIN ENTRANCE ENTRY COVERING IS TO BE REPLACED WITH A NEW STRUCTURE.

### PARKING

FOUR PARKING SPACES ARE LOST TO THE ADDITION - THE REMAINING 52 SPACES EXCEED THE REQUIRED 43 SPACES.

### PARKING AREA LIGHTING

THE LIGHTING FOR THE PARKING LOT REMAINS UNCHANGED EXCEPT FOR ONE NEW FIXTURE ADDED TO THE ADDITIONS EAST WALL AT THE SOUTH CORNER.

### LANDSCAPING

THE IMPACT TO THE EXISTING LANDSCAPING IS MINIMAL. LANDSCAPE PLAN IS ATTACHED.





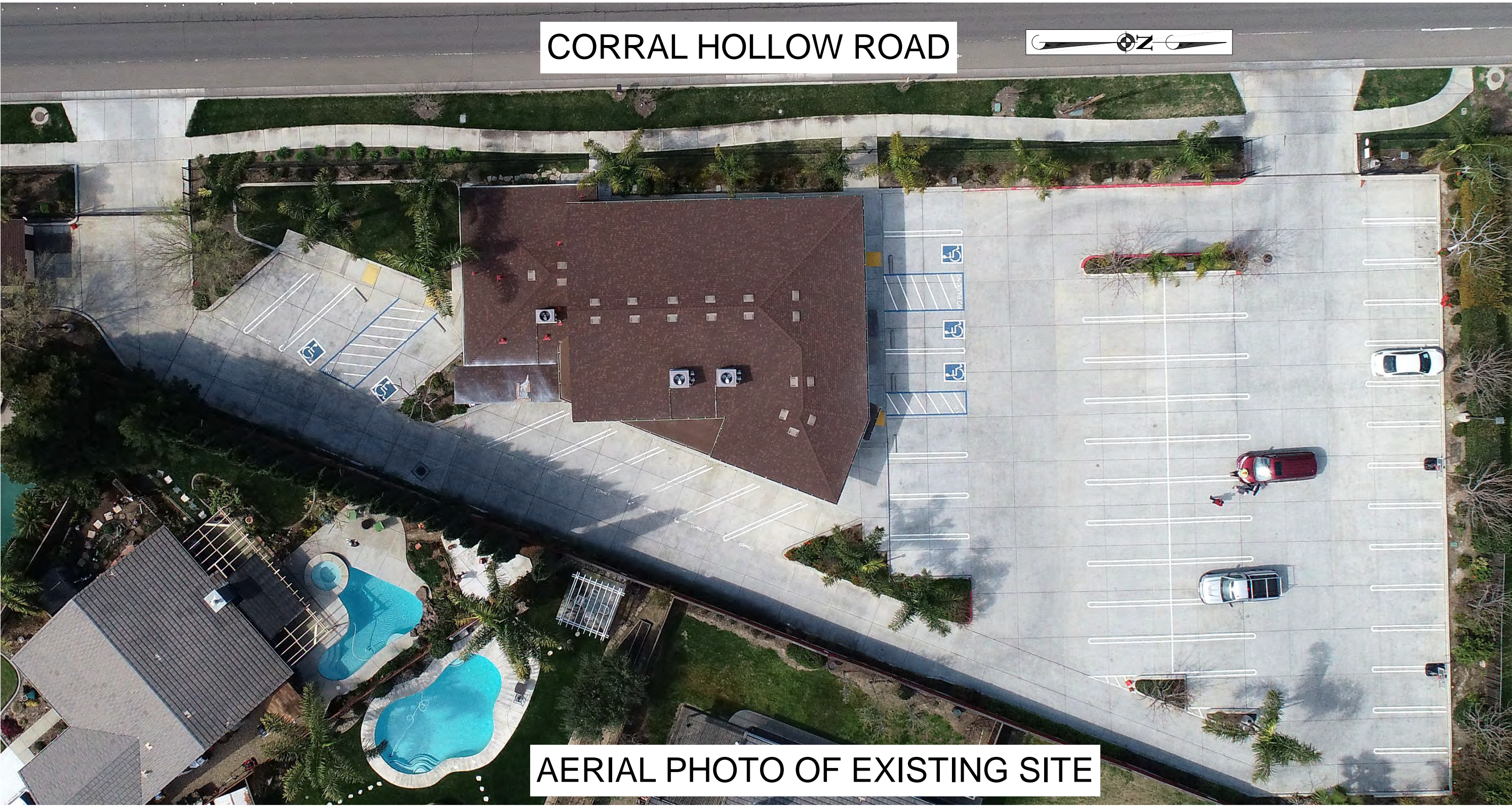
SOUTH WEST ELEVATION



WEST ELEVATION



EXISTING STUCCO WALL AND TRIM COLORS



SOUTH ELEVATION



NORTH ELEVATION

EXISTING SITE AND ELEVATIONS

*Pete Mitracos*

**COMMUNITY ROOMS ADDITION**

350 N. CORRAL HOLLOW  
TRACY, CA 95376

**REVISIONS**

MARCH 1, 2023  
REVISIONS PER  
PLANNING DEPT.

**CLIENT**

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW  
TRACY, CA 95376  
209.814.5691

EXISTING SITE &  
BUILDING

**A-03**

DATE 9/10/2023



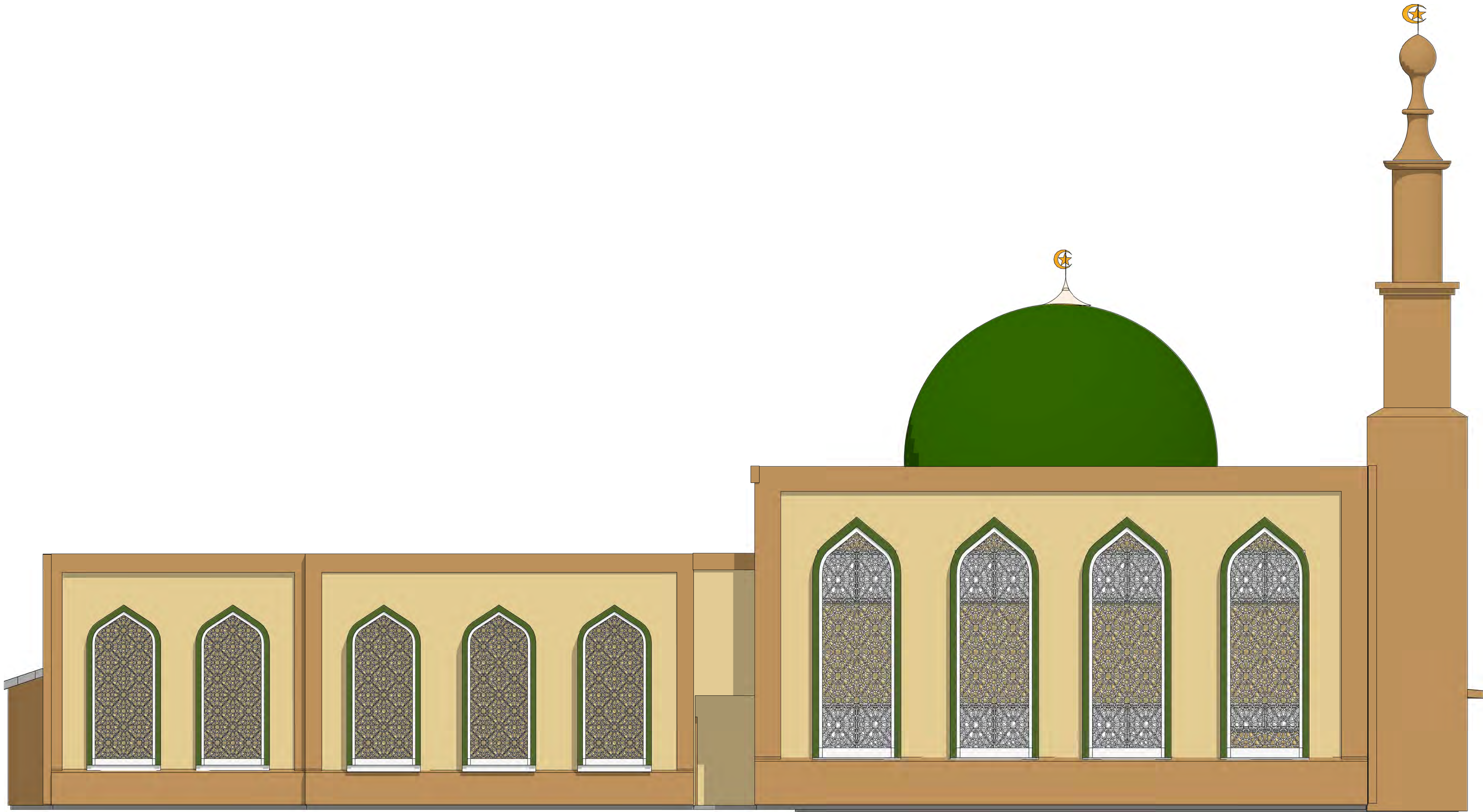
350 N. CORRAL HOLLOW  
TRACY, CA 95376

**DATE** 9/10/2023



SCALE 1/8" = 1'-0"





WEST / FRONT ELEVATION

*Pete Mitracos*

COMMUNITY ROOMS ADDITION

350 N. CORRAL HOLLOW  
TRACY, CA 95376

REVISIONS

MARCH 1, 2023  
REVISIONS PER  
PLANNING DEPT.

CLIENT

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW  
TRACY, CA 95376  
209.814.5691

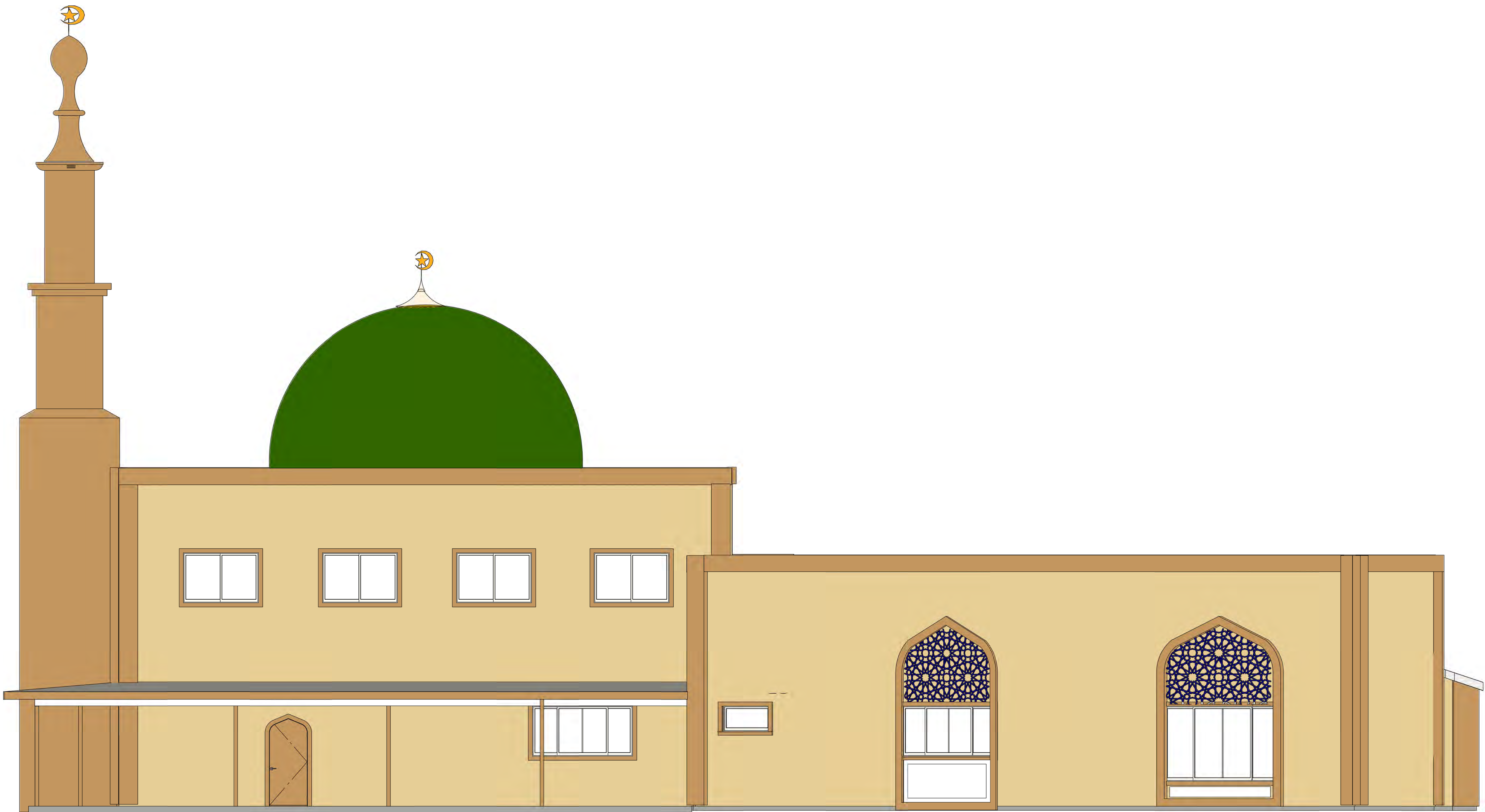
FRONT ELEVATION

A-05

DATE 9/10/2023

SCALE 1/4" = 1'-0"





EAST / BACK ELEVATION

*Pete Mitracos*

COMMUNITY ROOMS ADDITION

350 N. CORRAL HOLLOW  
TRACY, CA 95376

REVISIONS

MARCH 1, 2023  
REVISIONS PER  
PLANNING DEPT.

CLIENT

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW  
TRACY, CA 95376  
209.814.5691

BACK ELEVATION

A-06

SCALE 1/4" = 1'-0"

DATE 9/10/2023



*Pete Mitracos*

COMMUNITY ROOMS ADDITION

350 N. CORRAL HOLLOW  
TRACY, CA 95376

REVISIONS

MARCH 1, 2023  
REVISIONS PER  
PLANNING DEPT.

CLIENT

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW  
TRACY, CA 95376  
209.814.5691

SIDE ELEVATIONS

A-07

DATE 9/10/2023

SCALE 3/16" = 1'-0"



SOUTH ELEVATION

NORTH ELEVATION

*Pete Mitracos*

# COMMUNITY ROOMS ADDITION

350 N. CORRAL HOLLOW  
TRACY, CA 95376

## REVISIONS

MARCH 1, 2023  
REVISIONS PER  
PLANNING DEPT.

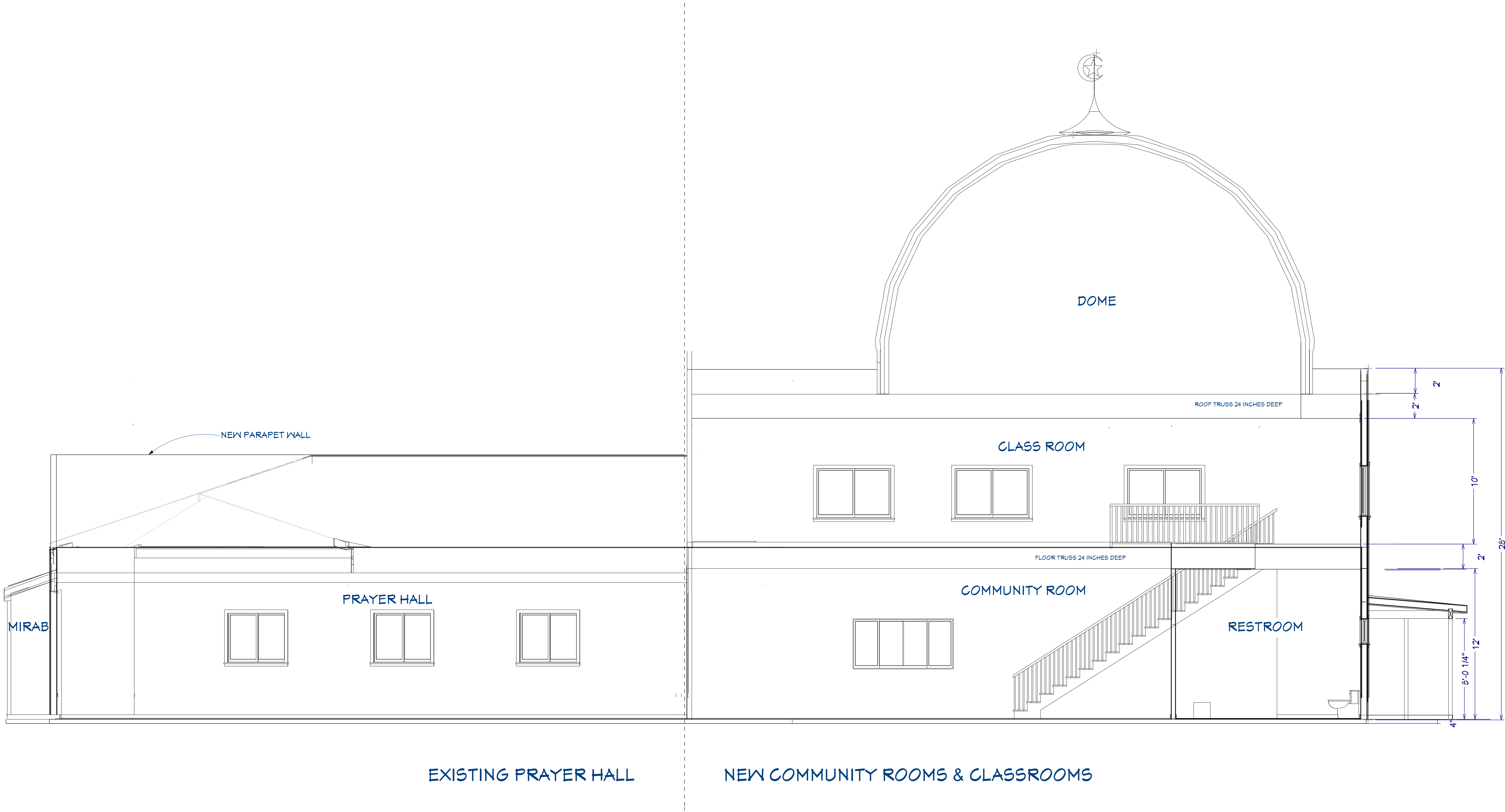
## CLIENT

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW  
TRACY, CA 95376  
209.814.5691

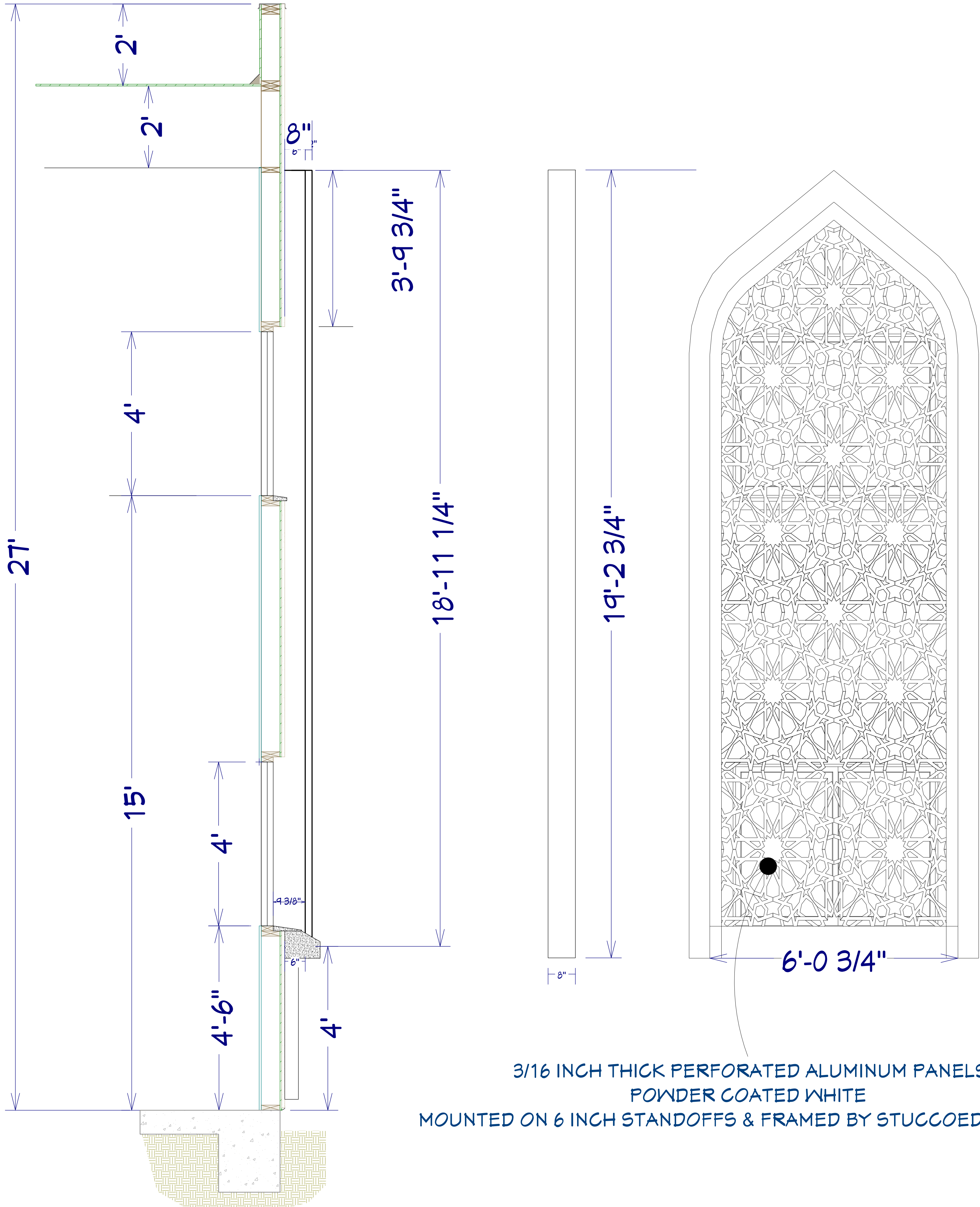
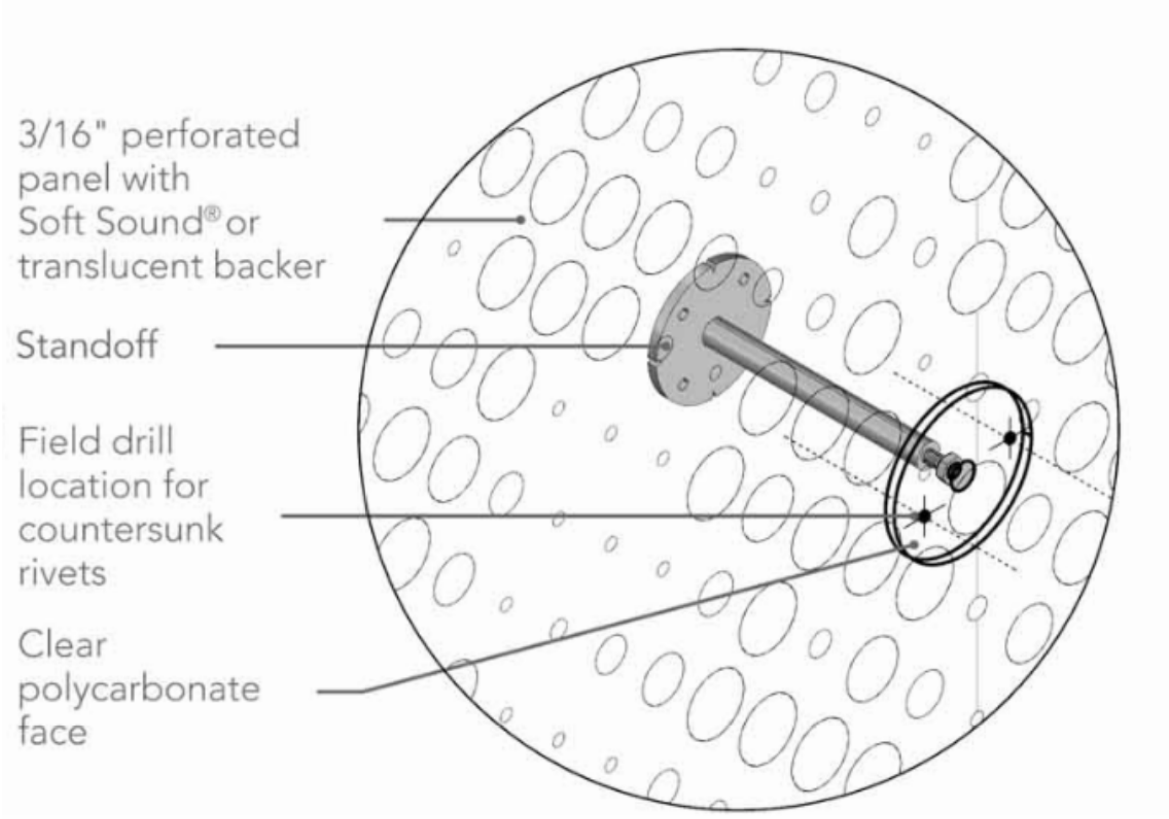
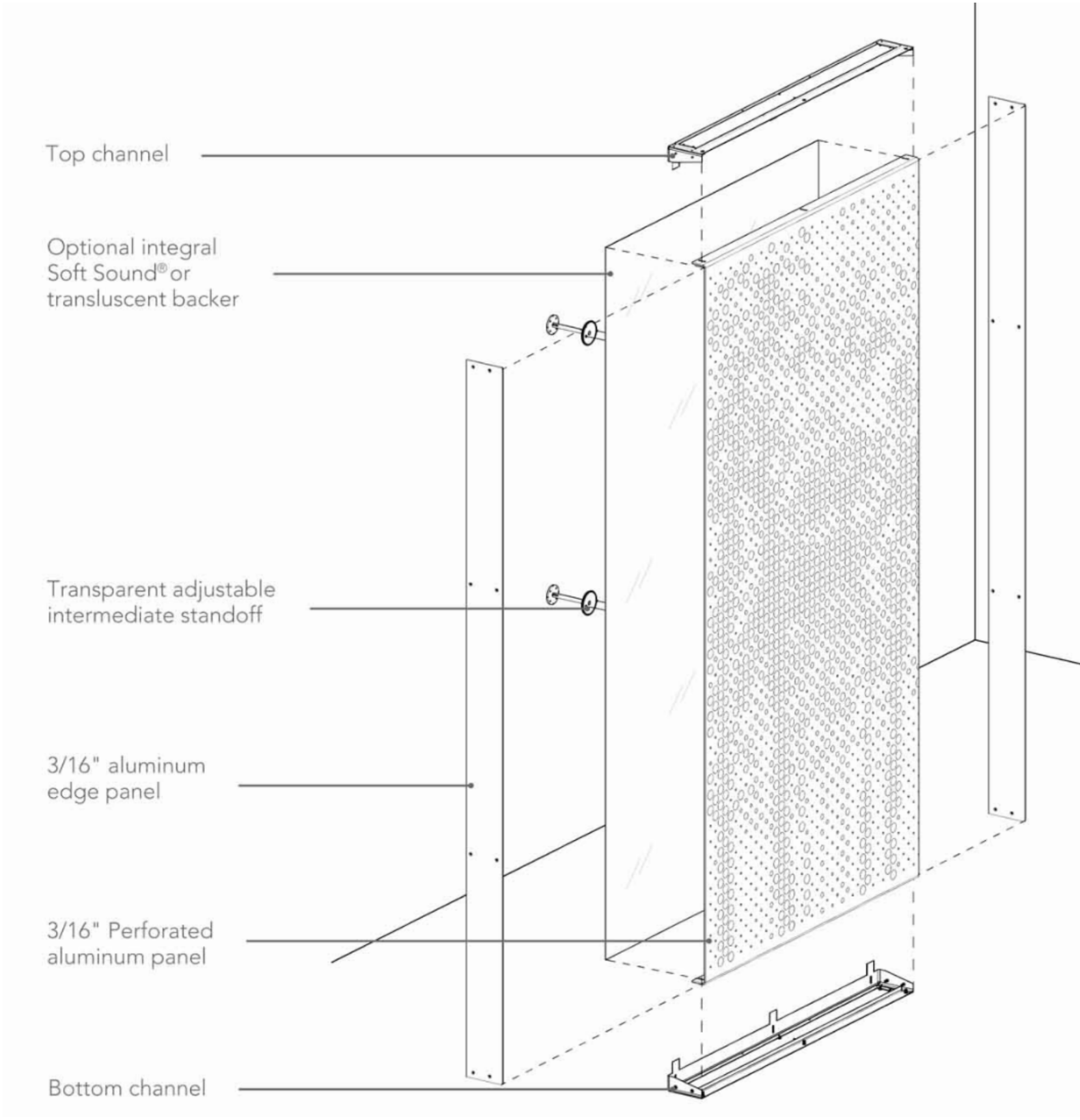
## BUILDING SECTION

# A-08

DATE 9/10/2023







3/16 INCH THICK PERFORATED ALUMINUM PANELS  
POWDER COATED WHITE  
MOUNTED ON 6 INCH STANDOFFS & FRAMED BY STUCCOED MOLDING

*Pete Mitracos*

COMMUNITY ROOMS ADDITION

350 N. CORRAL HOLLOW  
TRACY, CA 95376

REVISIONS

MARCH 1, 2023  
REVISIONS PER  
PLANNING DEPT.

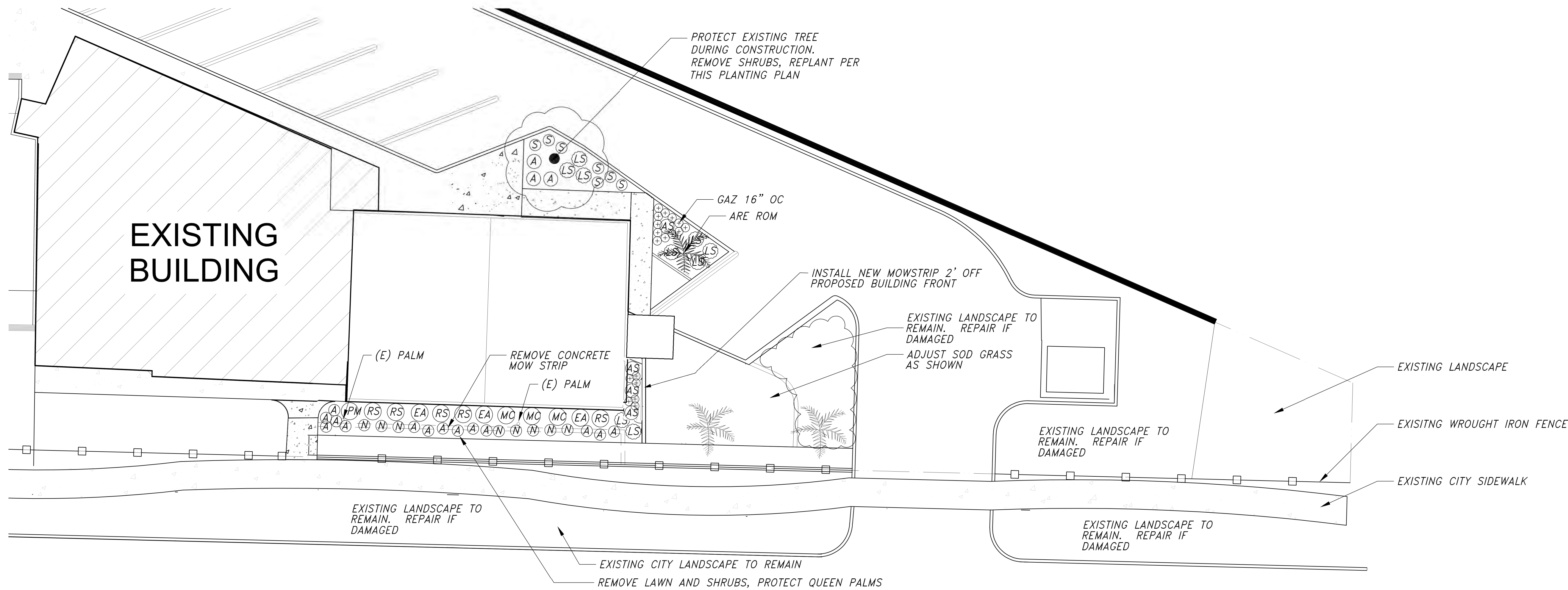
CLIENT

ISLAMIC SOCIETY OF TRACY  
350 N. CORRAL HOLLOW  
TRACY, CA 95376  
209.814.5691

WINDOW  
SCREEN DETAIL

A-09





# CORRAL HOLLOW ROAD

## PLANT LEGEND

SYMBOL	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME
ARE ROM	15 Gal	1	<i>Arecastrum romanizoffianum</i>	Queen Palm
AS	5 Gal	5	<i>Aloe striatus</i>	Aloe
EA	5 Gal	3	<i>Euonymus j. Aureomarginata</i>	Golden Euonymus
MC	5 Gal	3	<i>Myrtus communis compacta</i>	Myrtle
PM	5 Gal	4	<i>Phormium tenax Maori Queen</i>	Flax
RS	5 Gal	5	<i>Rhaphiolepis i. Springtime</i>	Indian Hawthorn
ACCENTS				
A	1 Gal	17	<i>Agapanthus africanus</i>	Lily of the Nile
LS	1 Gal	2	<i>Lantana s. Lavender</i>	Trailing Lavender Lantana
S	1 Gal	10	<i>Salvia Mystic Spires</i>	Salvia
GAZ	1 Gal	20	<i>Gazania Trailing Yellow</i>	Yellow Gazanias

## INSTALLATION AND PLANTING NOTES

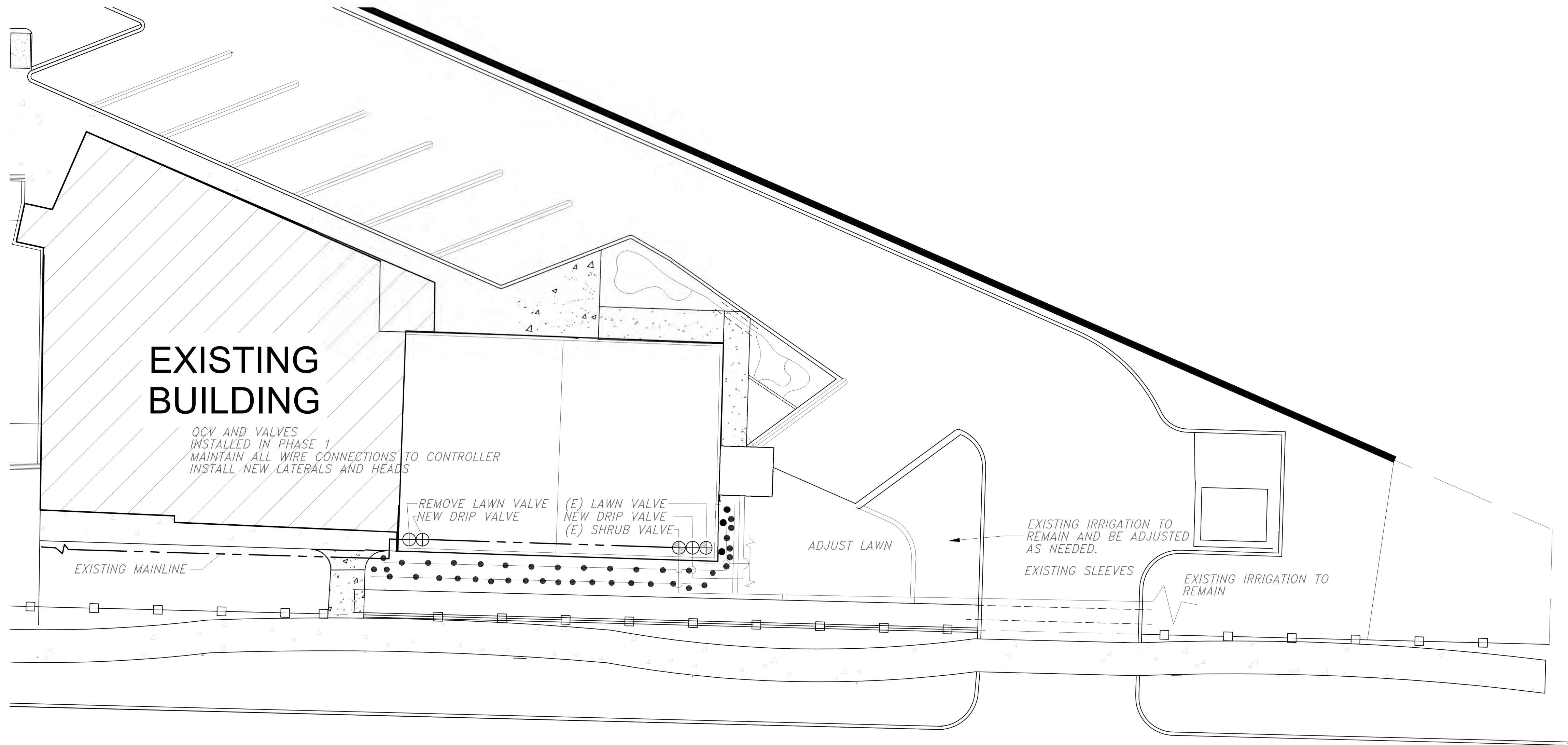
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL CODES
- THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.
- REMOVE CONCRETE AND CONSTRUCTION RESIDUE PLANTER BEDS BEFORE SOIL PREP
- BERMUDA GRASS SHALL BE EFFECTIVELY TREATED AND CONTROLLED PRIOR TO ANY PLANTING.
- THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE OWNER 48 HOURS PRIOR TO PLANTING FOR A SITE OBSERVATION AND APPROVAL.  
PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE DRAINAGE, AND ALL PLANTING AREAS. NO SPOTS WHICH HOLD STANDING WATER WILL BE ACCEPTED
- DIG PLANTING PITS TWO TIMES THE HEIGHT AND WIDTH OF THE ROOT BALL. BACKFILL ROOTBACKFILL PITS WITH 3/4 PARTS NATIVE SOIL AND 1/4 PARTS NITRIFIED REDWOOD SHAVINGS (NRSA) AND PLANT PITS ARE ALSO TO RECEIVE PLANTING TABLETS AT THE FOLLOWING RATES. 1-1G, 2-5G 4-15G, AND 6-24" BOX.
- WIRES TO CONTROLLER EXIST. INSTALL NEW CONTROL VALVES WITH PRESSURE REGULATOR AND FILTER FOR DRIP SYSTEM. INSTALL ONE EMITTER PER 1 GALLON PLANT AND 2 PER 5 GALLON PLANT.
- INSTALL NEW MULCH, MATCH TYPE USED IN PHASE 1. APPLY 3" THICK LAYER THROUGHOUT.

BY:	DATE:	DESCRIPTION:

ODYSSEY LANDSCAPING, INC.  
ODYSSEY LANDSCAPING., INC.  
5400 W. HIGHWAY 12, LODI, CA 95252  
(209) 369-6197 (209) 369-6965 FAX  
CA CONT. LIC # 424613  
www.odysseylandscaping.com

SHEET TITLE:  
LANDSCAPE PLAN

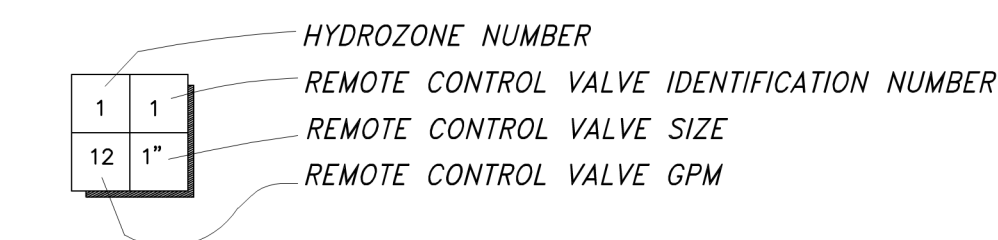
ISLAMIC SOCIETY OF  
TRACY - EXPANSION  
350 N. CORRAL HOLLOW  
TRACY, CALIFORNIA



# CORRAL HOLLOW ROAD

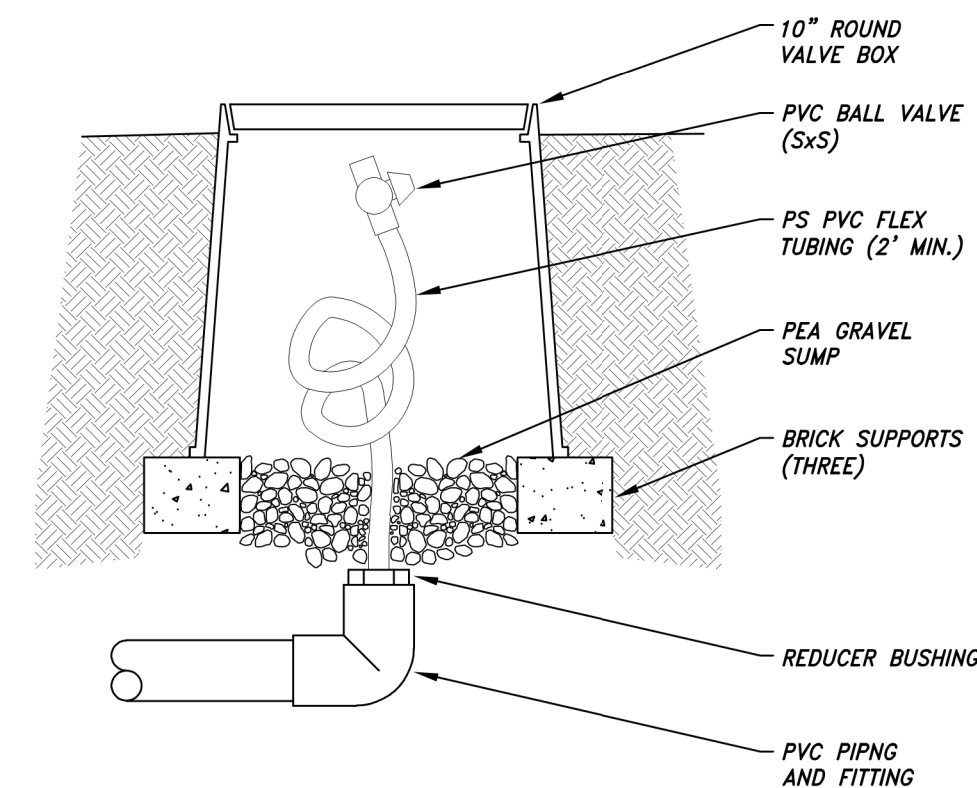
## IRRIGATION LEGEND

- ⊕ RAINBIRD XGZLF-100-PRF VALVE WITH KIT FOR FILTER AND PRESSURE REGULATOR FOR LOW FLOW
- ⊕ RAINBIRD PEB-100 1" REMOTE CONTROL VALVE EXISTING
- ⊗ RAINBRID MASTERVALVE AND FLOW SENSOR - EXISTING
- ⊠ FEBCO 825Y 1 1/2" BACK FLOW DEVICE EXISTING
- ⊗ RAINBIRD 33DLRC QUICK COUPLER VALVE (EXISTING)
- ✂ NIBCO T-580, 1" BALL VALVE
- TORO FB-25 FC BUBBLER .25 GPM, TWO PER TREE
- TORO FB-25 FC BUBBLER ADJUST TO .10 GPM
- ⊕ TORO VARISTAKE SPRAY EMITTER
- ▲ TORO T-FCH- FLUSH VALVE
- ▨ TECHLINE DL 4 -12 EMITTER SPACING 12" - INSTALL PER DETAIL, WITH FLOW VALVE
- ▨ TORO TMC 424e 12 STATIONS TO BE PAIRED WITH FLOW SENSOR WIRELESS RAIN SENSOR
- ══ SCH. 40 4" PVC SLEEVE or TWICE SIZE OF PIPE TO BE SLEEVED
- ══ SCH. 40 PVC MAINLINE, 1 1/2" ( W/ 18" COVER )
- ══ SCH 40 PVC LATERAL LINE, 3/4" ( W/ 12" COVER )
- ══ SCH 40 PVC LATERAL LINE, 1" ( W/ 12" COVER )
- ══ PEPCO P700, 1/2" DRIP TUBING OR EQ W/ EMITTERS ( W/ 4" COVER ) TO BE RUN IN SLEEVING UNDER PAVEMENT



## IRRIGATION NOTES

- IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND UNDERGROUND, AND SHALL CONFORM TO CITY, COUNTY, AND OTHER APPROPRIATE CODES AND REGULATIONS.
- PLAN IS DIAGRAMATIC AND IS NOT INTENDED TO SHOW EXACT LOCATIONS OF PIPING, VALVES, ETC. INSTALL PIPE IN PLANTED AREAS WHENEVER POSSIBLE.
- ELECTRICAL SUBCONTRACTOR TO PROVIDE 110V SERVICES TO CONTROLLER LOCATION IN EQUIPMENT ROOM. INSTALL CHASES INTO BUILDING FOR WIRES. LANDSCAPE CONTRACTOR TO MAKE THE FINAL CONNECTION AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURERS INSTRUCTIONS.
- POINT OF CONNECTION SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN FIELD.
- VALVES TO BE LOCATED IN VALVE BOXES WITH PLANTER AREAS, LOCATION SHOWN ON PLAN IS FOR DESIGN CLARITY ONLY.
- 4" SCH 40 PVC SLEEVES SHALL BE INSTALLED UNDER PARKING AREAS AND UNDER CONCRETE PRIOR TO ANY PAVING
- INSTALL DRIP EMITTERS AS FOLLOWS: (1) 1-GPH PER 1 GALLON SHRUB OR GROUND COVER (2) 2-GPH PER 5 GALLON SHRUB
- SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
- AT TIME OF CONSTRUCTION IF BUILDING CONSTRUCTION IS PHASED, RUN EXTRA WIRES TO ALLOW FOR FUTURE PHASE LANDSCAPE IRRIGATION. MODIFICATIONS TO DESIGN SHALL BE APPROVED BY OWNER.
- IRRIGATION CONTROLLERS SHOULD BE SET TO WATER BETWEEN 10:00 P.M. AND 5:00 A.M. AND BE PROGRAMMED TO AVOID RUNOFF. ESTABLISH AN IRRIGATION SCHEDULE ACCORDING TO THE WATER NEEDS OF THE PLANTS WITHIN EACH CIRCUIT.



12 FLUSH VALVE  
INSTALLATION DETAIL NO SCALE

**City of Tracy**  
**Conditions of Approval**  
Islamic Society of Tracy Expansion  
Application ~~Numbers CUP19-0004 & D19-0017~~ Number D22-0046  
September 27, 2023

**A. General Provisions and Definitions**

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

The Project: A first and second story expansion to an existing mosque, and associated parking area improvements (known as Islamic Society of Tracy)

The Property: 350 N. Corral Hollow Road, Assessor's Parcel Number 234-210-29

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 Project located at the Property, Application ~~Numbers CUP19-0004 & D19-0017~~ Number D22-0046. The Conditions of Approval shall specifically include all City of Tracy 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 ~~October 14, 2021~~ March 22, 2023. These plans include the site plan, floor plan, elevations, and color rendering.

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, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and Design Goals and Standards.
- A.7. 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 Managed Conditions**

Contact: Kimberly Matlock (209) 831-6430 [kimberly.matlock@cityoftracy.org](mailto:kimberly.matlock@cityoftracy.org)

- B.1. Landscaping & irrigation installation. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans and the approved building permit construction plans shall be installed to the satisfaction of the Development Services Director. All existing landscaping to remain shall be preserved and protected during construction and replanted with like-plants if lost during construction.
- B.2. Parking lot.
- B.2.1. Before the approval of a building permit, the applicant shall provide detailed plans that demonstrate new parking stalls are designed in accordance with City Standard Plan ~~154~~141.
- B.2.2. Before the approval of a building permit, the applicant shall provide site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.

- B.2.3. Before the approval of a building permit, the applicant shall provide ~~detailed~~ plans that demonstrate a minimum of one foot candle per Standard Plan ~~154141~~ throughout the parking area as defined in TMC Section 10.08.3450.
- B.2.4. Before final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way and onto any adjacent private property to the satisfaction of the Development Services Director.
- B.3. Landscaping & irrigation. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans to address the following:
  - B.3.1. Said plans shall demonstrate that no less than 40% of the total parking area, excluding areas not defined as part of the parking area for customers and employees, is shaded in canopy tree coverage at tree maturity.
  - B.3.2. Said plans shall demonstrate that all planters be comprised of trees, shrubs, and groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon.
  - B.3.3. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
- B.4. Screening utilities and equipment.
  - B.4.1. Before final inspection or certificate of occupancy, all vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and bollards and other wall-mounted or building-attached utilities shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
  - B.4.2. Before final inspection or certificate of occupancy, no roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be visible from any public right-of-way to the satisfaction of the Development Services Director. Plans to demonstrate such compliance shall be submitted to the City prior to the issuance of a building permit.
  - B.4.3. Before final inspection or certificate of occupancy, all PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures, walls, or landscaping, to the satisfaction of the Development Services Director.
  - B.4.4. No bollards, chain link, or similar improvements that are industrial in nature shall be readily visible to the public.

### C. Building Division Managed Conditions

Contact: Phillip Rainone

(209) 831-6413

[phillip.rainone@cityoftracy.org](mailto:phillip.rainone@cityoftracy.org)

~~C.1. At the time of building permit submittal~~Prior to commencement of construction, applicant shall submit ~~the construction documents which shall be prepared by a licensed design~~



~~professional as per CBC section 107.1.~~

- ~~C.2. At time of building permit submittal, applicant to submit construction documents which shall clarify use and occupancy of each space as per CBC Chapter 3. Note the following based on development plans:~~
- ~~i. A3 — Assembly for worship~~
  - ~~ii. A2 — Assembly uses for food and/or drink consumptions~~
  - ~~iii. B — offices~~
  - ~~iv. A3 — Religious educational rooms which are accessory to places of religious worship in accordance with Section 303.1.4 and have occupant loads of less than 100 per room or space shall be classified as Group A-3~~
  - ~~v. U — Minaret~~
  - ~~vi. S-1 — Storage of tables and chairs~~
- ~~C.3. Cover sheet indicates " details proposing the proposed addition does not increase the occupancy load." At time of building permit submittal, Applicant to submit construction documents with appropriate occupant load calculations since the occupant load is based on the capacity of the building and the calculated occupant load will increase from the 2,467 sf addition as per CBC Section 1004 and Table 1004.1.2.~~
- ~~C.4. At time of building permit submittal, applicant to submit construction documents that clarify whether the classroom can be used for religious or for also public education. The Cover sheet indicates that the proposed addition may also be used for classes once a week during weekends. If it is not used for religious education, it cannot be considered accessory to places of religious worship and will be classified as group E as per CBC of an automatic sprinkler system per Tracy Municipal Code section 9.06.070 amending section 305.1.1 (not noted in above list of occupancies).~~
- ~~C.5. At time of building permit submittal, applicant to submit construction documents that clarify if the building is non-sprinklered or if the proposed addition will be fire sprinklered as per CBC-903.~~
- ~~C.6. At time of building permit submittal, applicant to submit construction documents which show the means of egress plans with the 2<sup>nd</sup> story classroom and 1<sup>st</sup> story multipurpose rooms with an assumed occupancy of A-3 will have 2 exits.~~
- ~~C.7.C.1. At time of building permit submittal, applicant to submit construction documents that clarify and graphically show any rated walls and rated assemblies. Based on proposed minaret height of 64 feet from grade, the minaret must have a firewall and be of Type IIA or Type IIIA construction to extend to that height or the existing structure must be upgraded to a higher construction type as per 2.20 in the California Fire Code, CBC 903.2.1.3(3), and to demonstrate compliance with CBC Table 504.3. Per Section 504.3, "towers, spires, steeples, and other roof structures shall be constructed of materials consisted with the required type of construction of the building consistent with the required type of construction of the building. The structures shall be unlimited in height where of noncombustible materials and shall not extend more than 20 feet above the 4 for allowable building height where of combustible materials." Based on Table 504.3, a Type VB nonsprinklered building has an allowable height of 40 feet. number of stories.~~

~~C.8. At time of building permit submittal, applicant to submit construction documents that provide details of the existing conditions demonstrating compliance with the applicable requirements of Chapter 11B. For any non-compliant elements, applicant to provide details of the work to be performed in order meet accessibility requirements. When alterations are made to existing buildings, an accessible path of travel to the specific area of alteration shall be provided per CBC §11B-202.4. The primary accessible path of travel includes a primary entrance to the building. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops.~~

~~C.2. Prior to construction of any structures, applicant must submit construction documents, plans, specifications and/or calculations to the Building Safety Division which meet all requirements of~~ Prior to commencement of construction, applicant shall submit to the Building Safety division construction plans and supporting documents for the building conforming to Title 24 California Code of Regulations, as applicable per and Tracy Municipal Code that are current at the time of submittal.

~~C.9.C.3. Prior to the construction of onsite improvement including but not limited to walks, sidewalks, utilities, signs, lights, retaining walls, sound walls, underground vaults, transformer, trellis, trash enclosures, etc., applicant shall submit to the Building Safety Division construction drawings and supporting documents that conform to the current Title 24 California Code of Regulations.~~ at time of application.

~~C.4. Prior to commencement of construction, applicant shall submit a City of Tracy Accessibility Budget Form to demonstrate compliance with path of travel accessibility upgrades per CBC 11B-202.4.~~

~~C.5. Prior to commencement of construction, applicant shall submit details to demonstrate compliance with CBC Table 602 for fire-resistance rating requirements.~~

~~C.6. Prior to commencement of construction, applicant shall submit plans and details that demonstrate compliance with maneuvering clearances per CBC 11B-404.2.4, and with doors in series per CBC 11B-404.2.6.~~

~~C.7. Prior to commencement of construction, applicant shall submit plans that demonstrate compliance with common path of egress travel per CBC 1029.8 and 1006.2.1.~~

~~C.8. Prior to commencement of construction, applicant shall submit plans that demonstrate compliance with California Plumbing Code Table 422.1 for:~~

- ~~a. minimum number of urinals to be provided for men.~~
- ~~b. minimum number of water closets required for women not to be less than number of water closets and urinals required for men.~~
- ~~c. minimum number of drinking fountains.~~
- ~~d. minimum number of service sinks or laundry tray.~~

~~C.9. Prior to commencement of construction, applicant shall submit plans with detailed description of use of minaret, to whom is this structure accessible, maximum number~~

of occupants expected to demonstrate compliance with Title 24 California Building Standards Code.

C.10. Prior to commencement of construction, applicant shall submit plans to demonstrate compliance with CBC 11B-206.2.3 for accessible route requirements for multistory buildings.

**D. South San Joaquin County Fire Authority ~~Managed~~ Conditions**

Contact: ~~Fire Marshal~~Daniel Stowe (209) 831-6707 \_\_\_\_\_  
[fire.plancheck@sjcfire.org](mailto:fire.plancheck@sjcfire.org)

- D.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
- a. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
  - b. Deferred ~~submittals~~submittal for a new Fire Sprinkler System, new Fire Protection Water Supply, Modify the existing Fire Alarm System shall be listed on the coversheet of ~~each page~~the construction document. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
  - c. Fire protection water supply must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.
  - d. Fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.
  - e. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
  - f. Fire department connections shall be installed in accordance with CFC §912 and NFPA standards. A hydrant shall be placed within 100' of the FDC, in accordance with NFPA 14 §6.4.5.4. FDC locations shall be approved by the fire code official prior to issuance of construction permit.
  - g. Fire control room locations shall be approved the fire code official prior to the issuance of construction permit. ~~Fire control rooms shall be adjacent to the electrical room and accessible from the fire apparatus access road.~~

~~D.2. —Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.~~

- ~~a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.~~
- ~~b. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.~~
- ~~c. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.~~

~~D.3. Prior to construction, all weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.~~

~~D.4. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.~~

~~D.5.D.2. Knox boxes shall be required.~~ A Knox box shall be required for this project if one is not currently installed on property. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.

~~D.6. The installation of security gates across a fire apparatus access road shall require, prior to installation, approval by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. All electrically operated automatic gates across fire apparatus access roads shall be equipped with traffic preempting optical signal receivers compatible with the emitters utilized by the Fire Department, which will activate the gate and override all command functions of the gate controller. Knox Switches shall be provided at automatic gates. The traffic preemptive optical signal receiver and key switch shall be provided on both sides of an automatic access gate where an exit loop is not provided. The automatic gate shall have a battery backup or manual mechanical disconnect readily accessible to emergency personnel in case of power failure. All gates must meet Fire Department standards deemed necessary by the fire code official for rapid, reliable access. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. All manual gates shall be equipped with a Knox Box containing a key to the gate, or an approved Knox Padlock.~~

~~D.7. Prior to occupancy of each new business, the tenant shall contact South San Joaquin County Fire Authority for a new business inspection. Additional fees may~~

~~be required for New Business, Annual and Operational Fire Permits. All fees shall be paid prior to approval of inspections.~~

~~D.8. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. It is beneficial for the applicant to conduct testing at foundation as retrofitting for the conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJGFA for review and approval prior to installation.~~

~~Additional improvements may warrant additional testing to be performed. Testing shall be the determination of the fire code official.~~

~~D.3. Building and each tenant space shall be provided with approved address identification in accordance with CFC §505.~~

### **E. Engineering Division Conditions**

Contact: Al Gali                      209.831.6436                      [al.gali@cityoftracy.org](mailto:al.gali@cityoftracy.org)

E.1 Prior to building permit issuance, the Developer shall provide to the City executed and notarized grant deed of right-of-way dedication in-fee for Developer's frontage on Corral Hollow Road. The present right-of-way is approximately 2.5-feet from the curb-face dedication.

E.2 Prior to the release of the building permit, Developer shall submit an encroachment permit application to up-size the existing sewer lateral from a 4-inch diameter lateral to a 6-inch diameter lateral.

### **F. The following conditions provide the applicant with options for funding required Citywide services.**

Contact: Karin Schnaider                      (209) 831-6841                      [karin.schnaider@cityoftracy.org](mailto:karin.schnaider@cityoftracy.org)

Contact: Guadalupe Pena                      209.831.6834                      [Guadalupe.pena@cityoftracy.org](mailto:Guadalupe.pena@cityoftracy.org)

#### **E.1.F.1. Streets, and Streetlights and Sidewalks**

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of the operation, and maintenance and replacement for of the streets, traffic signals, (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights, sidewalks, and street sweepingsignals that will serve the Property (including all costs required PG&E);Project (collectively, the "Infrastructure"), by doing one of the following, subject to the approval of the City's

Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, Developer must do the following:
- 1) Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of the operation, and maintenance and replacement for the streets, traffic signals, (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights, sidewalks, and street sweepingsignals that will serve the Property (including all costs required by PG&E);Project (collectively, the "Infrastructure");
  - 2) Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) of the POA to ensure the long-term on-going costs of the operation and maintenance by the POA for the streets, traffic signals, (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights, sidewalks, and street sweepingsignals that will serve the Property;Project (collectively, the "Infrastructure");
  - 3) Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the



streetlights and signals that will serve the Project (collectively, the "Infrastructure"). The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of the operation, and maintenance and replacement for the streets, traffic signals, (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights, sidewalks, and street sweeping signals that will serve the Property (including all costs required PG&E) Project (collectively, the "Infrastructure").

If the provisions for adequate funding of the on-going costs of the operation, and maintenance and replacement for the streets, traffic signals, (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights, sidewalks, and street sweeping signals that will serve the Property (including all costs required PG&E) Project (collectively, the "Infrastructure") are met prior to issuance of the building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

#### E.2.F.2. Landscaping Maintenance

Prior to issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for public landscaping for the Property at a high-quality service level as determined by the ~~Public Works~~Parks Director by doing one of the following, subject to the approval of the City's Finance Director:

- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to issuance of a building permit, the Developer shall form or annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and

public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, the Developer must do the following:

1. Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going maintenance of all public landscaping areas that will serve the Property;
2. Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the POA of all public landscape areas that will serve the Property;
3. Make and submit to the City, in a form reasonably acceptable to the City, an irrevocable offer of dedication of all public landscape areas that will serve the Property;
4. Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of public landscape maintenance. The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates that prior to issuance of a building permit, the Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan. The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical



systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails.

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

**TRACY PLANNING COMMISSION**

**RESOLUTION NO. \_\_\_\_\_**

- 
- 1. APPROVING DEVELOPMENT REVIEW PERMIT D22-0046, AMENDING THE ARCHITECTURE APPROVED UNDER DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D19-0017 FOR A BUILDING EXPANSION OF A PLACE OF WORSHIP AT 350 N. CORRAL HOLLOW ROAD, AND**
  - 2. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15301.**

**WHEREAS**, On March 25, 2009, the Planning Commission approved a conditional use permit and a development review permit (Application Numbers CUP08-0002 & D08-0004) to establish a 3,708 square foot place of worship at 350 N. Corral Hollow Road (Islamic Society of Tracy Mosque), which was constructed and occupied in 2012; and

**WHEREAS**, On March 9, 2022, the Planning Commission granted a conditional use permit and a development review permit to expand that place of worship (Application Numbers CUP19-0004 & D19-0017); and

**WHEREAS**, The expansion approved on March 9, 2022 was not constructed; and

**WHEREAS**, On December 14, 2022, the applicant submitted an application (D22-0046) to amend the development review permit for a revision to the architecture approved by the Planning Commission under D19-0017; and

**WHEREAS**, Conditional use permit CUP19-0004 is still valid and no amendment to the conditional use permit is necessary for the proposed architectural change; and

**WHEREAS**, The Planning Commission can approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in Tracy Municipal Code (TMC) Section 10.08.3920, which findings are set forth in Exhibit 1; and

**WHEREAS**, The proposed design meets the City's objectives for high quality design as required by the Tracy General Plan and the City of Tracy Design Goals and Standards; and

**WHEREAS**, The project is categorically exempt from CEQA based on Guidelines Section 15301, which pertains to minor alterations and additions less 10,000 square feet in size to existing structures in an area where all public services and facilities are available and which is not environmentally sensitive. In accordance with CEQA Guidelines, no further environmental assessment is required; and

**WHEREAS,** The Planning Commission conducted a public hearing to review and consider the applications on September 27, 2023; now, therefore, be it

**RESOLVED:** That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the approval of Development Review Permit D22-0046, which amends the architecture approved under Development Review Permit D19-0017; and be it

**FURTHER RESOLVED:** That the Planning Commission, based upon the facts and findings set forth in the record and Exhibit 1, hereby approves Development Review Permit D22-0046 for the Islamic Society of Tracy expansion comprised of an 800 square foot first floor addition a 64 square foot minaret, and a 1,639 square foot second floor addition located at 350 N. Corral Hollow Road, subject to the Conditions of Approval contained in Exhibit 2; and be it

**FURTHER RESOLVED:** That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgment, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15301 (Existing Facilities).

\* \* \* \* \*

The foregoing Resolution 2023-\_\_\_\_\_ was adopted by the Planning Commission on September 27, 2023, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTENTION:	COMMISSION MEMBERS:

\_\_\_\_\_  
CHAIR

ATTEST:

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

**City of Tracy**  
**Development Review Permit Findings**  
**Application Number D22-0046**  
Planning Commission – September 27, 2023

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 project will enhance the building from its current single-story building with a residential appearance to a two-story mosque building that includes a dome, a minaret, varying rooflines, decorative wall trims, and window panels with geometric forms that are characteristic of traditional Islamic patterns. Design elements will be present on all sides of the building, and a parapet wall designed to match the expanded building's architecture will be built around the existing tile roof to give a seamless architectural appearance of a traditional mosque.
  
2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, including building design, off-street parking and circulation, and landscaping design.

**City of Tracy**  
**Conditions of Approval**  
Islamic Society of Tracy Expansion  
Application Number D22-0046  
September 27, 2023

**A. General Provisions and Definitions**

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

The Project: A first and second story expansion to an existing mosque, and associated parking area improvements (known as Islamic Society of Tracy)

The Property: 350 N. Corral Hollow Road, Assessor's Parcel Number 234-210-29

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 Project located at the Property, Application Number D22-0046. The Conditions of Approval shall specifically include all City of Tracy 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 March 22, 2023. These plans include the site plan, floor plan, elevations, and color rendering.

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, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and Design Goals and Standards.
- A.7. 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 Managed Conditions**

Contact: Kimberly Matlock (209) 831-6430 [kimberly.matlock@cityoftracy.org](mailto:kimberly.matlock@cityoftracy.org)

- B.1. Landscaping & irrigation installation. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans and the approved building permit construction plans shall be installed to the satisfaction of the Development Services Director. All existing landscaping to remain shall be preserved and protected during construction and replanted with like-plants if lost during construction.
- B.2. Parking lot.
- B.2.1. Before the approval of a building permit, the applicant shall provide detailed plans that demonstrate new parking stalls are designed in accordance with City Standard Plan 141.
- B.2.2. Before the approval of a building permit, the applicant shall provide site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
- B.2.3. Before the approval of a building permit, the applicant shall provide plans that demonstrate a minimum of one foot candle per Standard Plan 141 throughout the parking area as defined in TMC Section 10.08.3450.

- B.2.4. Before final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way and onto any adjacent private property to the satisfaction of the Development Services Director.
- B.3. Landscaping & irrigation. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans to address the following:
  - B.3.1. Said plans shall demonstrate that no less than 40% of the total parking area, excluding areas not defined as part of the parking area for customers and employees, is shaded in canopy tree coverage at tree maturity.
  - B.3.2. Said plans shall demonstrate that all planters be comprised of trees, shrubs, and groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon.
  - B.3.3. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
- B.4. Screening utilities and equipment.
  - B.4.1. Before final inspection or certificate of occupancy, all vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and bollards and other wall-mounted or building-attached utilities shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
  - B.4.2. Before final inspection or certificate of occupancy, no roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be visible from any public right-of-way to the satisfaction of the Development Services Director. Plans to demonstrate such compliance shall be submitted to the City prior to the issuance of a building permit.
  - B.4.3. Before final inspection or certificate of occupancy, all PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures, walls, or landscaping, to the satisfaction of the Development Services Director.
  - B.4.4. No bollards, chain link, or similar improvements that are industrial in nature shall be readily visible to the public.

### **C. Building Division Managed Conditions**

Contact: Phillip Rainone

(209) 831-6413

[phillip.rainone@cityoftracy.org](mailto:phillip.rainone@cityoftracy.org)

- C.1. Prior to commencement of construction, applicant shall submit plans and details proposing the addition of an automatic sprinkler system per Tracy Municipal Code section 9.06.070 amending section 903.2.20 in the California Fire Code, CBC 903.2.1.3(3), and to demonstrate compliance with CBC Table 504.4 for allowable number of stories.



- C.2. Prior to commencement of construction, applicant shall submit to the Building Safety division construction plans and supporting documents for the building conforming to Title 24 California Code of Regulations and Tracy Municipal Code that are current at the time of submittal.
- C.3. Prior to the construction of onsite improvement including but not limited to walks, sidewalks, utilities, signs, lights, retaining walls, sound walls, underground vaults, transformer, trellis, trash enclosures, etc., applicant shall submit to the Building Safety Division construction drawings and supporting documents that conform to the current Title 24 California Code of Regulations at time of application.
- C.4. Prior to commencement of construction, applicant shall submit a City of Tracy Accessibility Budget Form to demonstrate compliance with path of travel accessibility upgrades per CBC 11B-202.4.
- C.5. Prior to commencement of construction, applicant shall submit details to demonstrate compliance with CBC Table 602 for fire-resistance rating requirements.
- C.6. Prior to commencement of construction, applicant shall submit plans and details that demonstrate compliance with maneuvering clearances per CBC 11B-404.2.4, and with doors in series per CBC 11B-404.2.6.
- C.7. Prior to commencement of construction, applicant shall submit plans that demonstrate compliance with common path of egress travel per CBC 1029.8 and 1006.2.1.
- C.8. Prior to commencement of construction, applicant shall submit plans that demonstrate compliance with California Plumbing Code Table 422.1 for:
  - a. minimum number of urinals to be provided for men.
  - b. minimum number of water closets required for women not to be less than number of water closets and urinals required for men.
  - c. minimum number of drinking fountains.
  - d. minimum number of service sinks or laundry tray.
- C.9. Prior to commencement of construction, applicant shall submit plans with detailed description of use of minaret, to whom is this structure accessible, maximum number of occupants expected to demonstrate compliance with Title 24 California Building Standards Code.
- C.10. Prior to commencement of construction, applicant shall submit plans to demonstrate compliance with CBC 11B-206.2.3 for accessible route requirements for multistory buildings.

**D. South San Joaquin County Fire Authority Conditions**

Contact: Daniel Stowe (209) 831-6707 [fire.planchek@sjcfire.org](mailto:fire.planchek@sjcfire.org)

- D.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.

- a. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
- b. Deferred submittal for a new Fire Sprinkler System, new Fire Protection Water Supply, Modify the existing Fire Alarm System shall be listed on the coversheet of the construction document. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
- c. Fire protection water supply must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.
- d. Fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.
- e. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
- f. Fire department connections shall be installed in accordance with CFC §912 and NFPA standards. A hydrant shall be placed within 100' of the FDC, in accordance with NFPA 14 §6.4.5.4. FDC locations shall be approved by the fire code official prior to issuance of construction permit.
- g. Fire control room locations shall be approved the fire code official prior to the issuance of construction permit.

D.2. A Knox box shall be required for this project if one is not currently installed on property. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.

D.3. Building and each tenant space shall be provided with approved address identification in accordance with CFC §505.

## **E. Engineering Division Conditions**

Contact: Al Gali

209.831.6436

[al.gali@cityoftracy.org](mailto:al.gali@cityoftracy.org)

- E.1 Prior to building permit issuance, the Developer shall provide to the City executed and notarized grant deed of right-of-way dedication in-fee for Developer's frontage on Corral Hollow Road. The present right-of-way is approximately 2.5-feet from the curb-face dedication.

- E.2 Prior to the release of the building permit, Developer shall submit an encroachment permit application to up-size the existing sewer lateral from a 4-inch diameter lateral to a 6-inch diameter lateral.

**F. The following conditions provide the applicant with options for funding required Citywide services.**

Contact: Guadalupe Pena

209.831.6834

[Guadalupe.pena@cityoftracy.org](mailto:Guadalupe.pena@cityoftracy.org)

**F.1. Streets and Streetlights**

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure"), by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, Developer must do the following:
- 1) Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure");
  - 2) Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) of the POA to ensure the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70

(seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure");

- 3) Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure"). The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure").

If the provisions for adequate funding of the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure") are met prior to issuance of the building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

#### F.2. Landscaping Maintenance

Prior to issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for public landscaping for the Property at a high-quality service level as determined by the Parks Director by doing one of the following, subject to the approval of the City's Finance Director:

- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to issuance of a building permit, the Developer shall form or

annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, the Developer must do the following:

1. Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going maintenance of all public landscaping areas that will serve the Property;
2. Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the POA of all public landscape areas that will serve the Property;
3. Make and submit to the City, in a form reasonably acceptable to the City, an irrevocable offer of dedication of all public landscape areas that will serve the Property;
4. Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of public landscape maintenance. The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates that prior to issuance of a building permit, the Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan. The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails.