

June 1, 2020

DIRECTOR PUBLIC HEARING
ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 825 SQUARE FOOT MEDICAL IMAGING TRAILER AT THE SUTTER TRACY COMMUNITY HOSPITAL AT 1420 N. TRACY BLVD. APPLICANT IS PAUL PRATT AND OWNER IS SUTTER TRACY COMMUNITY HOSPITAL. APPLICATION NUMBER D20-0006.

Project Description

The project site is the existing Sutter Tracy Community Hospital. The proposal is to locate an approximately 825 square foot medical imaging trailer on the north side of the existing hospital building. The medical imaging trailer will be screened from the public right of way by the installing of eight new trees near Bessie Ave., existing mature trees east of the trailer, and the large distance the trailer will be from Bessie Ave and Tracy Blvd. There is an existing 715 square foot medical imaging trailer also located in the north parking lot which was previously approved on November 1, 2017.

Environmental Document

The Development Services Department has determined that the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, which pertains to small structures that do not exceed 2500 square feet in floor area. No further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Development Services Director approve the approximately 825 square foot medical imaging trailer located at 1420 N. Tracy Blvd. (Assessor's Parcel Number 233-073-01, based on the findings contained in the Director's Determination dated June 1, 2020 (Attachment B).

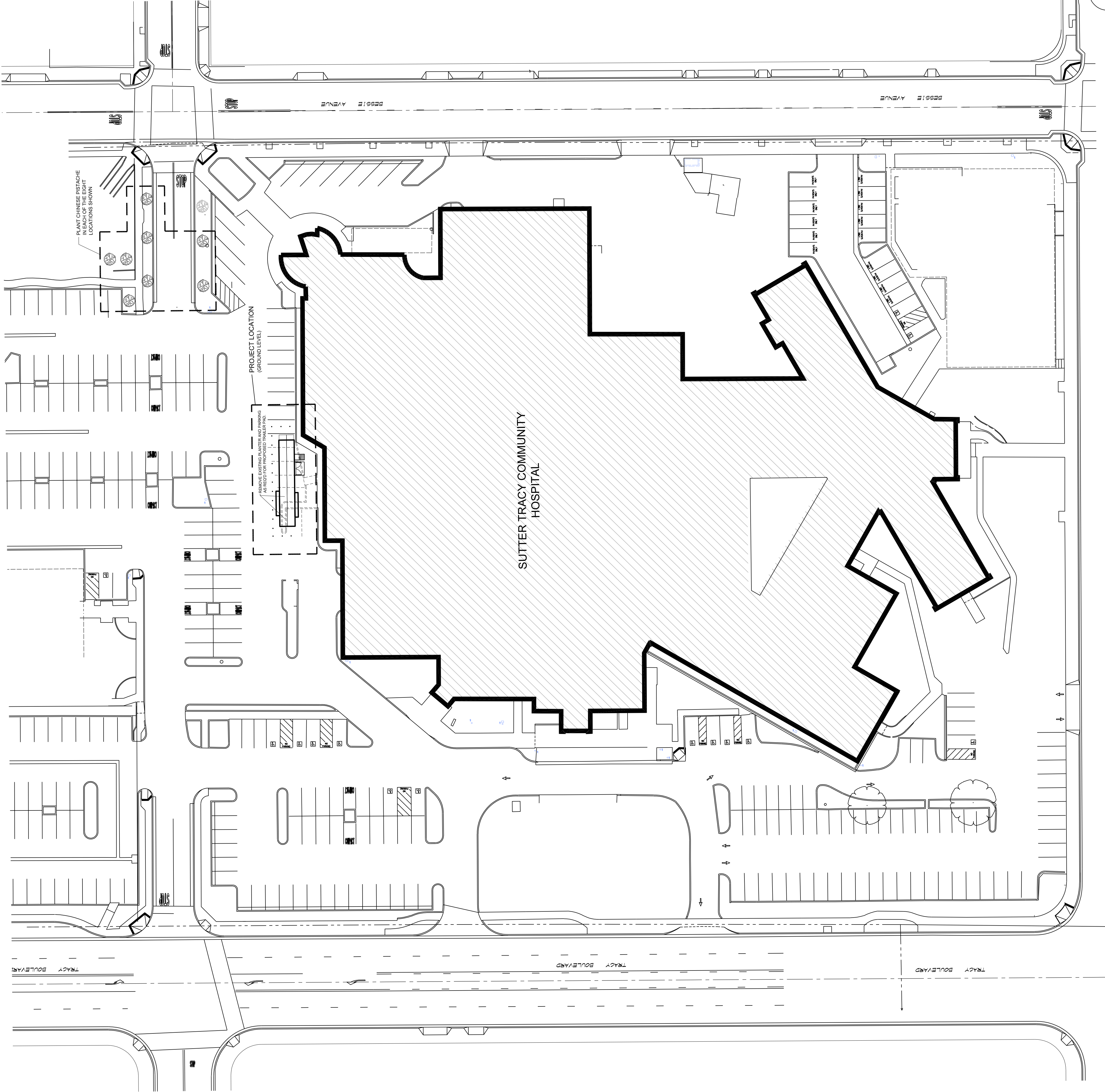
Prepared by: Kenny Lipich, Assistant Planner

Reviewed by: Scott Claar, Senior Planner

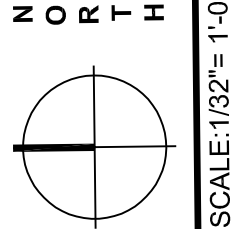
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

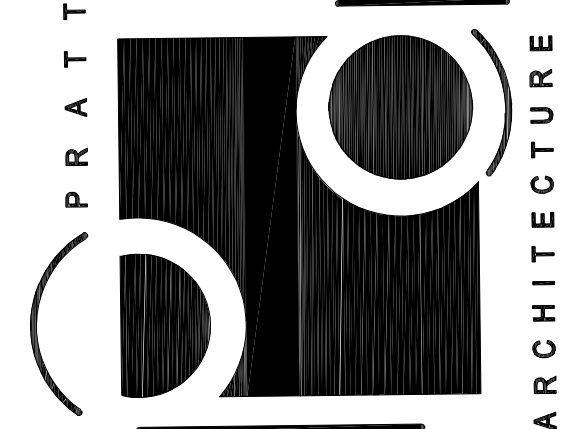
- A: Project Site Plan and Elevations
- B: Development Services Director Determination
Exhibit 1 – Conditions of Approval



ENLARGED SITE PLAN



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



1207 13th STREET, SUITE #6
MORRISVILLE, NC 27554
252.248.7025

CONSULTANT:

SEAL:



PROJECT:

19077

IMAGING TRAILER

SUTTER TRACY
COMMUNITY HOSPITAL

1420 NORTH TRACY BOULEVARD, TRACY, CA 95376

ISSUED:

MARCH 9, 2020



DRAWN: KV CHECKED: PMP

AGENCY APPROVAL:

PERMIT #:

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NO.:

A1.0

IF THIS SHEET IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

0 1/4" 1/2" 1" 2"



1207 13th STREET, SUITE #6
MCKINNEY, TEXAS 75069
202.248.7028

CONSULTANT:

SEAL:



PROJECT:

19077

IMAGING TRAILER

SUTTER TRACY
COMMUNITY HOSPITAL
1420 NORTH TRACY BOULEVARD, TRACY, CA 95376

ISSUED:

MARCH 9, 2020



DRAWN: KV CHECKED: PMP

AGENCY APPROVAL:

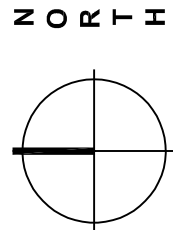
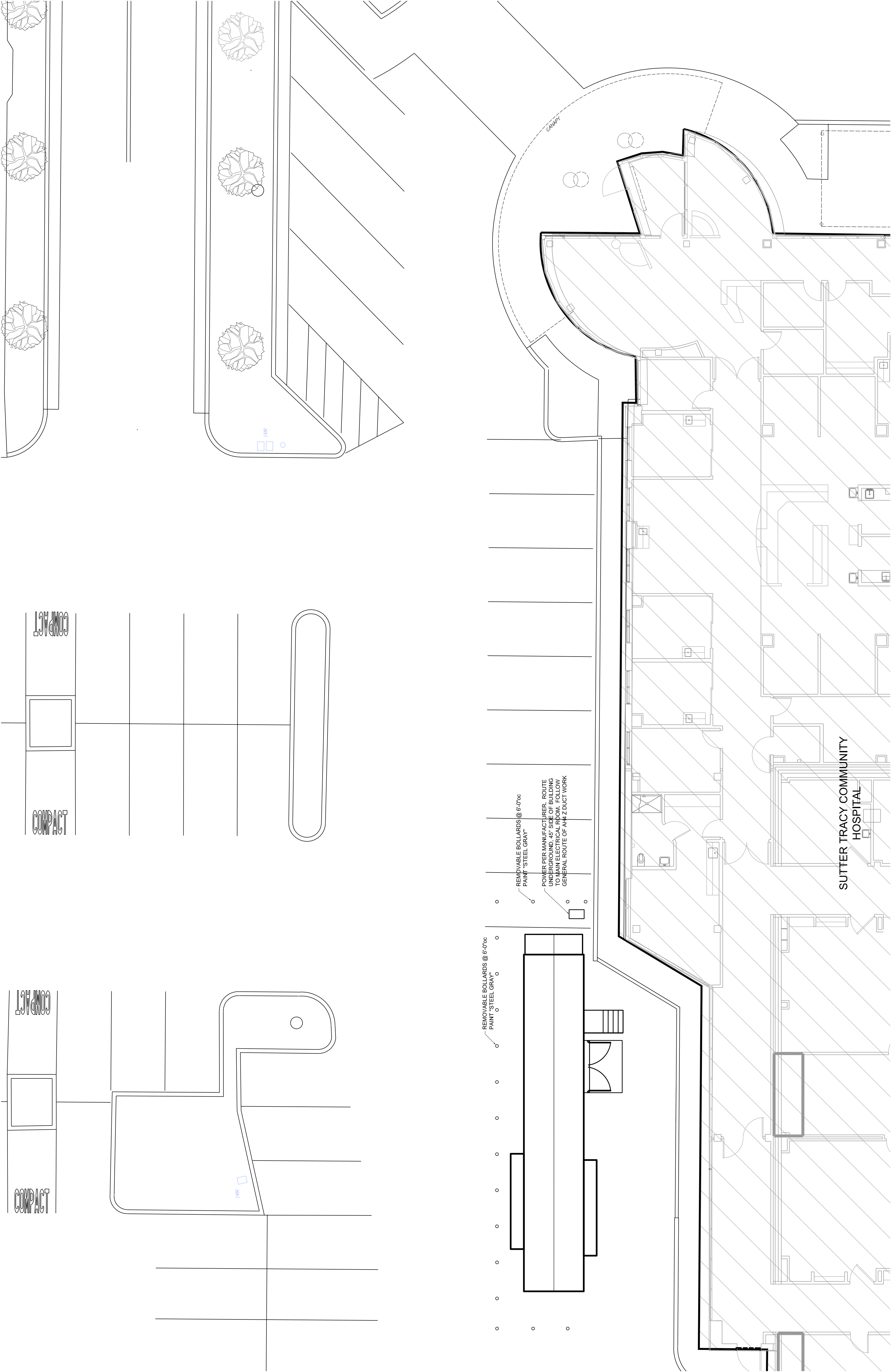
PERMIT #:

SHEET TITLE:

ENLARGED
SITE PLAN

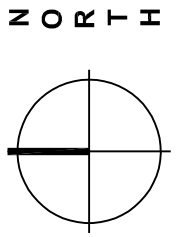
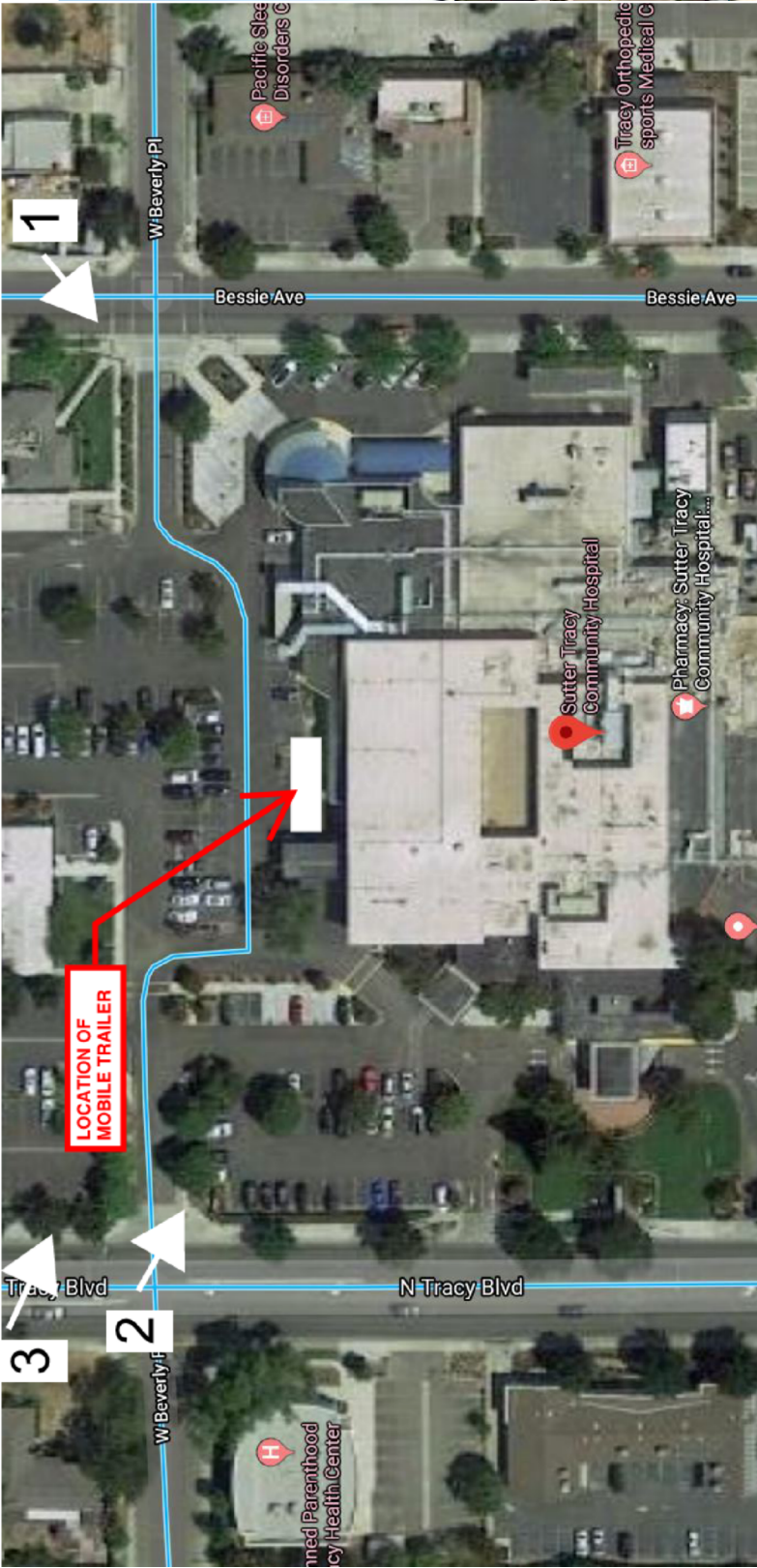
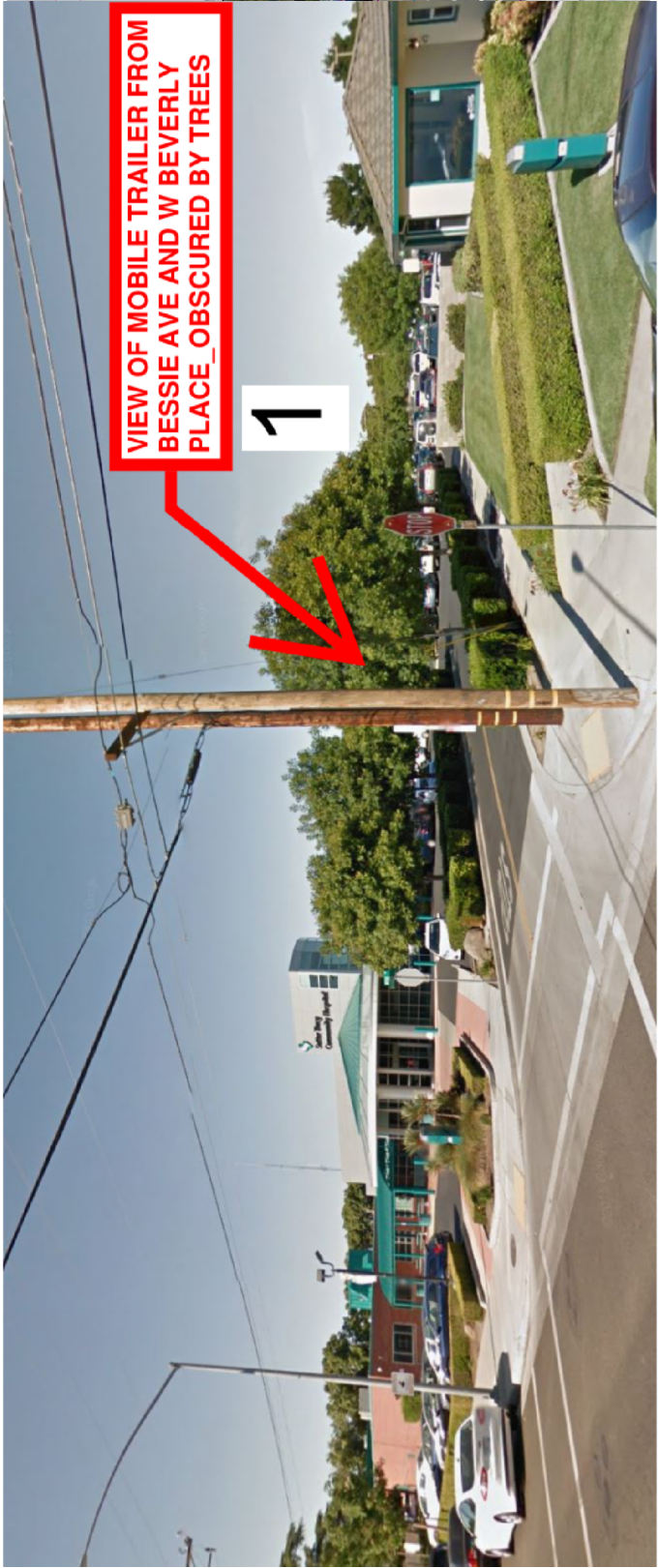
SHEET NO.:

A2.0

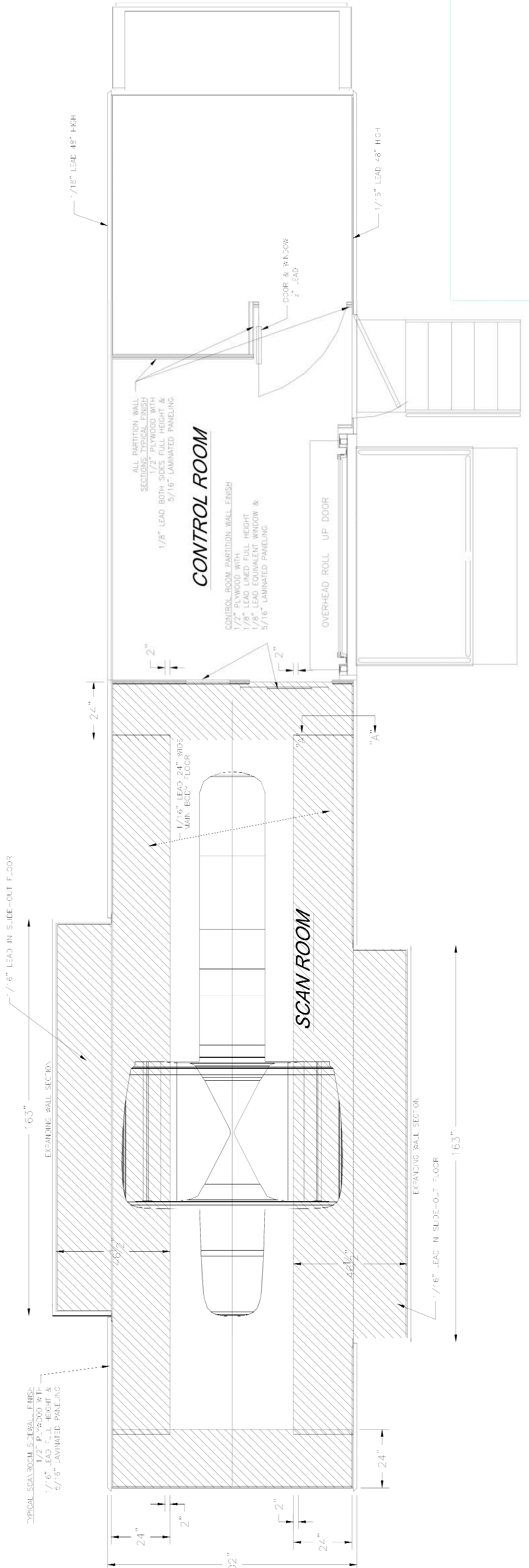


SCALE: 1/8" = 1'-0"

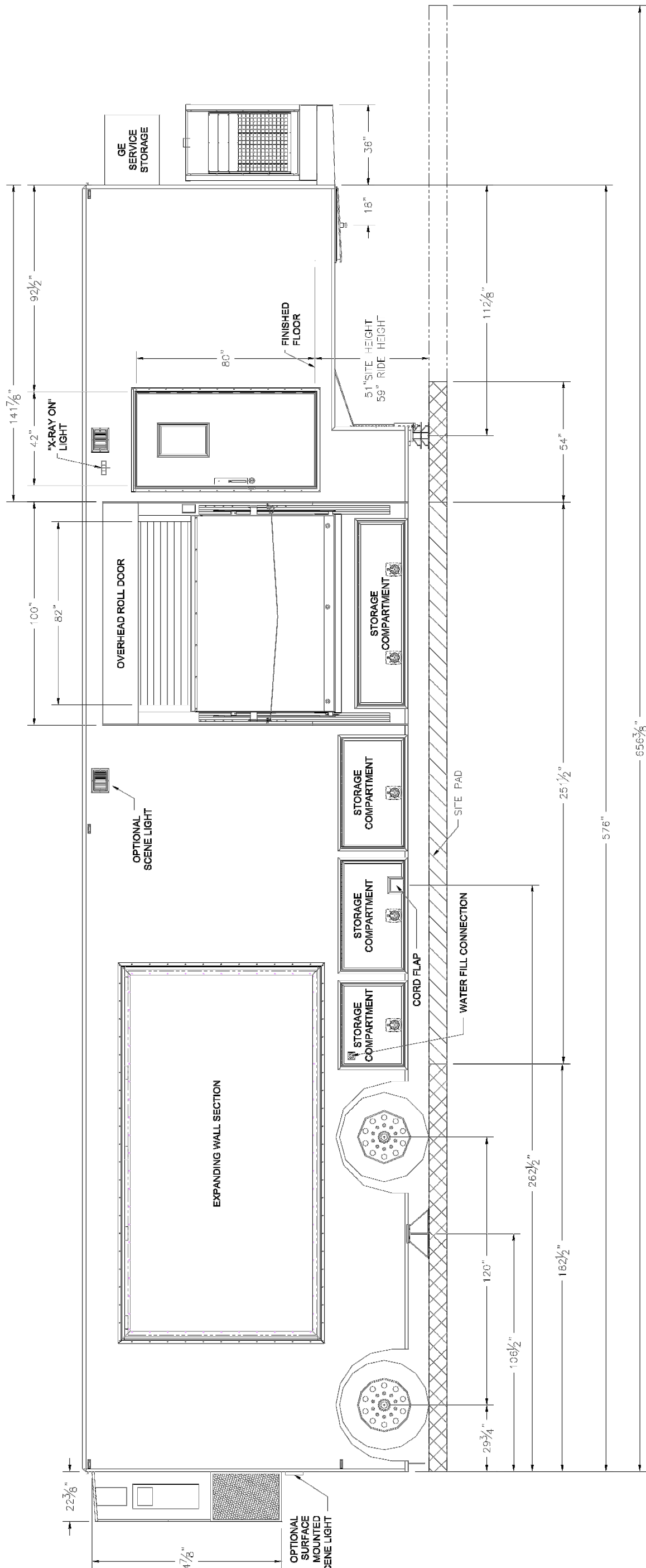
ENLARGED SITE PLAN



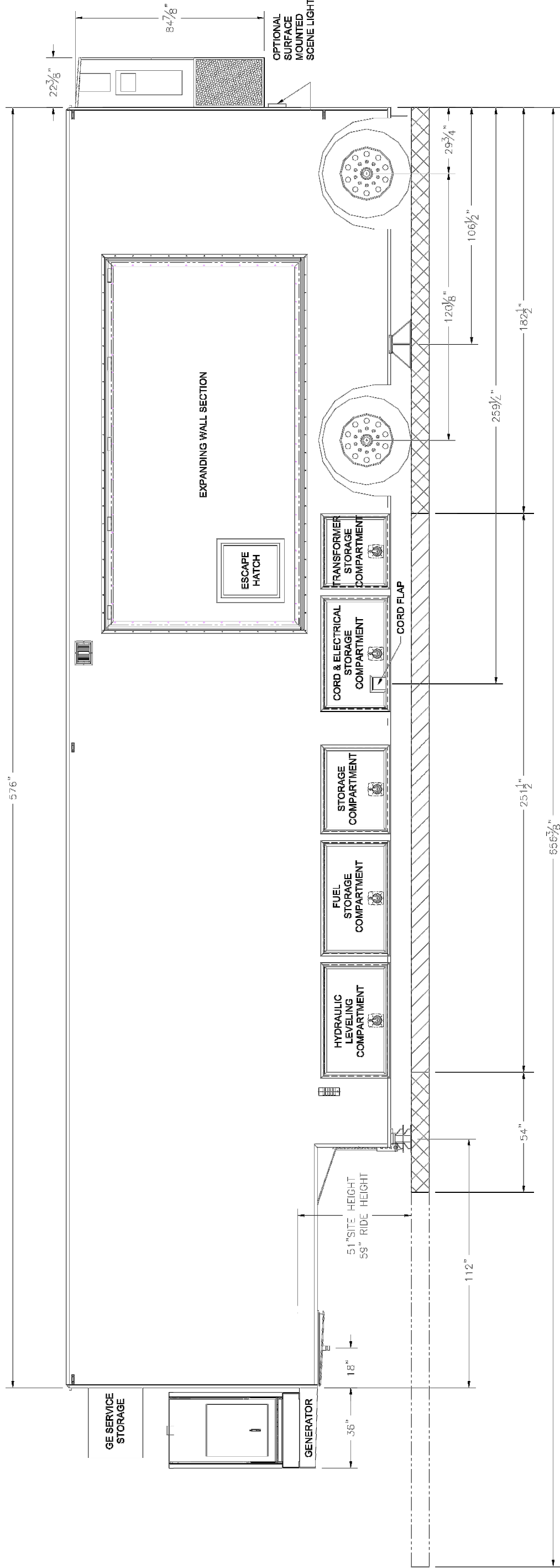
SITE PLAN & STREET VIEWS



PLAN VIEW

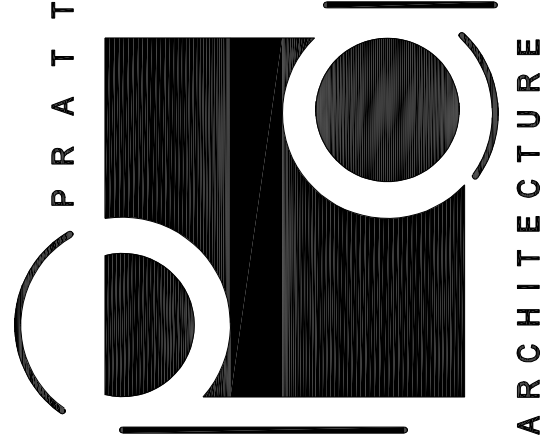


RIGHT SIDE



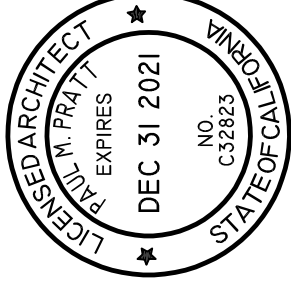
LEFT SIDE

IMAGING TRAILER - PLAN VIEW & ELEVATIONS



1207 13th STREET, SUITE #6
MODESTO, CA 95354
209.248.7028

CONSULTANT:



SEAL:

PROJECT: 19077

IMAGING TRAILER

**SUTTER TRACY
COMMUNITY HOSPITAL**
1420 NORTH TRACY BOULEVARD, TRACY, CA. 95376

ISSUED:

MARCH 9, 2020



MEDICAL TRAILER

DRAWN: KV CHECKED: PMP

AGENCY APPROVAL:

PERMIT #:

SHEET TITLE:

PLAN VIEW & ELEVATIONS SITE PLAN & STREET VIEWS

SHEET NO.:

A3.0

CITY OF TRACY
DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D20-0006

A determination of the Development Services Department approving a Development Review permit for an approximately 825 square foot medical imaging trailer at the Sutter Tracy Community Hospital at 1420 N. Tracy Blvd. (Assessor's Parcel Number 233-073-01). The applicant is Paul Pratt.

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

1. Medical Office (MO) Zone (TMC Chapter 10.08, Article 10)
2. Development Review (TMC Chapter 10.08, Article 30)
3. City of Tracy Design Goals and Standards

The Development Services Department has determined that the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, which pertains to small structures that do not exceed 2500 square feet in floor area. No further environmental assessment is necessary.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D20-0006, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the medical imaging trailer will be compatible with the Sutter Tracy Community Hospital and surrounding area, and includes desirable elements such as screening the trailer from public right of way by locating the trailer on the north side of the existing hospital building, a large distance from public street view at ~200 feet from Bessie Ave and ~300 feet from Tracy Blvd., and screening provided by existing mature trees east of the trailer and the installing of eight new trees near Bessie Ave.
2. The proposal conforms to Chapter 10.08, Zoning Regulations; of the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations.

Andrew Malik
Assistant City Manager

Date of Action

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

1420 N. Tracy Blvd.
Assessor's Parcel Number 233-073-01
Application Number D20-0006
June 1, 2020

These Conditions of Approval shall apply to the real property located at 1420 N. Tracy Blvd., Assessor's Parcel Number 233-073-01, Application Number D20-0006 (hereinafter "Project"), proposed by Paul Pratt (hereinafter "Applicant") and Sutter Tracy Community Hospital (hereinafter "Property Owner").

1. The following definitions shall apply to these Conditions of Approval:
 - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
 - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
 - c. "City Regulations" mean all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
 - d. "Conditions of Approval" shall mean these conditions of approval, applicable to Development Review Application Number D20-0006.
 - e. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
 - f. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
 - g. "Project" means an approximately 825 square foot medical imaging trailer at the Sutter Tracy Community Hospital, 1420 N. Tracy Blvd., Assessor's Parcel Number 233-073-01), Tracy, California, Application Number D20-0006.

2. Compliance with submitted plans. Except as otherwise modified herein, the project shall be developed in substantial compliance with the plans received by the Development Services Department on March 20, 2020.
3. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, building permit fees, plan check fees, inspection fees, or any other City or other agency fees or deposits that may be applicable to the project.
4. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
 - a. Planning and Zoning Law (Government Code sections 65000, et seq.),
 - b. California Environmental Quality Act (Public Resources Code sections 21000, et seq., “CEQA”), and
 - c. Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., “CEQA Guidelines”).
5. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and Design Goals and Standards.
6. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Planning Division Conditions

1. Except as modified herein, the project shall be developed in substantial compliance with the site plans and elevations received by the Development Services Department on March 20, 2020, to the satisfaction of the Development Services Director.
2. Prior to locating the medical imaging trailer on the site, the applicant shall install eight Chinese Pistache trees to screen the trailer from the public right-of-way, as depicted in the plans received by the Development Services Department on March 20, 2020, to the satisfaction of the Development Services Director.

C. Building Division Conditions

1. Prior to building permit issuance applicant shall submit construction documents, plans, specifications and/or calculations to the Building Safety Division, which meet all requirements of Title 24 California Code of Regulations and City of Tracy Municipal Codes, as applicable. Plans shall demonstrate that the mobile imaging trailer facility is located on an accessible route and is accessible in accordance with CBC Chapter 11B.