

PLANNING COMMISSION

REGULAR MEETING AGENDA

Wednesday, January 28, 2026, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy, CA 95376
Web Site: 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 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 "[Watch Meetings](#)".

If you only wish to watch the meeting and do not wish to address the Planning Commission, you may 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 2556 530 6221** 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 when prompted to provide an email address.*
 - *Join by phone by dialing +1-408-418-9388, 2556 530 6221, #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 Planning Commission meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Planning Commission on Items on the Agenda – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Planning Commission on any item within its jurisdiction before or during the Planning Commission'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 Planning Commission to conduct its business as efficiently as possible, members of the public wishing to address the Planning Commission 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 Planning Commission 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 Planning Commission. 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 Planning Commission 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 Planning Commission to have adequate time to address the agendized 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, 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

Planning Commission. When members of the public address the Planning Commission, 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 Planning Commission 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 Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org.

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

DISCLOSURE OF PARTICIPATION BY TELECONFERENCE PURSUANT TO GOVERNMENT CODE SECTION 54953.8.3, IF APPLICABLE

ROLL CALL

MINUTES – Adoption of the 12.17.25 Regular Meeting Minutes

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 CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D25-0017, FOR THE INSTALLATION OF SOLAR PANEL CANOPIES IN THE WALMART PARKING LOT LOCATED AT 3010 W GRANT LINE ROAD (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303, PERTAINING TO THE CONSTRUCTION OF NEW ACCESSORY STRUCTURES). THE APPLICANT IS POWERFLEX, AND THE PROPERTY OWNER IS WALMART REAL EST BUSINESS TRUST.

- 1.B STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING DEVELOPMENT REVIEW PERMIT D24-0010 AND TENTATIVE SUBDIVISION MAP TSM24-0002 FOR THE DEVELOPMENT OF A 20-UNIT RESIDENTIAL CONDOMINIUM PROJECT AND RELATED SITE IMPROVEMENTS LOCATED AT 508 AND 522 W GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBERS 233-030-10 AND 233-030-09 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 WHICH PERTAINS TO CERTAIN IN-FILL DEVELOPMENT PROJECTS). THE APPLICANT IS SCHACK AND COMPANY, INC. AND THE PROPERTY OWNERS ARE RAMNEEK SINGH AND SOOSAN ROD.
- 1.C STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS (1) WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE AMENDING CHAPTER 10.08 ARTICLE 7 – LOW DENSITY RESIDENTIAL, AND ADDING CHAPTER 10.10 ARTICLE 10 – HOUSING ELEMENT – OPPORTUNITY SITE DEVELOPMENT, CHAPTER 10.10 ARTICLE 11 – CLUSTER DEVELOPMENT, CHAPTER 10.10 ARTICLE 12 – TINY HOMES, CHAPTER 10.10 ARTICLE 13 – MANUFACTURED HOMES OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)). THIS PROJECT IS CITY INITIATED TO COMPLY WITH STATE HOUSING LAWS AND TO COMPLETE IMPLEMENTATION ACTIONS REQUIRED IN THE CITY COUNCIL ADOPTED 2023-2031 HOUSING ELEMENT UPDATE.
- 1.D STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS (1) WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE AMENDING CHAPTER 10.08.3470 – OFF-STREET PARKING REQUIREMENTS - EXCEPTIONS.* AND ADDING CHAPTER 10.10 ARTICLE 14 – AFFORDABLE HOUSING WATER AND WASTEWATER SERVICE OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)). THIS PROJECT IS CITY INITIATED TO COMPLY WITH STATE HOUSING LAWS AND TO COMPLETE IMPLEMENTATION ACTIONS REQUIRED IN THE CITY COUNCIL ADOPTED 2023-2031 HOUSING ELEMENT UPDATE.

2. ITEMS FROM THE AUDIENCE
3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: January 22, 2026

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.

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
DECEMBER 17, 2025, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Penning led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner English, Commissioner Orcutt, and Chair Penning present. Commissioner Atwal and Vice Chair Boakye-Boateng absent. Also present were: Scott Claar, Planning Manager; Daniella Green, Assistant City Attorney, Genevieve Federighi, Senior Planner; Kenneth Lipich, Associate Planner; Al Gali, Associate Engineer; Miranda Aguilar, Planning Technician; and Jennifer Lucero, Administrative Assistant.

MINUTES

Chair Penning introduced the Regular Meeting Minutes from the December 3, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner English to approve the December 3, 2025 Planning Commission Regular Meeting Minutes. Commissioner Atwal and Vice Chair Boakye-Boateng absent. A voice vote found all in favor so passed and so ordered; 3-0-2-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Scott Claar, Planning Manager, informed the Commission that the YouTube streaming was not available at this time but Facebook streaming is. He also informed the Commission that the applicant for item 1.A is still on the way and requested to have Item 1.B presented first.

The Commission was in agreement.

Planning Commission Minutes

December 17, 2025

Page 2

ITEMS FROM THE AUDIENCE

Mr. English, Tracy resident, addressed the Commission and thanked Staff and the Commission for their work. Mr. English also wished everyone happy holidays and a happy new year.

1. NEW BUSINESS

1.B Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council (1) Adopt a resolution to (a) Determine that the proposed annexation of approximately 3.9 acres consisting of two parcels located at 21323 s. Tracy Blvd., Assessor's Parcel Number 212-170-26, and 21235 S. Tracy Blvd., Assessor's Parcel Number 212-170-19 ("property"), is consistent with the City's General Plan, including the General Plan land use designation of commercial, for which an Environmental Impact Report (EIR) was certified on February 1, 2011, in compliance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA guidelines, and therefore, pursuant to CEQA guidelines section 15183, no further environmental review is necessary; and (b) Approve submittal of a petition to San Joaquin Local Agency Formation Commission (LAFCO) for annexation of the property to the City of Tracy and (2) Introduce and adopt an ordinance that approves the pre-zoning of the property to Community Recreation Support Services (CRS) Zone.

Kenny Lipich, Associate Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:13 p.m.

One email was received regarding the project and was provided to the Commission.

Chair Penning closed the Public Hearing at 7:16 p.m.

Commission discussion commenced.

Scott Claar, Planning Manager, addressed questions from the Commission.

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner English that the Planning Commission recommends that the City Council of the City of Tracy take the following actions:

1. ADOPT A RESOLUTION THAT

(A) DETERMINES THAT THE PROPOSED ANNEXATION OF APPROXIMATELY 3.9 ACRES CONSISTING OF TWO PARCELS LOCATED AT 21323 S. TRACY BLVD., ASSESSOR'S PARCEL NUMBER 212-170-26, AND 21235 S. TRACY BLVD., ASSESSOR'S PARCEL NUMBER 212-170-19 ("PROPERTY") IS CONSISTENT WITH THE CITY'S GENERAL PLAN, INCLUDING THE GENERAL PLAN LAND USE DESIGNATION OF COMMERCIAL, FOR WHICH AN ENVIRONMENTAL IMPACT REPORT (EIR) WAS CERTIFIED ON FEBRUARY 1, 2011, IN COMPLIANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND THE CEQA GUIDELINES, AND THEREFORE, PURSUANT TO CEQA GUIDELINES SECTION 15183, NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY; AND

(B) APPROVES THE SUBMITTAL OF A PETITION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION ("LAFCO") FOR THE ANNEXATION OF THE PROPERTY TO THE CITY OF TRACY ("CITY"); AND

2. ADOPT AN ORDINANCE THAT APPROVES THE PREZONING OF THE PROPERTY TO COMMUNITY RECREATION SUPPORT SERVICES (CRS) ZONE.

A roll call vote found Commissioner English, Commissioner Orcutt, and Chair Penning in favor. Commissioner Atwal and Vice Chair Boakye-Boateng absent. Passed and so ordered; 3-0-2-0.

1.A Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution approving the following actions (1) Determine that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines sections 15332, pertaining to certain infill development projects (2) Approve a Development Review Permit (D25-0009) for the construction of a three-story, approximately 130,000 square foot self-storage building and related site improvements on a 2.35-acre site located north of the intersection of Grant Line Road and Joe Pombo Parkway, south of I-205 (Assessor's Parcel Number 214-020-40) and (3) Grant a Conditional Use Permit (CUP25-0003) for the proposed self-storage facility. The applicant is Kitchell Development, and the property owner is Tiger Tracy LLC.

Genevieve Federighi, Senior Planner, presented the staff report and addressed questions from the Commission.

George A. Pasqual III, representing Kitchell Development, presented to the Commission and addressed questions.

Chair Penning opened the Public Hearing at 7:59 p.m. Seeing as no one came forward, the public hearing was closed.

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner English that the Planning Commission adopt a resolution that:

1. DETERMINES THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO CERTAIN INFILL DEVELOPMENT PROJECTS;
2. APPROVES A DEVELOPMENT REVIEW PERMIT (D25-0009) FOR THE CONSTRUCTION OF A THREE-STORY, APPROXIMATELY 130,480 SQUARE FOOT SELF-STORAGE BUILDING AND RELATED SITE IMPROVEMENTS ON A 2.35-ACRE SITE LOCATED NORTH OF THE INTERSECTION OF GRANT LINE ROAD AND JOE POMBO PARKWAY, SOUTH OF I-205, ASSESSOR'S PARCEL NUMBER 214-020-40; AND
3. GRANTS A CONDITIONAL USE PERMIT (CUP25-0003) FOR THE PROPOSED SELF-STORAGE FACILITY.

A roll call vote found Commissioner English, Commissioner Orcutt, and Chair Penning in favor. Commissioner Atwal and Vice Chair Boakye-Boateng absent. Passed and so ordered; 3-2-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner English thanked staff for answering questions at the previous meeting and the Commission for asking all the questions. She also thanked the IT department, Jennifer Lucero, Administrative Assistant, and Gina Peace, Executive Assistant, for working with her video attendance at a previous meeting. She also wished everyone happy holidays.

Planning Commission Minutes

December 17, 2025

Page 5

Commissioner Orcutt wanted clarification on the mail he received regarding possible commission meeting locations. Scott Claar, Planning Manager stated that it was required for staff to inform the Planning Commissioners of any possible meeting locations for Planning Commission meetings.

Commissioner English asked about the Transportation Maintenance Facility site selection process.

5. ADJOURNMENT

ACTION: It was moved by Commissioner Orcutt and seconded by Chair Penning to adjourn.

Time: 8:09 p.m.

CHAIR

STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on December 11, 2025. The above are action minutes. A recording is available on the City's website.

From: Jackelinne Santiago [REDACTED]
Sent: Friday, December 12, 2025 9:06 PM
To: Public Comment
Subject: Application Number AP 25-0001

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This is an external email. Please take care when clicking links or opening attachments.

City of Tracy planning commission,

I have received notice about the 3 proposals in application number AP25-0001. My concern in regards to this petition is the new (CRS) zoning and noise.

Parcel 212-170-26 being my neighbor, I hope, to not have any issues in the future, in regards to my animals. I expect respect to my animals and my farming living. (AU-20) zone.

I don't want my animals to be fed or disturbed by your guest, renters, recreational activities, etcétera.

I'm aware the applicant has the right to business, but also understand I live here.

What are proactive measures to limit noise and traffic nuisances?

Thank you
Jackelinne Santiago

1



PLANNING COMMISSION STAFF REPORT

Item No. 1.A

DATE	January 28, 2026
TITLE	Installation of Solar Panel Canopies in Walmart Parking lot
LOCATION	3010 W Grant Line Road (APN: 238-600-10)
APPLICATION TYPE	Development Review Permit (D25-0017)
CEQA STATUS	Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303
PROJECT PLANNER	Kellie Jones (209) 831-6432 kellie.jones@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution:

Approving a Development Review Permit, Application Number D25-0017, for the installation of solar panel canopies in the Walmart parking lot located at 3010 W Grant Line Road (Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, pertaining to the construction of new accessory structures)

The applicant is Powerflex, and the property owner is Walmart Real Est Business Trust.

PROJECT DESCRIPTION

Background

The project site is located at 3010 West Grant Line Road, Assessor's Parcel Number 238-600-10. The subject property is a developed 14.9-acre parcel with an existing Walmart retail store and parking lot.

The site is designated Commercial in the General Plan and designated General Commercial in the I-205 Specific Plan. A Development Review Permit was previously approved for the retail store, parking lot and related site improvements on October 6,

1992 (Development Review Application 2-92-D) along with various other expansions and improvements over the years.

Proposed Project

The proposed on-site improvements include the installation of four solar panel canopies in the existing parking lot. (Attachment A: Location Map)

The solar panel canopies are proposed in a T-Frame shape which will be located on four rows in the parking lot to the north of the Walmart building. Two rows of canopies will be approximately 285 feet in length and two rows will be approximately 181 feet in length to provide maximum coverage of each parking row. The structures are proposed to be approximately 45 feet in width and a minimum height of 14 feet 1 inch to a maximum height of 21 feet 11 inches. The inverters shall be mounted in the carport canopies. The structures are to be painted and/or powder coated to match the adjacent building (COA# B.2).

In addition to the solar panel canopies, there will be equipment in the parking area at the southwest corner of the Walmart site lot consisting of a switchboard and a Battery Energy Storage System (BESS) in which both will be enclosed separately by wrought-iron fencing. The switchboard and BESS will be painted to match the adjacent building. No other changes to the site are proposed with this project.

Parking and Circulation

There is currently a total of 925 parking spaces provided on the property. The installation of solar canopies and equipment will cover many existing parking spaces, adding shade to the parking lot, but will also result in the loss of eight parking spaces (at the locations of the support posts). Tracy Municipal Code section 10.08.3480 requires 1 space per every 250 square feet of retail space. The parking lot is nearly 20% over-parked. Based on this the project will still exceed all parking requirements with the reduction of eight spaces.

The addition of the solar carports will also result in the removal of 16 shade trees within the existing parking lot. All the trees to be removed are located where the new solar canopies will be placed. Tracy Municipal Code Section 10.08.3560(d)(3) exempts areas within a parking lot covered with solar panels from the typical shade requirement, because the solar panels are now shading the areas that the trees once did.

California Environmental Quality Act Requirements

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, pertaining to the construction of new accessory structures. No further environmental assessment is necessary.

ATTACHMENTS

- A – Location Map
- B – Development Plan Set
- C – Planning Commission Resolution
 - Exhibit 1 – Development Review Findings
 - Exhibit 2 – Conditions of Approval



STORMWATER MANAGEMENT NOTES

RUNOFF WILL BE DIRECTED TO EXISTING DRAINAGE STRUCTURES WITHIN THE CONFINES OF THE PARKING LOT. OVERHEAD CANOPIES ARE NOT INCLUDED IN OVERALL DRAINAGE DISTURBANCE CALCULATIONS. ONLY COLUMNS AND GROUND DISTURBANCES ARE INCLUDED.

RECEIVED
December 5, 2025
City of Tracy
Community and Economic Development

TREE REMOVAL NOTES

REMOVE EXISTING TREE. SEE SHEET 3 FOR EXISTING TREE INVENTORY FOR NUMERIC CORRELATION.

SOLAR CANOPY SITE PLAN WALMART - TRACY (#2025)

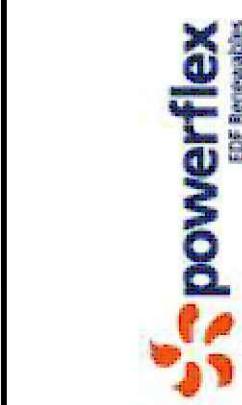
3010 W GRANT LINE ROAD TRACY, CA 95304



Attachment B

LEGEND

	PROPERTY LINE
	EASEMENT
	SETBACK LINE
	CENTERLINE
	GRADE CONTOUR
	EXISTING BUILDING WALL
	EXISTING TREE
	TREE REMOVAL
	PROPOSED CANOPY SOLAR ARRAY
	PROPOSED BESS AND SWITCHGEAR
	EXISTING ADA PARKING
	EXISTING MOUNTED CAMERA
	PROPOSED WROUGHT-IRON FENCE BY OTHERS



Kimley»**Horn**

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1100 W TOWN AND COUNTRY, SUITE 700,
ORANGE, CA 92668
PHONE: 714.939.1030 FAX: 714.938.9488
WWW.KIMLEY-HORN.COM

SITE PLAN

SITE ANALYSIS TABLE (EXISTING STORE)

TOTAL BUILDING AREA ¹	190,386 S.F.	190,388 S.F.
REQUIRED PARKING (PER CITY OF TRACY)	762 SPACES	762 SPACES
REQUIRED PARKING RATIO (PER CITY OF TRACY)	4.00/1,000 S.F.	4.00/1,000 S.F.
REQUIRED PARKING (PER ECR/CC&R) ³	952 SPACES	952 SPACES
REQUIRED PARKING RATIO (PER ECR/CC&R) ³	5.00/1,000 S.F.	5.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ⁴	879 SPACES	871 SPACES
ACCESSIBLE PARKING (VAN) ²	23 (5) SPACES	23 (5) SPACES
EV PARKING	4 SPACES	4 SPACES
PICKUP PARKING	17 SPACES	17 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	37 SPACES	37 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	906 SPACES	898 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.76/1,000 S.F.	4.72/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	923 SPACES	915 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.85/1,000 S.F.	4.81/1,000 S.F.

1. USABLE FLOOR AREA IS PER LUCERNEX.

2. THE VAN STALL COUNT IS INCLUDED IN THE ADA PARKING STALLS PROVIDED COUNT.

3. EXISTING PARKING DATA WAS BASED ON SITE VISIT ON 06/10/2025 BY KIMLEY-HORN, AND SUBJECT TO CHANGE BASED ON CURRENT CONDITIONS.

4. THREE (3) SECURITY CAMERA STALLS ARE EXCLUDED FROM CUSTOMER AND ASSOCIATE PARKING COUNT.

5. ECR PROVIDED BY POWERFLEX ON 08/21/2025.

SITE DATA TABLE

APN	238-600-080-000, 238-600-100-000
ZONING	PLANNED UNIT DEVELOPMENT
ADDRESS	3010 W GRANT LINE RD, TRACY, CA 95304
TOTAL WAL-MART LOT AREA	14.96 AC
EXISTING WALMART BUILDING AREA	±190,388 S.F.
EXISTING LAND USE	SINGLE STORY STORE (CODE 110)
TOTAL DISTURBED AREA ^{2,3}	1,303 S.F.

SHEET INDEX

1	SITE PLAN
2	EXISTING CONDITIONS
3	RESEARCH

SITE FEATURES TABLE

EXISTING LANDSCAPE AREA ^{1,2}	±54,765 S.F.
LANDSCAPE AREA (POST IMPROVEMENT) ^{1,2}	±54,765 S.F.
NUMBER OF TREES AFFECTED BY CONSTRUCTION	23
NUMBER OF LIGHT POLES DEMOLISHED	2

1. EXISTING LANDSCAPE ISLANDS TO REMAIN
2. EXISTING VEGETATION TO REMAIN OR BE REPLACED AS NEEDED

ZONING SETBACKS

TYPE	SUBTYPE	WIDTH
ALL ^{1,2}	ALL STRUCTURES ALONG THE WEST BOUNDARY OF HOLLY DRIVE BETWEEN HIGHLAND AVE AND ELEVENTH ST	15 FT

¹BASED ON PLANNED UNIT DEVELOPMENT (PUD) ZONE DETERMINED FROM CITY OF TRACY ZONING STANDARDS.

²SETBACKS OBTAINED FROM CITY OF TRACY MUNICIPAL CODE SECTION 9.36.020.

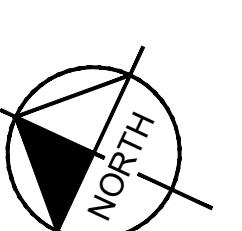
GENERAL NOTES

① CANOPY DESIGN AND COLUMN FOUNDATION LOCATION TO BE DETERMINED BY OTHERS.

② EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA COMBINATION OF GPR AND AVAILABLE RECORD DRAWINGS INCORPORATED BY PBLA INTO SURVEY DATED 08/01/2025. DEPTH AND HORIZONTAL LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES SHOULD BE VERIFIED IN FIELD BEFORE ANY NEW WORK TAKES PLACE.

③ CANOPY COLUMN FOOTINGS, SWITCHBOARDS, AND BESS LOCATIONS DO NOT CONFLICT WITH EASEMENTS SHOWN IN THE CONDITION OF TITLE GUARANTEE BY PBLA DATED 08/01/2025.

④ PROPOSED BESS/SWITCHGEAR PERIMETER WROUGHT-IRON FENCE. FINAL LOCATION AND DETAILS TO BE DETERMINED BY OTHERS.



GRAPHIC SCALE IN FEET
0 30 60 120
1" = 60'

SOLAR CANOPY SITE PLAN
WALMART - TRACY (#2025)

3010 W GRANT LINE ROAD TRACY, CA 95304

SHEET NUMBER
EXHIBIT 1

NOTE: IF DWG IS NOT 24"X36", IT IS NOT FULL SIZE

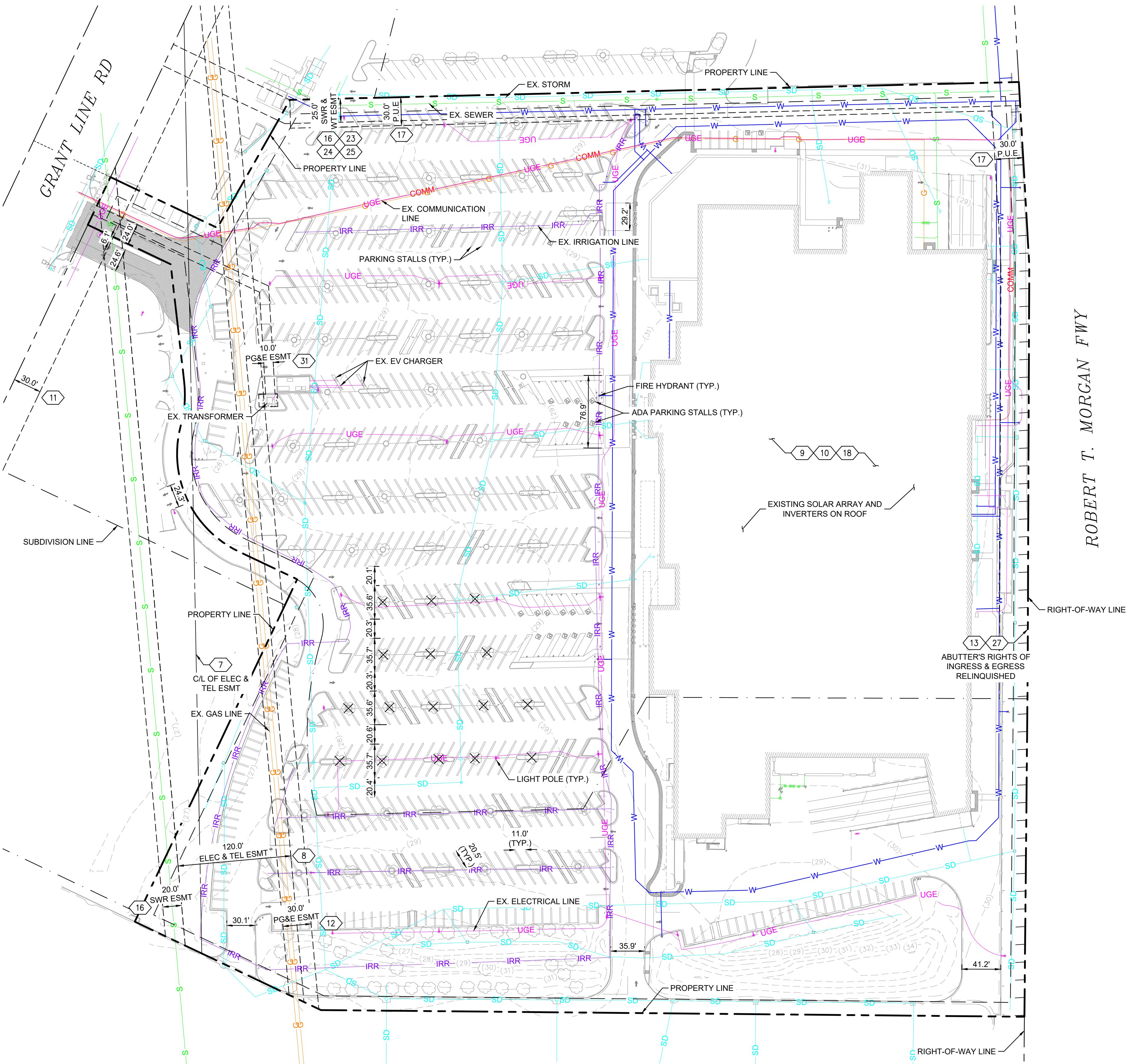
GENERAL NOTES

CANOPY DESIGN AND COLUMN FOUNDATION LOCATION TO BE DETERMINED BY OTHERS.

EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA COMBINATION OF GPR AND AVAILABLE RECORDS AND AS-BUILTS DRAWINGS. DEPTH AND HORIZONTAL LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES SHOULD BE VERIFIED IN FIELD BEFORE ANY NEW WORK TAKES PLACE.

SOLAR CANOPY SITE PLAN WALMART - TRACY (#2025)

3010 W GRANT LINE ROAD TRACY, CA 95304



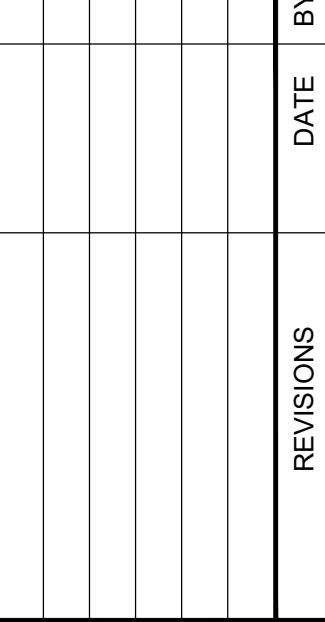
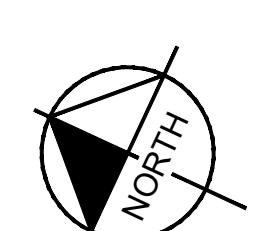
EASEMENT SCHEDULE:

ITEM NO.	DESCRIPTION
7	AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR TELEPHONE AND TELEGRAPH PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 03, 1918 IN BOOK BOOK A, VOL 326 OF DEEDS, PAGE 115. IN FAVOR: PACIFIC GAS & ELECTRIC COMPANY AFFECTS: AS DESCRIBED THEREIN [PLOTTED; AFFECTS THE WAL-MART PARCEL]
8	AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR TELEPHONE AND TELEGRAPH PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 15, 1930 AS BOOK 334, PAGE 211 OF OFFICIAL RECORDS. IN FAVOR: PACIFIC GAS & ELECTRIC COMPANY AFFECTS: AS DESCRIBED THEREIN [PLOTTED; AFFECTS THE WAL-MART PARCEL]
9	AN EASEMENT FOR THE RIGHTS NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND TO REMOVE ALL THE OIL, GAS FOR OTHER MINERALS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 1936 AS BOOK 562, PAGE 30 OF OFFICIAL RECORDS. IN FAVOR OF: BANK OF AMERICA NT & SA AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. NOTE: THE INTEREST OF BANK OF AMERICA NT & SA NOW VESTS TRANSAMERICA MINERALS COMPANY, A CALIFORNIA CORPORATION. [SAID EASEMENT IS BLANKET IN NATURE AND AFFECTS THE WAL-MART PARCEL]
10	AN EASEMENT FOR THE RIGHTS NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND TO REMOVE ALL THE OIL, GAS FOR OTHER MINERALS AND ANY AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1942 AS BOOK 765, PAGE 269 OF OFFICIAL RECORDS. IN FAVOR OF: BANK OF AMERICA NT & SA AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. NOTE: THE INTEREST OF BANK OF AMERICA NT & SA NOW VESTS TRANSAMERICA MINERALS COMPANY, A CALIFORNIA CORPORATION.
11	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TERMS, PROVISIONS AND EASEMENTS" RECORDED MARCH 21, 1949 AS BOOK 967, PAGE 293 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. [PLOTTED; AFFECTS THE WAL-MART PARCEL]
12	AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1962 AS BOOK 2614, PAGE 382 OF OFFICIAL RECORDS. IN FAVOR: PACIFIC GAS & ELECTRIC COMPANY AFFECTS: AS DESCRIBED THEREIN [PLOTTED; AFFECTS THE WAL-MART PARCEL]
13	ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE HIGHWAY 205, SAID RIGHTS HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MAY 06, 1969 AS BOOK 3301, PAGE 533 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. [PLOTTED; SAID DOCUMENT RELINQUISHES ABUTTER'S RIGHTS OF INGRESS & EGRESS ALONG THE SOUTHERLY LINE OF THE WAL-MART PARCEL]
16	AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: PUBLIC UTILITY; S.S.E & WATER EASEMENT AND INCIDENTAL PURPOSES. [PLOTTED; AFFECTS THE WAL-MART PARCEL]
17	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AGREEMENT (DTP UTILITY ACCESS)" RECORDED FEBRUARY 25, 1993 AS INSTRUMENT NO. 1993-23935 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. [PLOTTED; AFFECTS THE WAL-MART PARCEL]
18	COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 25, 1993 AS INSTRUMENT NO. 1993-23935 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFECT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 31, 2011 AS INSTRUMENT NO. 2011-104958 OF OFFICIAL RECORDS.
23	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC UTILITY MAINTENANCE AGREEMENT" RECORDED MAY 12, 1993 AS INSTRUMENT NO. 1993-56138 OF OFFICIAL RECORDS. [PLOTTED; AFFECTS THE WAL-MART PARCEL]
24	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC UTILITY MAINTENANCE AGREEMENT" RECORDED MAY 12, 1993 AS INSTRUMENT NO. 1993-56139 OF OFFICIAL RECORDS. [PLOTTED; AFFECTS THE WAL-MART PARCEL]
25	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC UTILITY MAINTENANCE AGREEMENT" RECORDED MAY 12, 1993 AS INSTRUMENT NO. 1993-56140 OF OFFICIAL RECORDS. [PLOTTED; AFFECTS THE WAL-MART PARCEL]
27	BUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JUNE 21, 1995 AS INSTRUMENT NO. 1995-55936 OF OFFICIAL RECORDS. [PLOTTED; SAID DOCUMENT RELINQUISHES ABUTTER'S RIGHTS OF INGRESS & EGRESS ALONG THE SOUTHERLY LINE OF THE WAL-MART PARCEL]
31	THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT DEED" RECORDED DECEMBER 30, 2020 AS INSTRUMENT NO. 2020-185320 OF OFFICIAL RECORDS. (AFFECTS APN: 238-600-100-000) [PLOTTED; AFFECTS THE WAL-MART PARCEL]

SOLAR CANOPY SITE PLAN
WALMART - TRACY (#2025)
3010 W GRANT LINE ROAD TRACY, CA 95304
GRAPHIC SCALE IN FEET
0 30 60 120
1" = 60'

NOTE: IF DWG IS NOT 24"X36", IT IS NOT FULL SIZE
SHEET NUMBER
EXHIBIT 2

powerflex
EFP Representatives
Kimley Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY, SUITE 700,
ORANGE, CA 92668
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM



NOT FOR CONSTRUCTION
KIMLEY HORN
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EXISTING
CONDITIONS

SOLAR CANOPY SITE PLAN
WALMART - TRACY (#2025)
3010 W GRANT LINE ROAD TRACY, CA 95304
GRAPHIC SCALE IN FEET
0 30 60 120
1" = 60'

SHEET NUMBER
EXHIBIT 2

WALMART POWERFLEX – Tracy

(SUPERCENTER STORE # 2025)

3010 W Grant Line Rd, Tracy, CA 95304

PRELIM. DUE DILLIGENCE

General Information:

- Building SQ Footage: 190,388 SF ([Information via Lucernex](#))
- APN: 238-600-080-000, 238-600-100-000 ([Per County of San Joaquin Assessor Map](#))
- Acreage: 13.50 AC & 5.96 AC ([Per County of San Joaquin Assessor Map](#))
- Land Use: Commercial ([Per City of Tracy General Plan Map](#))
- Zoning: Planned Unit Development ([Per City of Tracy Zoning Map](#))
- Solar/BESS Specific Ordinance: N/A
- Development review permit is required prior to building permit issuance for PUD zones per section 10.08.1790

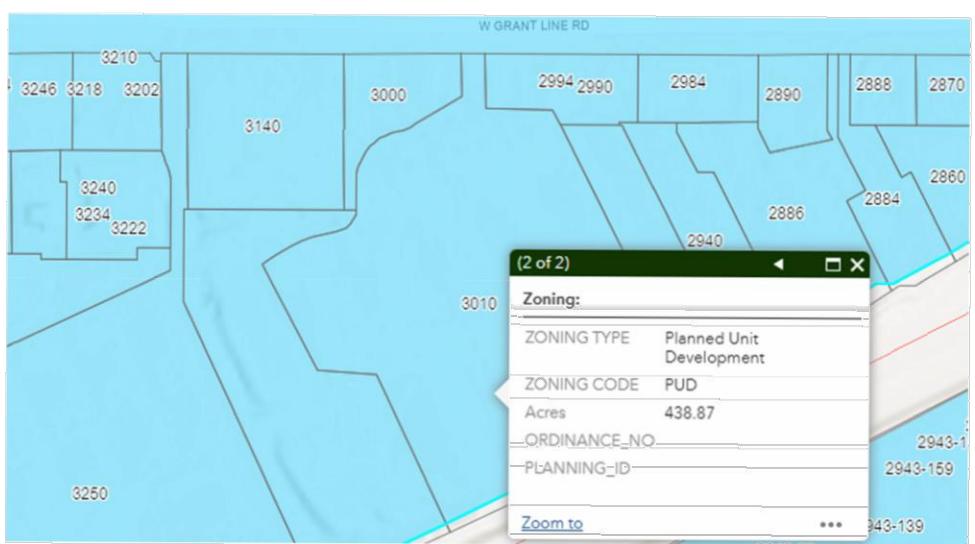
Applicable Codes:

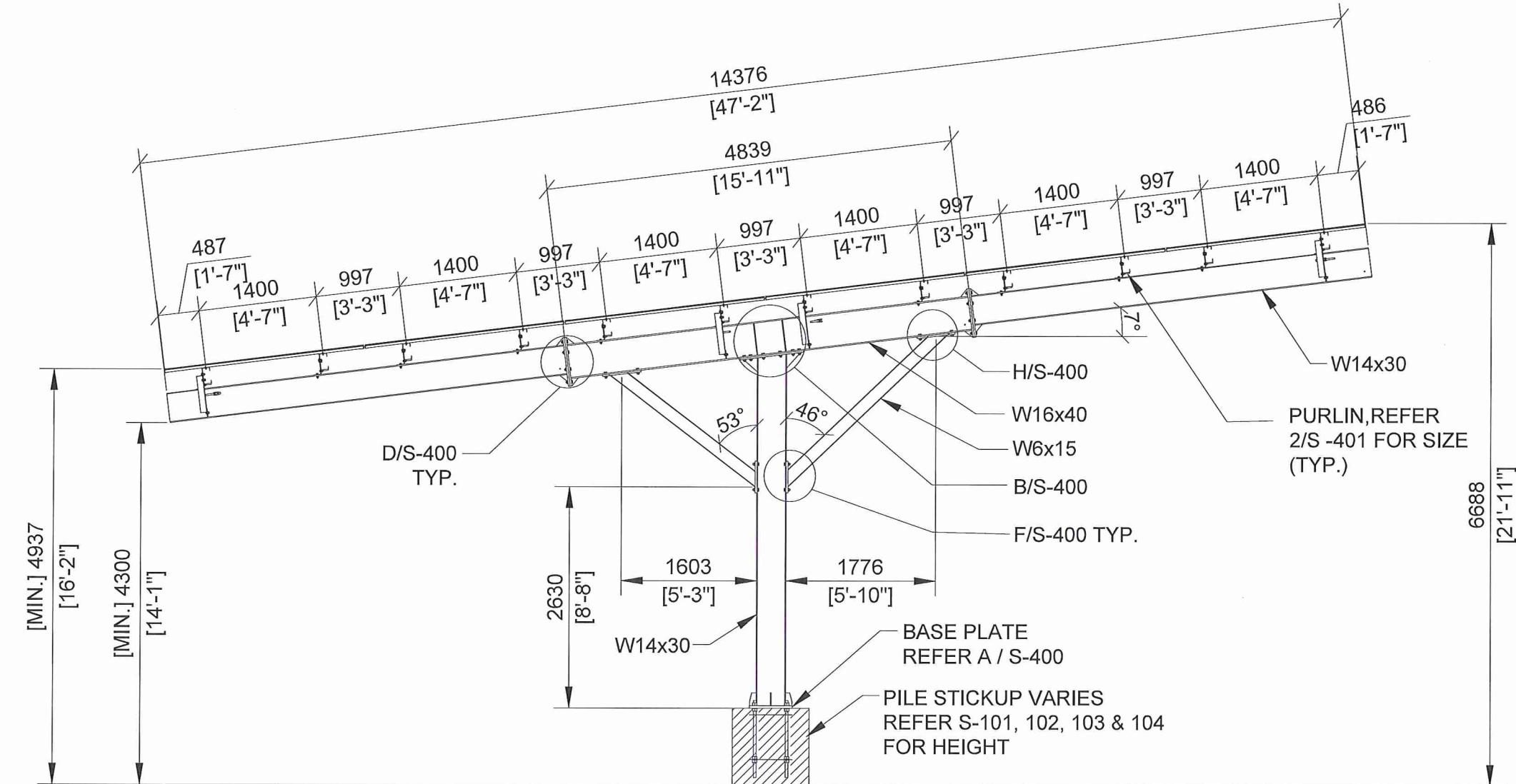
Municipal Code:

https://library.municode.com/ca/tracy/codes/code_of_ordinances

Zoning Code:

https://library.municode.com/ca/tracy/codes/code_of_ordinances?nodeId=TIT10PLZO_CH10.08ZORE_ART13PLUNDEZOPU





The primary structural components of a solar carport canopy are typically fabricated from steel. This steel framework is engineered to support the dead load of the photovoltaic panels and withstand dynamic loads such as wind uplift and snow accumulation over its operational lifespan.

1 RIGID FRAME ELEVATION (CARPORTS 1, 2, 3 & 4)
S-203 SCALE: N.T.S (REFER FRAMING PLAN FOR
POST LOCATION AND SLOPE DIRECTION)

A circular stamp with a double-line border. The outer ring contains the words 'LICENCED PROFESSIONAL ENGINEER' on the top half and 'ARCHITECT LAND SURVEYOR' on the bottom half, both in a serif font. The center of the stamp contains the name 'NEW JOHN MUEHL' and 'MECHANICAL ENGINEER' stacked vertically. A handwritten signature 'John Muehl' is written over the center text. At the bottom of the stamp, the date '12/12/12' is handwritten.

NOTE :
ALL DIMENSIONS ARE IN METERS [FEET] U.N.O.



POLAR
RACKING

6889 Rexwood Road, Unit 5, Mississauga, ON L4V 1R2
TEL: 416-860-6722 FAX: 416-860-6719
www.polarracking.com

ARRAY INFORMATION

RAY SIZE	1171.62 kW DC
MUTH	T.B.C.
ODULE TYPE	CS7N-690TB-AG/ 690
ODULE DIMS.	2384 x 1303 x 35 mm
ODULE QTY.	1698

3	ISSUED FOR PERMIT	20 DEC 2
2	ISSUED FOR APPROVAL	17 DEC 2
1	ISSUED FOR APPROVAL	29 NOV 2
NO.	ISSUANCE	DATE

JECT NAME:

PowerFlex

WING NAME:

NO.: DWG. BY: CHKD. BY: SCALE:
6805 RS SY AS SHOWN

S-203

TRACY PLANNING COMMISSION
RESOLUTION 2026-_____

APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D25-0017, FOR THE INSTALLATION OF SOLAR PANEL CANOPIES IN THE WALMART PARKING LOT LOCATED AT 3010 W GRANT LINE ROAD (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303, PERTAINING TO THE CONSTRUCTION OF NEW ACCESSORY STRUCTURES)

WHEREAS, the primary regulatory framework governing land uses in the City of Tracy (City) are the General Plan and the City's zoning ordinance, which is codified in Title 10 of the Tracy Municipal Code (TMC); and

WHEREAS, on October 6, 1992, a development review permit was approved for the retail store, parking lot and related site improvements at 3010 West Grant Line Road; and

WHEREAS, on July 22, 2025, a development review permit application was submitted to install solar canopies on the existing site; and

WHEREAS, the subject site is designated Commercial in the Tracy General Plan and zoned General Commercial in the I-205 Specific Plan, in which accessory structures are permitted; and

WHEREAS, the Planning Commission may grant a Development Review Permit for accessory structures, on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.4250; and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which pertains to the construction of new accessory structures; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026; now, therefore, be it

RESOLVED: That the Planning Commission hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, pertaining to the construction of new accessory structures; and be it

FURTHER RESOLVED: That the Planning Commission hereby grants a Development Review Permit to allow the construction of accessory solar canopy structures at 3010 West Grant Line Rd, APN 238-600-10 based on the findings set forth in Exhibit 1 and subject to the Conditions of Approval contained in Exhibit 2, attached hereto

* * * * *

The foregoing Resolution 2026-__ was adopted by the Planning Commission on January 28, 2026, 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 D25-0017
January 28, 2026

Development Review Permits must meet the requirements set forth in Tracy Municipal Code (TMC) Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the Planning Commission must review application materials and public comments submitted prior to or at the public hearing, and consider the following site-specific factors set forth in TMC Section 10.08.3960:

- General site considerations including height, bulk, and size of buildings;
- Physical and architectural relationship with the existing and proposed structures;
- Site layout, orientation, and location of the buildings and relationships with open areas and topography;
- Location and type of landscaping;
- Off-street parking areas;
- Height, materials, colors, and variations in boundary walls, fences, and screen plantings;
- Appropriate sign design and exterior lighting; and
- Appropriate City utilities, public infrastructure, circulation, and roadway access.

After consideration of the entire record, under TMC Section 10.08.3960, the Planning Commission may approve the Development Review Permit if the facts in the record support 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 Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the General Plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Therefore, the Planning Commission conducted a noticed public hearing on January 28, 2026, and upon its conclusion, makes the requisite findings for the Development Review Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) The Project 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 for the citizens of Tracy. The proposed project meets the City's objectives for high quality design and offers an additional element to the existing site. The additional shade provided by the solar canopies will increase the quality of the parking area for the patrons of the store.
- (b) The Project conforms to all applicable requirements of Chapter 10.08 of the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, the California Building and Fire Codes, and all other applicable City Standards. The Project meets all City requirements for the I-205 Specific Plan, including all City requirements for both the land use and physical improvements that are proposed. In addition, the energy produced by the solar canopies increases the overall energy efficiency of the site.

**CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT CONDITIONS OF APPROVAL**

Walmart Solar Canopies
Development Review Permit, Application Number D25-0017
January 28, 2026

A. General Provisions and Definitions

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

The Project: A Development Review Permit to allow construction of four (4) solar canopies on 1,303 square feet in (4) rows of the parking lot of the developed 14.9-acre retail store. Property is located at 3010 West Grant Line Road (Assessor's Parcel Number 238-600-10)

The Property: The real property located at 3010 West Grant Line Road (APN: 238-600-10).

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 Community and Economic Development 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, the Cordes Ranch Specific Plan (CRSP), and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.

Conditions of Approval
Walmart Solar Canopies
Application Number D25-0017
January 28, 2026

- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number D25-0017. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on December 5, 2025 to the satisfaction of the Community and Economic Development Director.

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"),
- The Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
- California Building Code, and
- California Fire Code

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 the City's Design Goals and Standards.

Conditions of Approval
Walmart Solar Canopies
Application Number D25-0017
January 28, 2026

A.7. 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.

A.8. **Indemnification.** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend, indemnify and hold harmless the City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit

B. Planning Division Conditions

B.1. Prior to the issuance of a building permit, any deviations from the

Conditions of Approval
Walmart Solar Canopies
Application Number D25-0017
January 28, 2026

approved site plan or elevations shall be evaluated for substantial compliance with the approved plans to the satisfaction of the Community and Economic Development Director. Should any deviations be determined not to be in substantial compliance with the approved plans, they shall be reviewed in a new Development Review application.

- B.2. Prior to the issuance of a building permit, canopies shall be finished using powder-coated or painted steel and all canopy-mounted attached equipment shall be painted to match the color(s) of the adjacent building surfaces or otherwise designed in harmony with the exterior of the structures to the satisfaction of the Community and Economic Development Director.
- B.3. Prior to the issuance of a building permit, all accessory structures pertaining to the solar canopies (BESS, switchboard) shall be enclosed by wrought-iron fencing and painted to match the color(s) of the adjacent building surfaces or otherwise designed in harmony with the exterior of the structures to the satisfaction of the Community and Economic Development Director.
- B.4. Prior to the issuance of a building permit, the applicant shall submit detailed plans that demonstrate a minimum of one foot candle throughout the parking area as defined in TMC Section 10.08.3450.
- B.5. All improvements shall be consistent with the Tracy Municipal Code, I-205 Specific Plan, Standard Plans, and other applicable City Regulations.
- B.6. Prior to the issuance of a building permit, plans shall be submitted that show all related cables to be enclosed inside the solar panel canopies, and inverters to be mounted in the canopies to the satisfaction of the Community and Economic Development Director.
- B.7. Fencing. No chain link fence is permitted on site where it would be visible from the public right-of-way. No electronically charged, razor wire, barbed wire, integrated corrugated metal, or plain exposed plastic concrete/PCC fences, vinyl slats, and woven fabric fences are permitted on site.

C. Building Division Conditions

- C.1. At the time of the Building Permit submittal, the applicant shall provide plans, specifications, engineering analysis etc. that complies with the current California Code of Regulations at the time of submittal.

D. South San Joaquin County Fire Authority Conditions

- 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.
- D.2. All existing fire hydrants close to the project location shall remain accessible at all times and not obstructed by temporary fences, construction materials or vehicles.
- D.3. The fire apparatus access roads on the property shall remain unobstructed at 20' wide and a vertical clearance of 13' 6". 2022 California fire Code §503.2.1.



PLANNING COMMISSION STAFF REPORT

Item No. 1.B

DATE	January 28, 2026
TITLE	Grant Line Condos
LOCATION	508 and 522 W Grant Line Road APNs 233-030-10 and 233-030-09
APPLICATION TYPE	Development Review Permit (D24-0010), Tentative Subdivision (Condominium) Map (TSM24-0002)
CEQA STATUS	Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 related to infill projects
PROJECT PLANNER	Genevieve Federighi (209) 831-6400 genevieve.federighi@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution:

- (1) Approving Development Review Permit D24-0010 and Tentative Subdivision Map TSM24-0002 for the development of a 20-unit residential condominium project and related site improvements located at 508 and 522 W Grant Line Road, Assessor's Parcel Numbers 233-030-10 and 233-030-09 (Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 which pertains to certain in-fill development projects).

The applicant is Schack and Company, Inc. and the property owners are Ramneek Singh and Soosan Rod.

PROJECT DESCRIPTION

Background

On June 17, 2024, the City received an application for a Development Review Permit and Tentative Subdivision Map to allow the construction of a 20-unit residential condominium project on two adjacent parcels, totaling approximately 0.7 acres (the "Project"). The Project site is located on the south side of Grant Line Road, between

Tracy Boulevard and Bessie Avenue, at 508 and 522 W. Grant Line Road (Attachment A – Location Map).

The site is located within the General Highway Commercial (GHC) zone district and is designated Commercial in the City's General Plan. Multi-family residential uses (including condominiums) are a permitted use in the GHC zone.

In 2020, the Planning Commission approved a Development Review Permit and a Conditional Use Permit for a 24-unit apartment complex on the project site, however the project did not move forward, and the approval expired in 2023. At that time, multi-family residential uses required approval of a Conditional Use Permit, but the GHC zone was amended by City Council Ordinance on December 16, 2025, to allow multi-family residential as a permitted use, which was part of the Housing Element implementation tasks.

Development Review

The proposed Project includes two residential, three-story buildings totaling 20 units (10 units per building), including covered parking at the ground level and the residential units directly above on the second and third levels (five units per floor). The units range in size from 1,000 to 1,187 square feet. The floor plans for each unit contain two bedrooms, two bathrooms, a kitchen, dining area, living room, private laundry room and storage area.

The Project incorporates a modern architectural style featuring a mix of high-quality materials, including decorative tile, siding, and scored cement finishes. A varied color palette enhances visual interest and contributes to the building's contemporary appearance. Breaking up the elevations is achieved through the use of pop-outs, while varying roof heights provide vertical articulation, effectively reducing the overall massing of the structure. Additional architectural elements such as decorative balcony railings and metal awnings further enrich the design. Through the integration of these design features, the project demonstrates consistency with the City's Design Goals and Standards. Building elevations are provided in Exhibit 3 of Attachment B.

In addition, a 15-foot-wide landscaped setback along Grant Line Road is proposed to soften the visual impact of the buildings and enhance the project's streetscape presence. At the north end of the site, a decorative fence and gate constructed of stone veneer and wrought iron will provide both aesthetic appeal and security. The gate will remain open most hours of the day to ensure that there are no cars stacking on Grant Line Road. The entire property will be fully enclosed to ensure a safe and private residential environment.

Parking for the Project is provided at the ground level within the development site. The units are accessible by elevator or by exterior staircases from the ground level. Based

on the Project's design and applicable parking standards, a total of forty-four (44) on-site parking spaces are required, and forty-four (44) spaces are proposed. Each residential unit is required two parking spaces based on having two bedrooms, with additional guest parking required at a ratio of one space per five units. Therefore, the design meets the City's parking requirements.

Vehicular access to the site is provided by a 26-foot-wide driveway located along the central portion of the property, ensuring adequate circulation and emergency access. If the existing property line between the two parcels is retained, reciprocal easements for access, parking, and utilities will be required to ensure shared use and maintenance between both lots. Currently, the occupied property accesses the south side of the site through the Ritter Family Ball Park parking lot. Vehicles will no longer access the site through the park parking lot except for an emergency access point. The Project will have pedestrian access through the south of the site to allow the residents access to the park.

The subject property is located adjacent to a mix of residential and commercial uses. The development of the site as a multi-family development is in keeping with provisions of the Commercial General Plan land use designation and will be compatible with the surrounding area/neighborhood. The proposed use will provide a transition from the adjacent residential neighborhood to the south, to the commercial uses to the north. The multi-family Project is also situated adjacent to a City park which will allow the residents to enjoy the existing community amenity. Based on staff's analysis, the project meets the intent of the City's land use policies and represents a well-designed, compatible infill development that contributes to the City's housing goals

As stated above, the GHC zone permits multi-family residential uses, which are seen as use types that would not only benefit from the close proximity of the commercial development, but as properties developed at higher densities it is mutually beneficial as this increases the customer base for commercial uses as well. The proposed Project is consistent with the purpose of the GHC zone, complies with all City standards, would be harmonious with the surrounding neighborhood.

Tentative Subdivision Map

The proposed Project includes a request for a residential condominium tentative subdivision map making each individual dwelling unit a separately owned condominium unit, and all common areas on the site will be owned and maintained by a condominium owner's association.

In addition to the standard development requirements applicable to all multi-family residential projects, condominium developments must comply with supplemental standards, including the provision of a minimum of 200 square feet of open space, either private, shared, or a combination of both, and a minimum of 200 cubic feet of

enclosed storage area located outside each dwelling unit. The proposed Project complies with these requirements through the inclusion of private ground-floor storage areas for each unit, private balconies and a shared common area located at the rear of the site. The common area includes decorative landscaping, covered seating, a fire pit, and barbecue facilities, providing a high-quality outdoor amenity for future residents. The proposed Project design is consistent with all applicable condominium development standards as outlined in the City's Municipal Code, Chapter 12.40.

CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION

The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development Projects. This exemption applies to projects that are consistent with the General Plan and Zoning Code, are located within City Limits on sites of five acres or less substantially surrounded by urban uses, have no value as habitat for endangered or threatened species, would not result in significant environmental effects, and can be adequately served by existing utilities and public services.

The Project meets all these criteria and is therefore exempt from further environmental review under CEQA Guidelines Section 15332.

SUMMARY

The application includes requests for a Development Review Permit and Tentative Subdivision map to construct a 20-unit residential condominium project, and related site improvements at 508 and 522 W Grant Line Road. The approximately 0.7-acre site is located within the GHC zone where multi-family uses are permitted. The development is consistent with the City's General Plan, Zoning Code, and condominium development standards, satisfies all the City's Design Goals and Standards and qualifies for a Categorical Exemption from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. Staff recommends approval of the Project.

ATTACHMENTS

A - Location Map

B – Planning Commission Resolution

Exhibit 1 - Findings

Exhibit 2 – Conditions of Approval

Exhibit 3 – Plan Set

Exhibit 4 – Condominium Tentative Subdivision Map

LOCATION MAP



APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-_____

APPROVING A DEVELOPMENT REVIEW PERMIT (D24-0010) AND A CONDOMINIUM TENTATIVE SUBDIVISION MAP (TSM24-0002) FOR THE CONSTRUCTION OF A TWENTY UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AND RELATED SITE IMPROVEMENTS ON TWO ADJACENT LOTS TOTALING APPROXIMATELY 0.7 ACRES LOCATED AT 508 AND 522 W GRANT LINE ROAD, APN 233-030-10 AND APN 233-030-09 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO CERTAIN INFILL DEVELOPMENT PROJECTS).

WHEREAS, the applicant submitted a Development Review Permit application (D24-0010) and Tentative Subdivision Map application (TSM24-0002) to permit the establishment of a 20-unit residential condominium development, including parking and related on-site improvements, on two adjacent properties totaling approximately 0.7 acres, located at 508 and 522 W Grant Line Road on June 17, 2024 (the "Project"); and

WHEREAS, the subject property is zoned General Highway Commercial (GHC), where multi-family residential uses are classified in Use Group 23 and identified as a permitted use, pursuant to Tracy Municipal Code Section 10.08.2510(b); and

WHEREAS, the Planning Commission may approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all the required findings set forth in TMC 10.08.3920; and

WHEREAS, The Planning Commission may approve a Tentative Subdivision Map specifically for residential condominiums, based on the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Sections 12.40.4250 – 12.40.4330; and

WHEREAS, the Statement of Findings attached hereto as Exhibit 1 articulates the required findings and the evidentiary support for those findings; and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which

pertains to infill projects consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. No further environmental assessment is necessary; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the applications on January 28, 2026; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgement, that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (in-fill development) as the project is consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services; and be it

FURTHER RESOLVED: That the Planning Commission, hereby approves Development Review Permit (D24-0010) for the construction of 20-unit residential condominium development and related site improvements on two adjacent properties, 508 and 522 W Grant Line Road, totaling approximately 0.7 acres consistent with the plan set as provided in Exhibit 3, based on the findings contained in Exhibit 1, and subject to the Conditions of Approval contained in Exhibit 2; and be it

FURTHER RESOLVED: That the Planning Commission hereby approves a Tentative Subdivision Map (TSM24-0002) to create 20 residential condominium units and common areas as shown in Exhibit 4, based on the findings set forth in Exhibit 1, and subject to the conditions of approval contained in Exhibit 2.

* * * * *

The foregoing Resolution 2026-_____ was adopted by the Planning Commission on January 28, 2026, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON

ATTACHMENTS:

Exhibit 1 – Findings
Exhibit 2 – Conditions of Approval
Exhibit 3 – Approved Plan Set
Exhibit 4 – Condominium Tentative Subdivision Map

CITY OF TRACY
DEVELOPMENT REVIEW PERMIT FINDINGS
APPLICATION NUMBER D24-0010

Development Review Permits must meet the requirements set forth in Tracy Municipal Code (TMC) Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the Planning Commission must review application materials and public comments submitted prior to or at the public hearing, and consider the following several site-specific factors set forth in TMC 10.08.3960:

- general site considerations including height, bulk, and size of buildings;
- physical and architectural relationship with the existing and proposed structures;
- site layout, orientation, and location of the buildings and relationships with open areas and topography;
- location and type of landscaping;
- appropriateness of exterior lighting; and
- appropriate City utilities, public infrastructure, circulation, and roadway access.

After the consideration of the entire record, under TMC 10.08.3960 the Planning Commission may approve the Development Review Permit if the facts on the record support 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 Zoning Regulations of Tracy Municipal Code Chapter 10.08, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

The Planning Commission conducted a duly noticed public hearing on January 28, 2016, and upon conclusion of the hearing, makes the requisite findings for the Development Review Permit based on the evidence in the record, including, without limitation, the following:

- (a) 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. Currently, the properties include a vacant lot and the other lot with one residential unit. The new development will provide the community with 20 condominiums which provides additional units of this housing type not common in the City. The proposed project also includes on-site parking to ensure the use is contained on the proposed site. Quality materials are proposed, along with landscape improvements, and common spaces to provide an attractive development with usable open space on a highly traveled corridor in the city. Additionally, this development is convenient for the residents as it is within walking distance for many commercial

businesses and in turn provides additional customers for those businesses.

(b) The proposal conforms to the Zoning Regulations of Tracy Municipal Code Chapter 10.08, the general plan, the City's Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations. The project includes site plan and design elements consistent with City design goals and standards, such as building façade elements emphasized using color variation, mix of building materials and texture that include relief to avoid monotonous appearance of building elevations, and other architectural features including varying roof heights and a decorative cornice to provide additional visual interest. Other City regulations have also been satisfied including number and design of parking spaces, drainage, circulation, land use, and landscape requirements.

A. The Planning Commission may approve or conditionally approve a tentative subdivision map if it makes all of the following findings of TMC section 12.16:

1. The proposed map is consistent with the general plan, any applicable specific plan, and Title 12 of the Tracy Municipal Code.

Response: The proposed map is consistent with Title 12 of the Tracy Municipal Code, the General Plan, and the General Highway Commercial (GHC) Zone which permits multifamily residential.

2. The site is physically suitable for the type of development.

Response: The site is located on a heavily traveled road, will have all parking provided on site, and has been designed to have the common area in the rear of the site, adjacent to the City park, to be as distant to the busy road as possible. The site's size and access poses difficulties for commercial development and is better suited for residential development that will benefit from the close proximity of commercial businesses.

3. The site is physically suitable for the proposed density of development.

Response: The site is physically suitable for a high-density residential development as it is located within the Commercial designation of the General Plan, which has an allowed density range of 20 to 35 dwelling units per gross acre, consistent with the proposed Project, and the amount of proposed units is desired to increase the housing supply as required by the City's Housing Element.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as conditioned, prior to any grading of the

site, the subdivider will demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan administered by the San Joaquin Council of Governments for the protection of any wildlife or habitats found on the site prior to construction.

5. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Response: There are no public easements on the property that would conflict with the proposed Project. The development has a single entry at Grant Line Road and allows for proper circulation in accordance with City standards. A secondary access point to the south is provided for emergency access only.

6. Complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to the local floodplain ordinance (Municipal Code Chapter 9.52).

Response: The subject property is not located within any floodplain and the Project, with conditions, will meet all applicable City design and improvement standards.

B. Tentative Subdivision Map (TSM) specifically for residential condominiums must meet the following site requirements set forth in TMC Sections 12.40.4250-12.40.4330. In addition to standards applicable to regular subdivisions, no new condominium project or portion thereof shall be approved unless the following items have been submitted with the tentative map and approved by the City:

1. A development plan of the project including location and sizes of structures, parking layout, access areas, and exterior elevations;

Response: The development plan can be found in Exhibit 3 of the Resolution.

2. A preliminary landscaping plan of the project indicating types and sizes of landscaping materials and permanent irrigation facilities, prepared by a person licensed to prepare such plans by the State of California;

Response: Preliminary landscaping plans have been submitted and are addressed in Project conditions of approval. Landscaping plans will be submitted and reviewed at time of Building Permit submittal.

3. A preliminary lighting plan of the project indicating location and nature of lighting and lighting fixtures in common areas;

Response: Lighting is addressed in Project conditions of approval and will be submitted and reviewed as a photometric plan on the building permit submittal.

4. The proposed condominium documents, including those portions of the covenants, conditions, and restrictions that apply to the conveyance of units, the

assignment of parking and the management and maintenance of common areas and improvements; and

Response: This is addressed in the Project's conditions of approval as the property owner's responsibility to execute. A copy of all related documents will be submitted to the City prior to building permit issuance.

5. Such other information which the Department determines is necessary to evaluate the proposed project.

Response: All information requested of and provided by the application has been reviewed and accepted by the City.

- C. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve, conditionally approve, or deny, based upon an evaluation of the proposed condominium plan in relation to the following criteria:

1. Architectural and site design. Architectural evaluation shall include, but not be limited to, the following:

- (a) The general appearance of the proposed development shall contribute to the orderly and harmonious development of the community as a whole;
 - (b) The design of all exterior surfaces of the buildings shall create an aesthetically pleasing project;
 - (c) Consideration shall be given to the appearance of garages when viewed from outside the subdivision; and
 - (d) General architectural and site considerations, including site layout, topography, open space, location of buildings, access, circulation, colors, building materials, screening, lighting and signing and similar elements have been designed to provide a desirable environment.

Response: The proposed Project meets the City of Tracy Design Goals and Standards for residential uses including being harmonious with the surrounding neighborhood, the use of decorative materials to create an aesthetically pleasing development, and the layout screens the parking area from the right-of-way, a high-quality fence is proposed and amply landscaping with soften the appearance of the development from both the north and south of the site.

2. Environmental preservation. The design, location and orientation of all buildings shall be arranged to preserve natural features by minimizing the disturbance to the physical environment. Natural features such as trees, waterways, historic landmarks, or slopes shall be delineated in the development plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, play areas, parking areas, and finished grade elevations.

Response: Site is mostly undeveloped and the proposal will have limited disturbance to any current natural features.

3. Landscaping.

- (a) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in an attractive manner and provided with a method for the maintenance thereof.
- (b) Decorative design elements such as fountains, pools, benches, sculpture, planters, exterior recreational facilities, and similar elements may be permitted providing such elements are incorporated as a part of the landscaping plans, except where otherwise prohibited.
- (c) Permanent and automatic irrigation facilities shall be provided in all planted landscaped areas.
- (d) Landscaping shall consist of twenty (20%) percent of the net developable area. The net developable area shall exclude dedicated or proposed dedicated public right-of-way.

Response: Preliminary landscaping plans have been submitted and comply with the above regulations. In addition, all requirements are included in the conditions of approval and will be reviewed at time of Building Permit application.

4. Lighting. The subdivider shall install an on-site lighting system on all vehicular access ways and along major walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from the adjacent properties. Lighting shall also be installed within all covered and/or enclosed parking areas.

Response: Lighting is addressed in Project conditions of approval and will be submitted and reviewed as a photometric plan on the building permit.

5. Lot coverage. Lot coverage shall conform to the zoning regulations for the zoning district in which the condominium is proposed.

Response: The Project site is located within the General Highway Commercial Zone which does not have a maximum lot coverage requirement.

6. Open space. Total usable open space on a site having three (3) or more dwelling units shall be at least 200 square feet per dwelling unit. This requirement shall be met by providing private open space, shared open space or a combination of the two (2).

- (a) Private open space. To satisfy the open space requirement, private open space must be on a patio or balcony, within which a horizontal rectangle inscribed within it has no dimension less than six (6') feet.
- (b) Shared open space. To satisfy the open space requirement, shared open space must be provided by interior side yards, patios, and terraces, each designed so that a horizontal rectangle inscribed within it has no dimension less than ten (10') feet. The open space must be open to the sky (except for a trellis or other outdoor enhancement), and may not include driveways or parking areas, or area required for front or street side

yards. Common open space areas shall be designed and located within the Project to afford use by all residents of the Project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement shall not be located within fifteen (15') feet of any door or window of a dwelling unit.

Response: A combination of private balconies and a large common open space in the rear of the development proposed for all residents' use exceeds the area required for open space. A total of 4,814 square feet of open space is provided including two sitting areas in the front of the site, private balconies, and a large common area in the rear of the site.

7. Minimum parking requirements. Parking shall be provided as required by the zoning regulations for townhouse and condominium projects.

Response: Parking is provided on the ground floor and meets the standards for parking area design as well as quantity. 44 parking spaces are required, 2 spaces per unit and 1 additional space for every 5 units, and 44 spaces are provided.

8. Trash and recycling collection area.

- (a) Refuse storage areas shall be enclosed within a building or screened on all sides by a covered, solid masonry enclosure tall enough to screen the containers. Materials other than masonry may be used when specifically approved by the Department when it finds that due to extenuating circumstances regarding location, such as the proximity to underground utilities, the footing for masonry construction would be a detriment to such utilities. This requirement does not apply to a duplex.
- (b) Trash and recycling collection areas shall be provided within 250 feet of the units they are designed to serve.
- (c) Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.
- (d) The storage area shall comply with the City's stormwater management requirements.

Response: There are two trash enclosures, one at either side of the site, that are designed to be complementary with the main buildings, are within 250 feet of each unit, and meet all City standards.

9. Utilities.

- (a) Each dwelling unit shall be separately metered for gas and electricity.
- (b) For water conservation, each dwelling unit shall have its own water meter, or sub-meter billed through the homeowner's association. If any unit has automatic watering of its own landscaping, that water shall be on the same meter as that of the unit (rather than on a common area meter).

(c) Before recording a final map, the subdivider shall underground any overhead utilities.

(d) All roof and ground-mounted utilities (and mechanical units) shall be screened from public view to the satisfaction of the Director.

Response: The Project proposes to meet each of these standards and is required by the Project's conditions of approval as the property owner's responsibility to execute.

10. Laundry facilities. A laundry area shall be provided in each unit unless the City Council approves a common laundry area. If a common laundry area is provided, it shall consist of not less than one automatic washer and one automatic dryer for each five (5) dwelling units or fraction thereof.

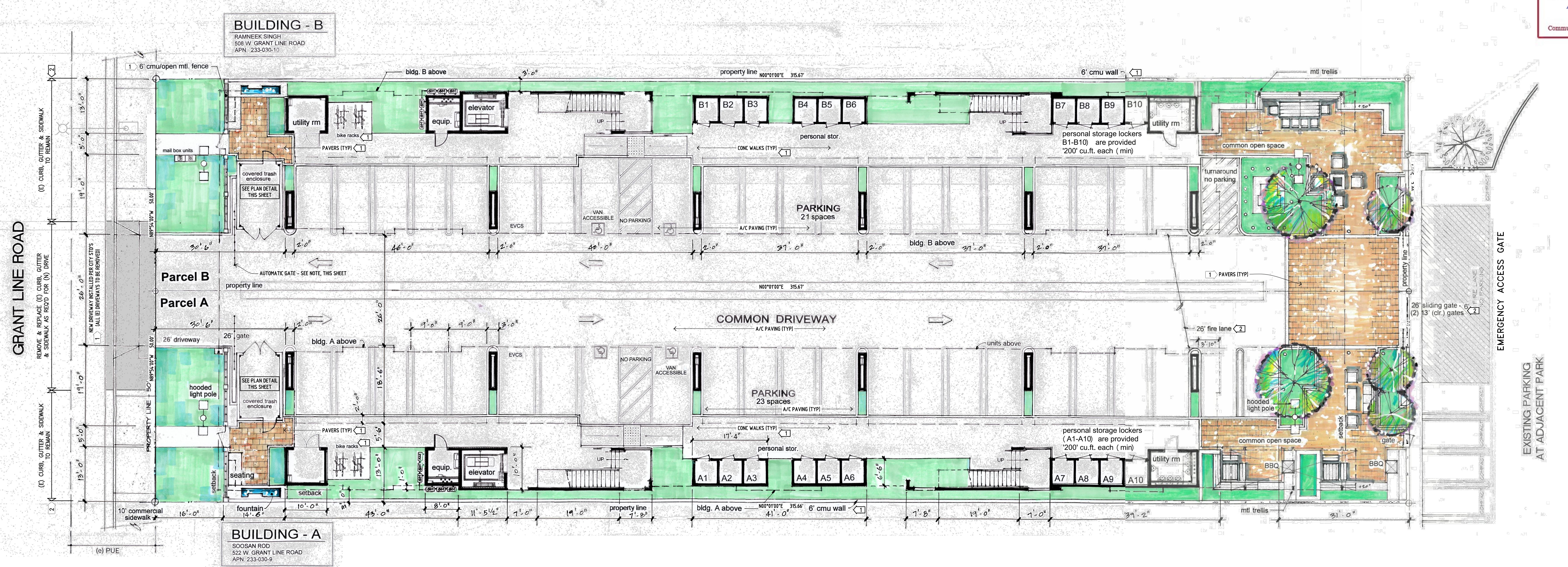
Response: Each unit will have a laundry facility within their unit.

11. The width of the public rights-of-way and roadway of the street(s) abutting the property shall conform to the minimum standard of the Roadway Master Plan.

Response: This roadway is existing and developed to meet the standards in the Roadway Master Plan.

12. Connectivity. Wherever possible, as determined by the Director, vehicular and pedestrian connections shall be made to adjacent sites and the public right-of-way.

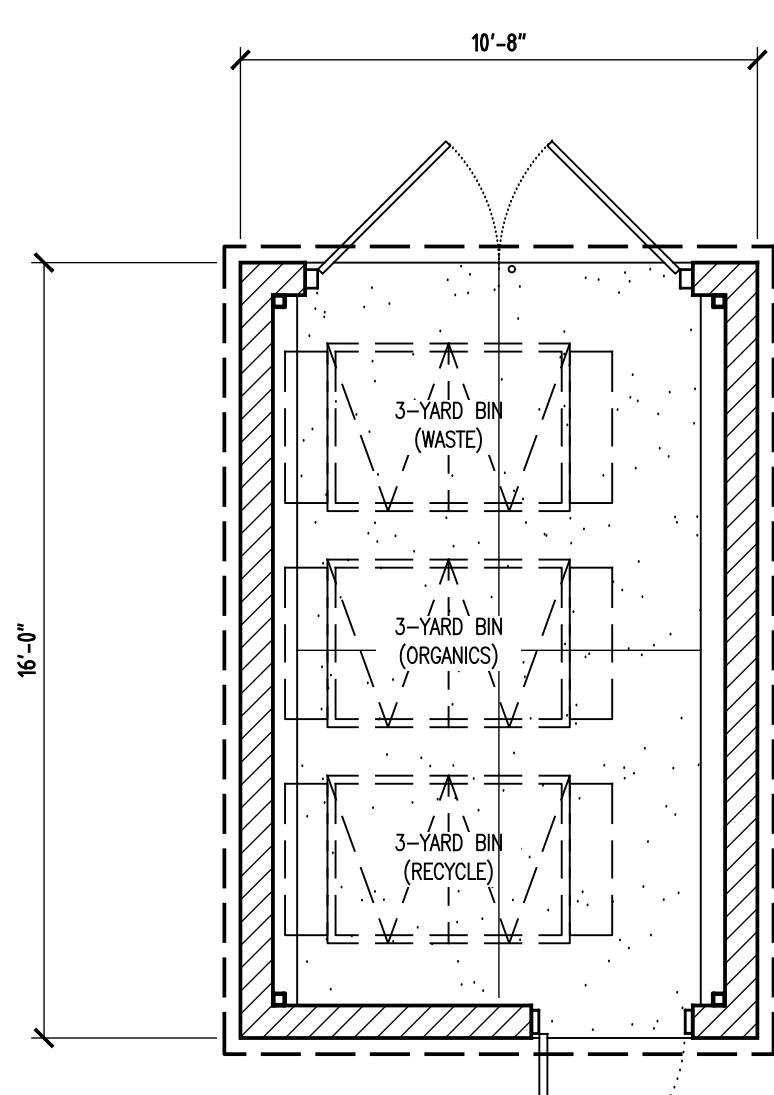
Response: The development will have vehicular access to Grant Line Road and in addition, will have pedestrian and emergency vehicle access to the south.



Project Data

Overall Site (Parcels A & B)

General Plan	Commercial
Zoning	General Highway Commercial (GHC)
Lot Area	29,500 sf
Condominium Units	20 residential units
Combined Open Space	200 sf / unit = 4000 sf req'd (south patio, balconies, north entry) - 4814 sf indicated
Parking	2 spaces / units = 40 spaces 1 guest space / 5 units = 4 spaces 44 spaces req'd - 44 provided
Personal Storage	Provided at ground floor
Landscape Area	± 4172 sf (14.14%)



TRASH ENCLOSURE PLAN

SCALE: 1/4"=1'-0"
(2) REQUIRED - 10 FOR EACH BUILDING
TRASH ENCLOSURE IS COVERED
REFER TO EXTERIOR ELEVATIONS FOR APPEARANCE

Parcel A

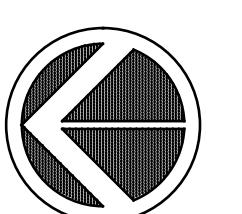
Owner	Soosan Rod
Address	522 W. Grant Line Rd. Tracy, CA
APN	233 - 030 - 9
Lot Area	14,750 sf
Condominium Units	10 (5 ea. Floor)
Bldg Areas	Ground Flr 877 sf 2 nd Flr 7126 sf (gross), 5463 sf - 5 units 3 rd Flr 7126 sf (gross), 5463 sf - 5 units
Landscape Area	± 2077 sf (14.08%)

Parcel B

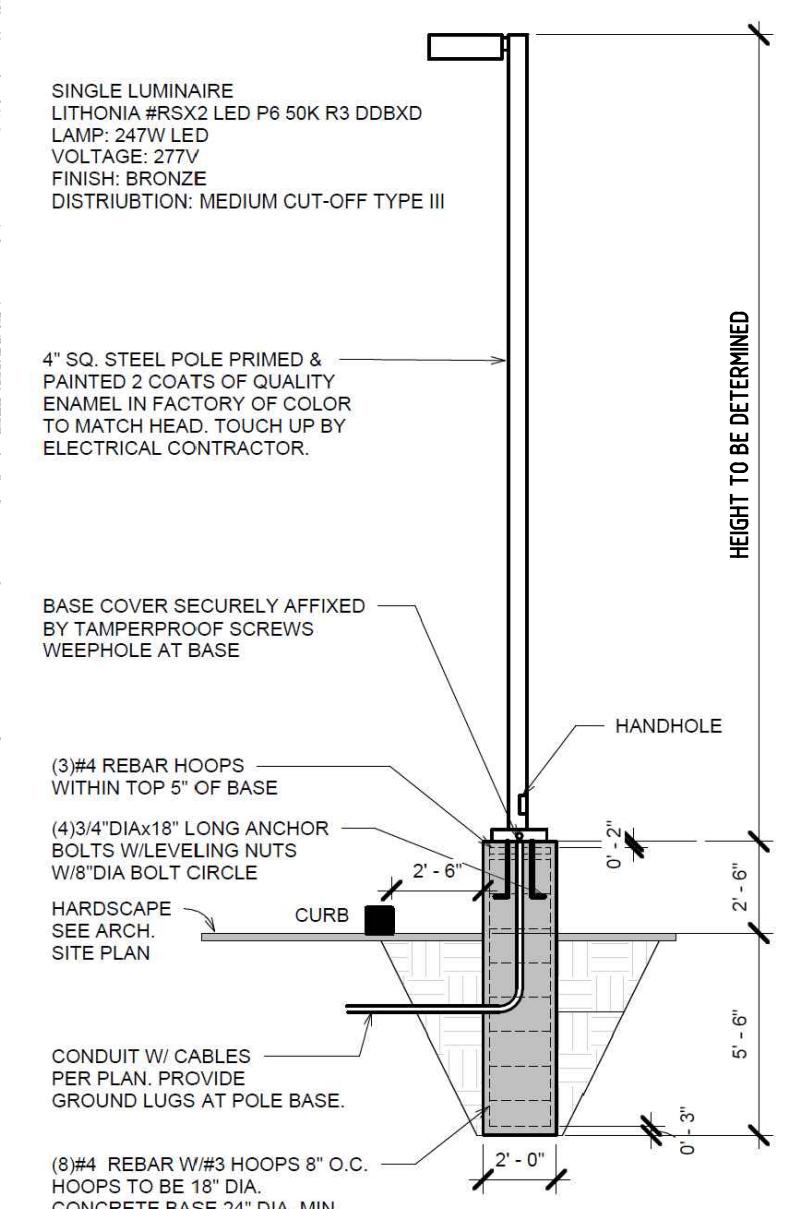
Owner	Ramneek Singh
Address	508 W. Grant Line Rd. Tracy, CA
APN	233 - 030 - 10
Lot Area	14,750 sf
Condominium Units	10 (5 each floor)
Bldg Areas	Ground Flr 877 sf 2 nd Flr 7126 sf (gross), 5463 sf - 5 units 3 rd Flr 7126 sf (gross), 5463 sf - 5 units
Total Gross Bldg Area	15,129 sf
Residential Condominiums	10,926 sf
Landscape Area	2105 sf (14.27%)

CONDITIONAL USE PERMIT SITE PLAN

SCALE: 1"=10'
0 10' 20'



TYPICAL LIGHT POLE

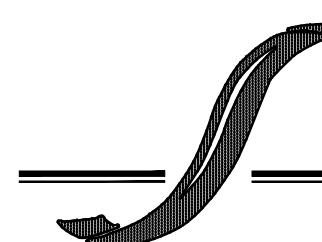


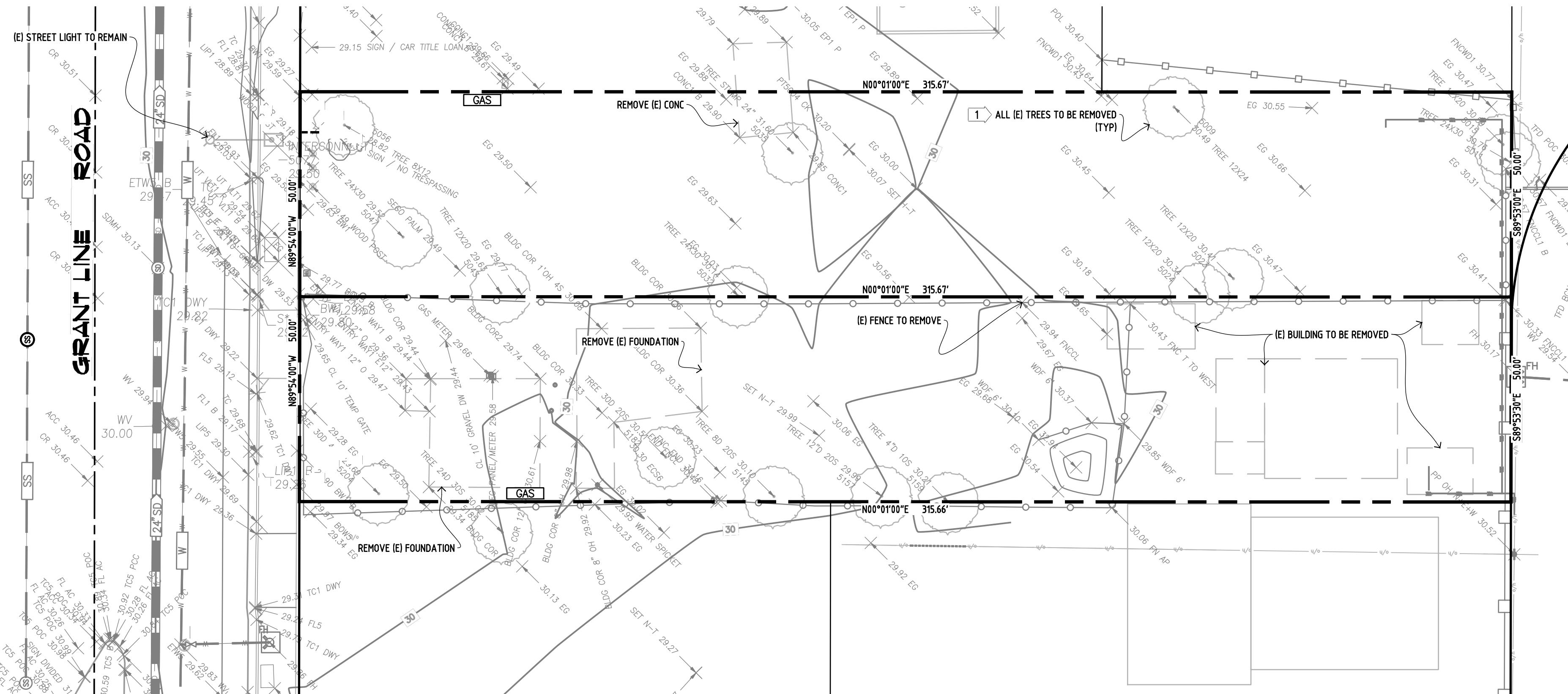
DATE: 04/01/24
DRAWN BY: MQN
CHECKED BY: SFS
JOB NO: 23.007
CUP.1
OF 7 SHEET

DATE	REVISIONS	BY	APP'D
06/19/25	1 DEVELOPMENT REVIEW	SFS	SFS
08/20/25	2 DEVELOPMENT REVIEW	SFS	SFS

DRAWING RELEASE		
<input type="checkbox"/>	DESCRIPTION	DATE
<input checked="" type="checkbox"/>	PRELIMINARY PLANS	04/04/24
<input checked="" type="checkbox"/>	INITIAL PLAN REVIEW	04/17/24
<input type="checkbox"/>	ADDITIONAL PLAN REVIEW	08/20/25
<input type="checkbox"/>	PERMIT READY	
<input type="checkbox"/>	FINAL CONSTRUCTION	

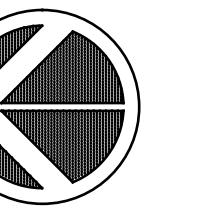
CONDITIONAL USE PERMIT
GRANT LINE Rd. CONDOMINIUMS
Soosan Rod & Rameek Singh
522 & 508 W. GRANT LINE RD.
TRACY, CALIFORNIA 95376
(209) 835-2178 • P.O. Box 339 • Tracy, California 95378 • FAX (209) 835-1488

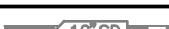
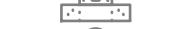
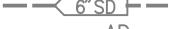
 Schack & Company, Inc.
Civil Engineering • Building Design • Surveying



(E) TOPOGRAPHIC PLAN

SCALE: 1"=20'

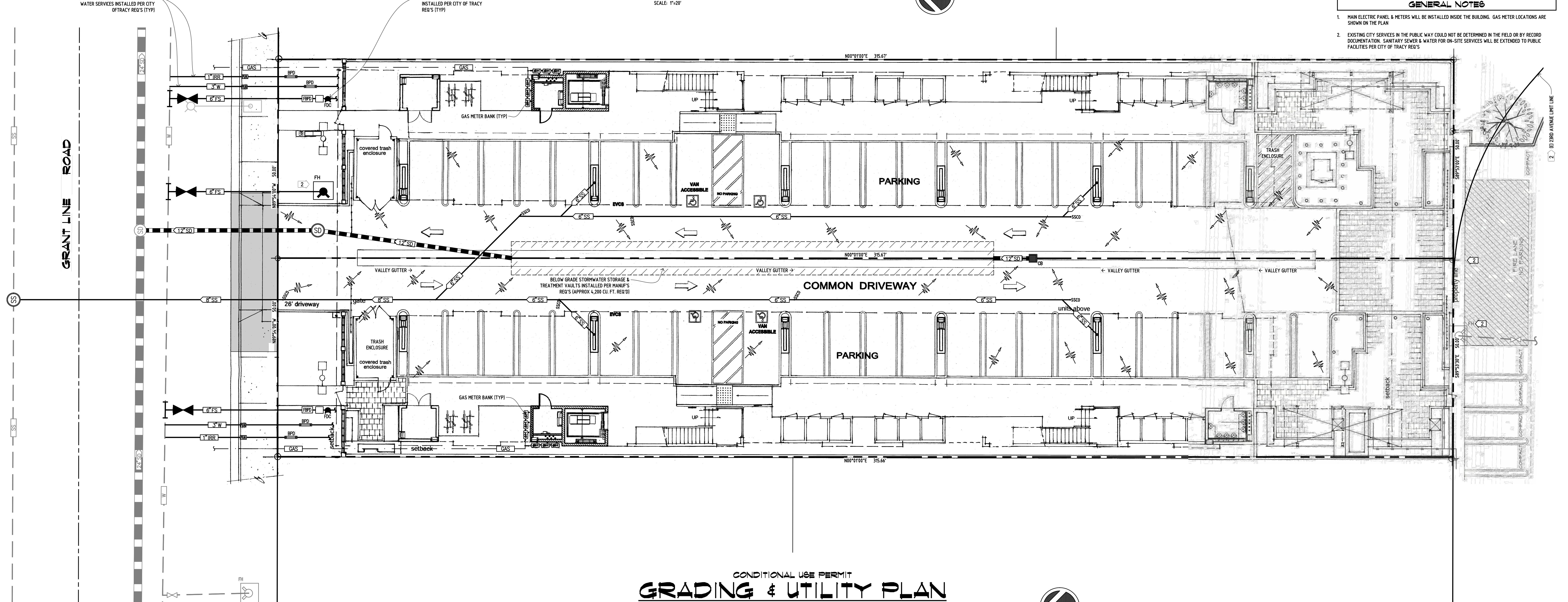


NEW	EXIST	SYMBOL DESCRIPTION
		STORM DRAIN W/ LINE SIZE (8" OR GREATER)
		STORM DRAIN CATCH BASIN
		STORM DRAIN DROP INLET
		STORM DRAIN MANHOLE
		STORM DRAIN W/ LINE SIZE (SMALLER THAN 8")
		STORM AREA DRAIN
		STORM DRAIN CLEAN-OUT
		STORM DRAIN OVERFLOW
		SANITARY SEWER W/ LINE SIZE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN-OUT
		SANITARY SEWER WYE/SWEEP TO SEWER MAIN
		WATER W/ LINE SIZE
		WATER VALVE
		WATER METER
		FIRE SERVICE W/ LINE SIZE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		FIRE SERVICE BACKFLOW PREVENTION DEVICE
		FIRE SERVICE SINGLE CHECK VALVE
		JOINT TRENCH UNDERGROUND UTILITIES
		JOINT OVERHEAD UTILITIES
		ELECTRIC UNDERGROUND LINES
		ELECTRIC OVERHEAD LINES
		TELEPHONE UNDERGROUND LINES
		TELEPHONE OVERHEAD LINES
		CABLE TELEVISION UNDERGROUND LINES
		CABLE TELEVISION OVERHEAD LINES
		GAS LINES
• PP • TP • JP	  	POWER POLE, TELEPHONE POLE OR JOINT POLE
		STREET LIGHTS (PUBLIC)
		SITE LIGHTS (PRIVATE)
		GRADE SLOPE DIRECTION

GENERAL NOTES

1. MAIN ELECTRIC PANEL & METERS WILL BE INSTALLED INSIDE THE BUILDING. GAS METER LOCATIONS ARE SHOWN ON THE PLAN

2. EXISTING CITY SERVICES IN THE PUBLIC WAY COULD NOT BE DETERMINED IN THE FIELD OR BY RECORD DOCUMENTATION. SANITARY SEWER & WATER FOR ON-SITE SERVICES WILL BE EXTENDED TO PUBLIC FACILITIES PER CITY OF TRACY REQ'S



CONDITIONAL USE PERMIT

GRADING & UTILITY PLAN

SCALE: 1"=10'

DATE	REVISIONS	BY	APP'D BY
06/19/25	1 ➤ DEVELOPEMENT REVIEW	SFS	SFS
08/20/25	2 ➤ DEVELOPMENT REVIEW	SFS	SFS

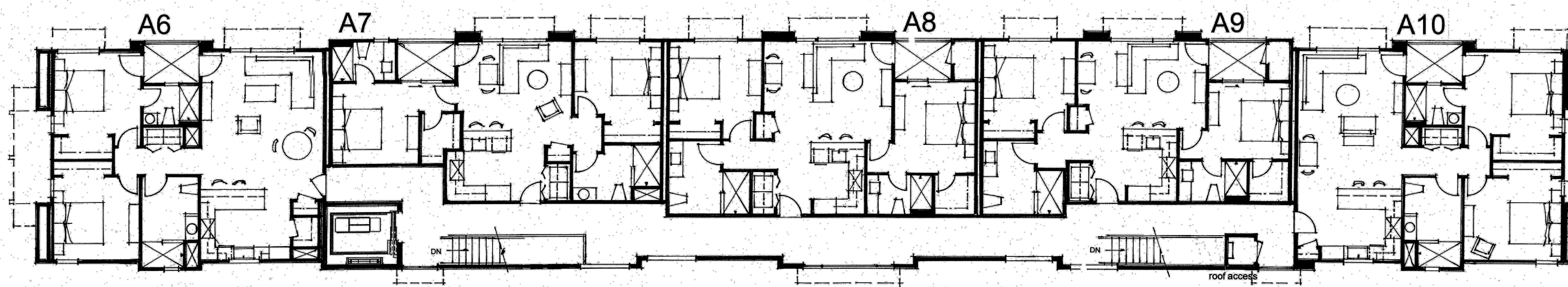
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE
ENGINEER AND THE SAME MAY NOT BE USED, DUPLICATED, OR
DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER

DRAWING RELEASE		
<input type="checkbox"/>	DESCRIPTION	DATE
<input checked="" type="checkbox"/>	PRELIMINARY PLANS	04/04/24
<input checked="" type="checkbox"/>	INITIAL PLAN REVIEW	04/17/24
<input checked="" type="checkbox"/>	ADDITIONAL PLAN REVIEW	08/20/25
<input type="checkbox"/>	PERMIT READY	
<input type="checkbox"/>	FINAL CONSTRUCTION	

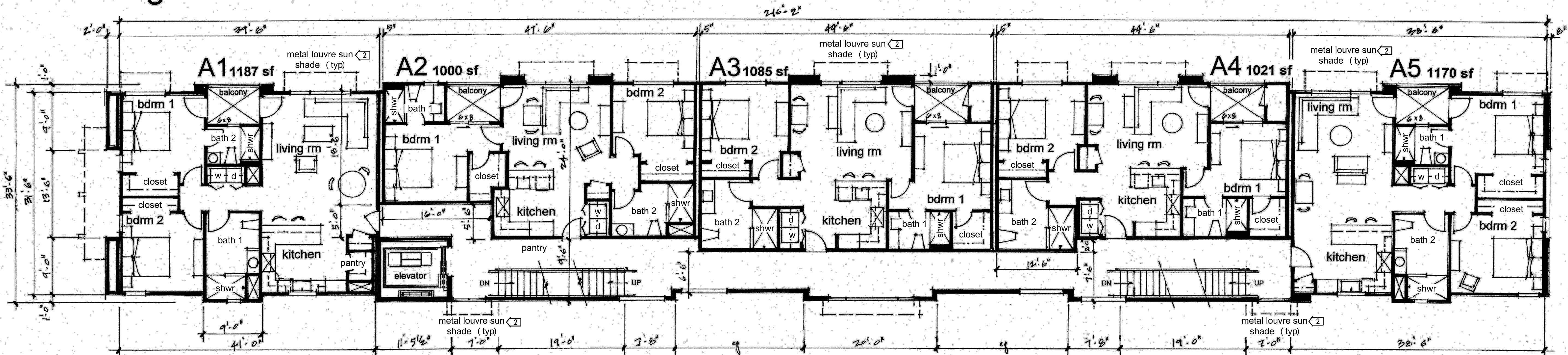
CONDITIONAL USE PERMIT
GRANT LINE Rd. CONDOMINIUMS

Soosan Rod & Rameek Singh
508 & 522 W. GRANT LINE Rd.
TRACY CALIFORNIA 95376

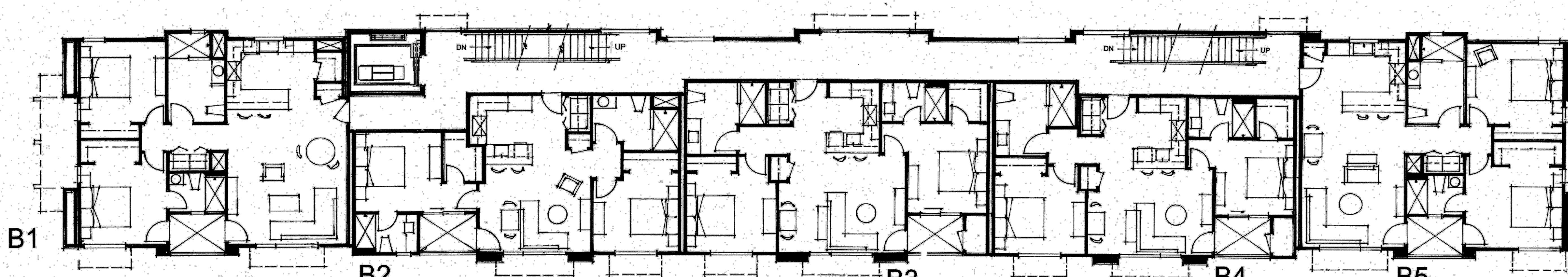
ATE: 04-04-24
DRAWN BY: MQN
CHECKED BY: SFS
JOB NO: 23.007
CUP.2
OF 7 SHEET



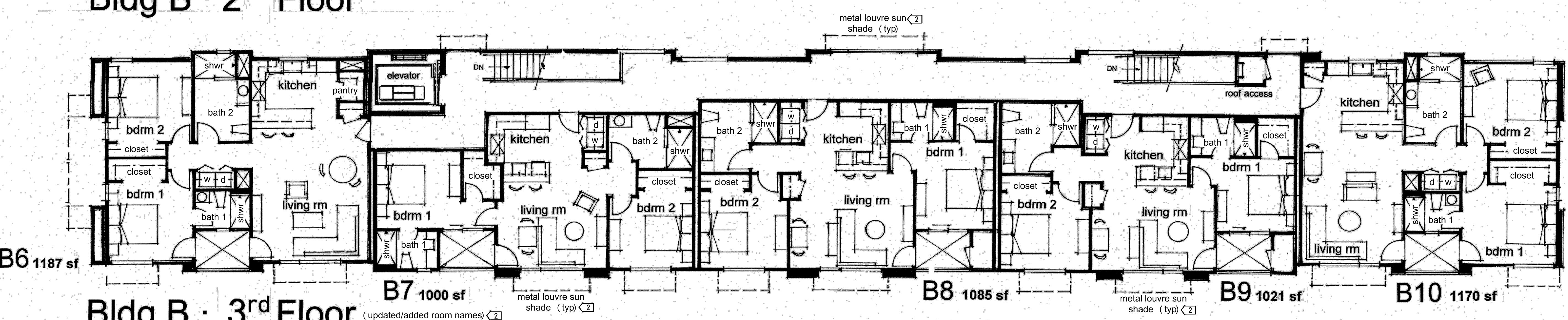
Bldg A - 3rd Floor



Bldg A - 2nd Floor



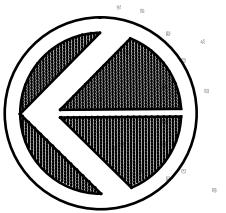
Bldg A - 2nd Floor



Bldg B - 2nd Floor



CONDITIONAL USE PERMIT
FLOOR PLAN
SCALE: 1/8"=1'-0"



DATE	REVISIONS	BY	APP'D BY
08/20/25	2	DEVELOPMENT REVIEW	SFS SFS

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DRAWING RELEASE		
<input type="checkbox"/>	DESCRIPTION	DATE
<input checked="" type="checkbox"/>	PRELIMINARY PLANS	04/04/24
<input checked="" type="checkbox"/>	INITIAL PLAN REVIEW	04/17/24
<input checked="" type="checkbox"/>	ADDITIONAL PLAN REVIEW	08/20/25
<input type="checkbox"/>	PERMIT READY	
<input type="checkbox"/>	FINAL CONSTRUCTION	

CONDITIONAL USE PERMIT
GRANT LINE Rd. CONDOMINIUMS
Soosan Rod & Rameek Singh
5008 & 522 W. GRANT LINE Rd.
TRACY, CALIFORNIA 95376

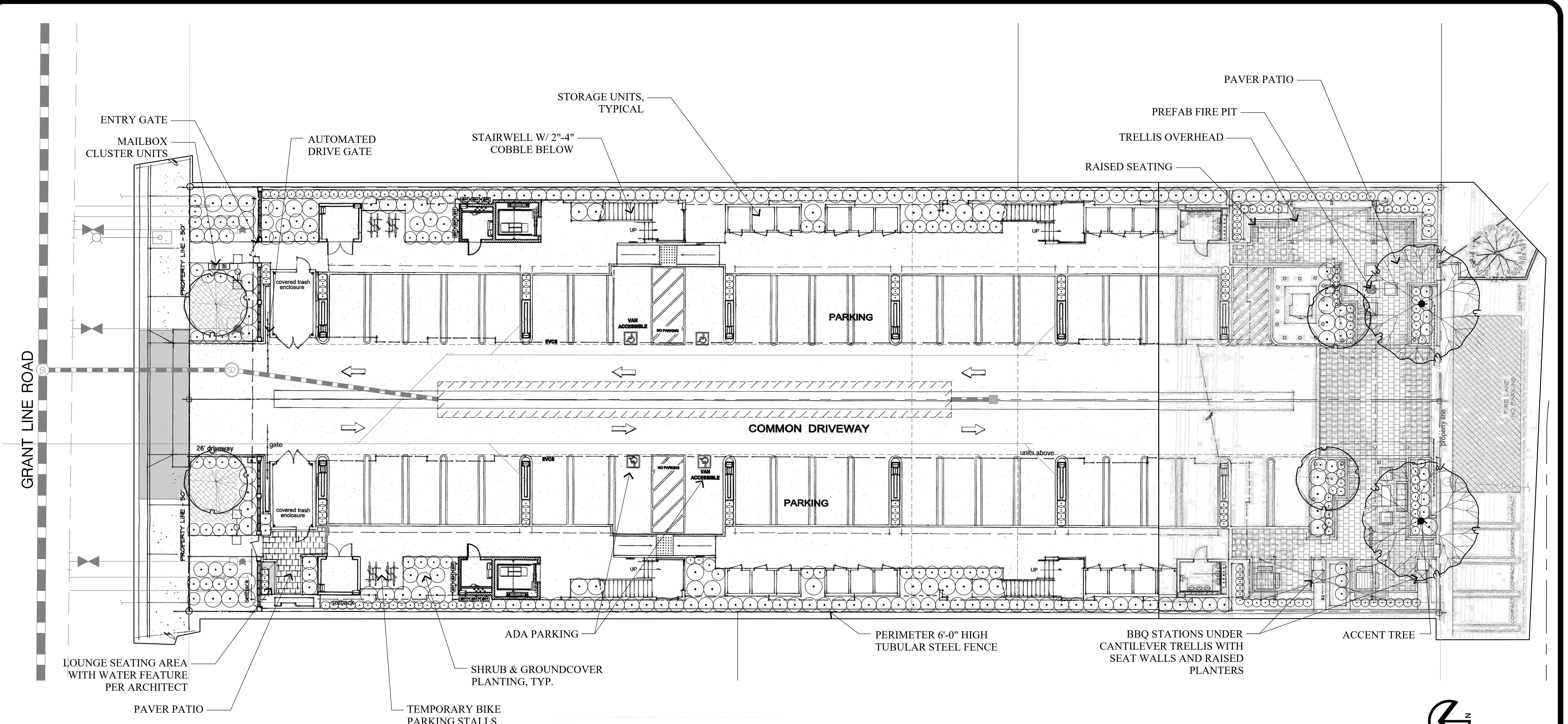
Civil Engineering • Building Design • Surveying

(209) 835-2178 • P.O. Box 339 • Tracy, California 95376 • FAX (209) 835-1488

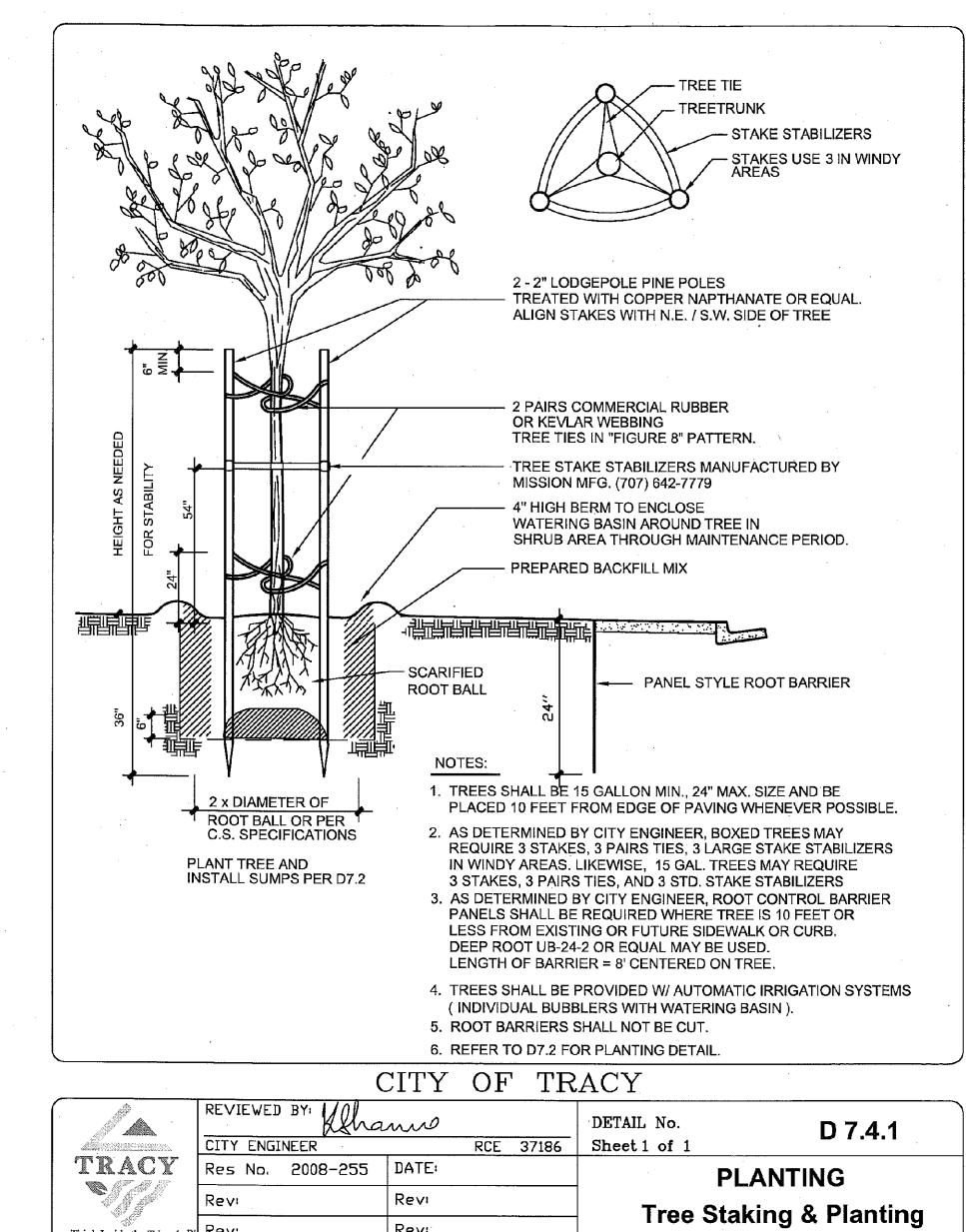
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JOB NO: 23.007

CUP.3
OF 7 SHEET



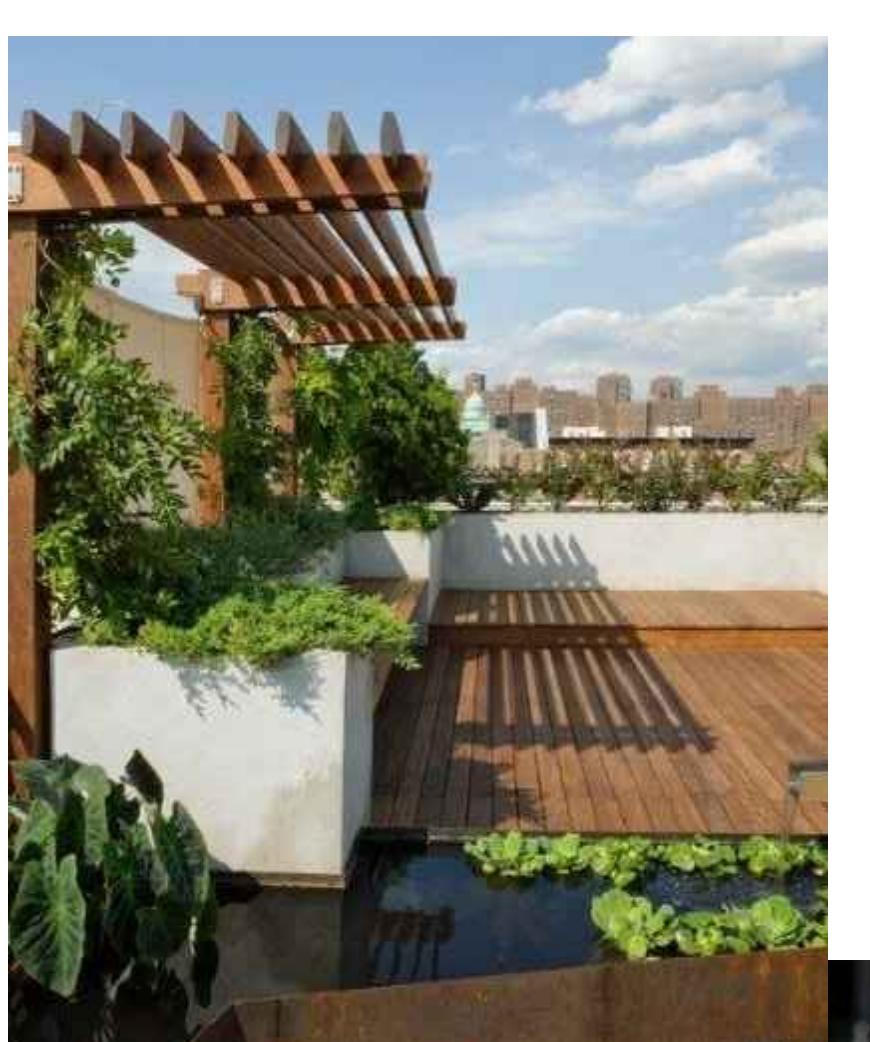


SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES				
GIN 'P.S'	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	MED	40'H X 20'W
ULM 'ERO'	ULMUS HYBRID 'FRONTIER'	FRONTIER ELM	MED	25'H X 15'W

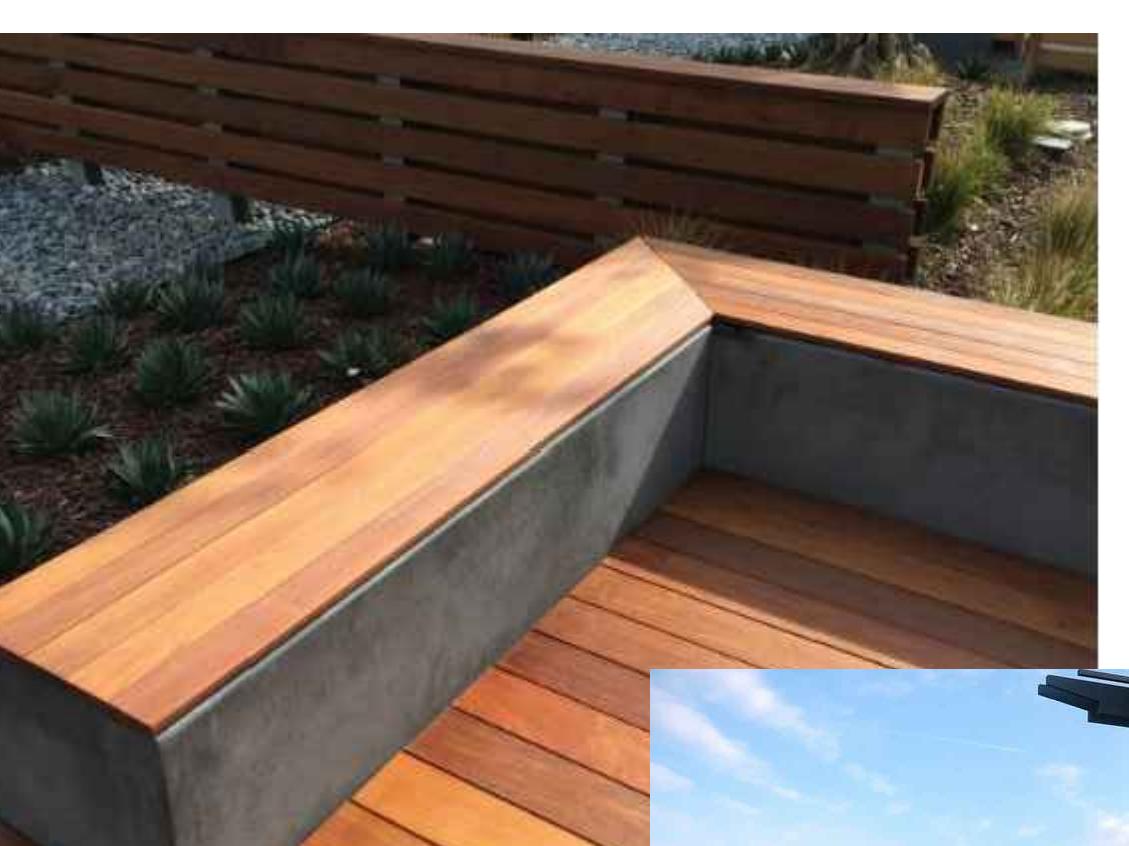


NOTES

- I. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



CANTILEVER TRELLIS



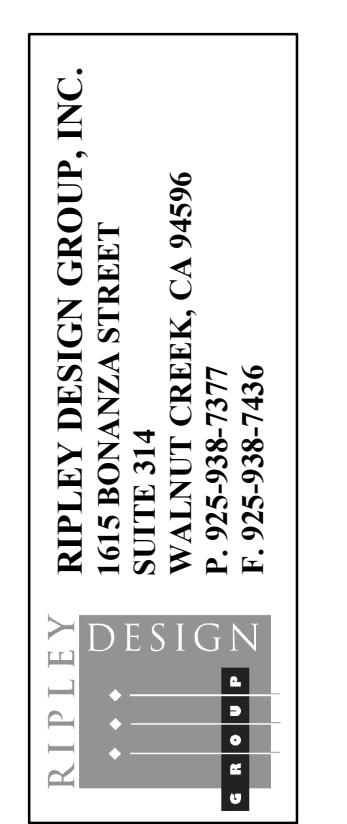
RAISED SEATING



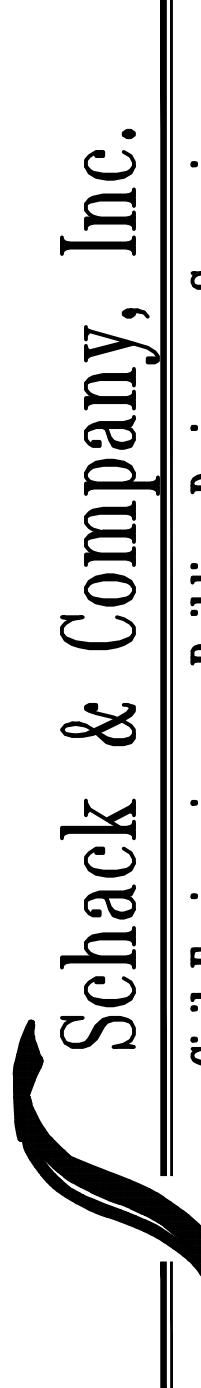
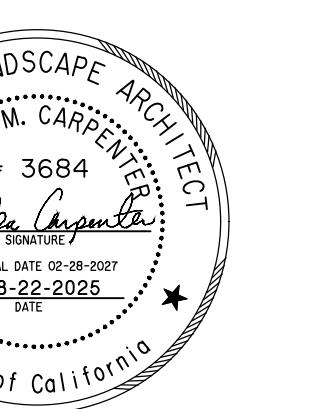
PREFAB FIRE PIT BY MY KINDRED LIVING



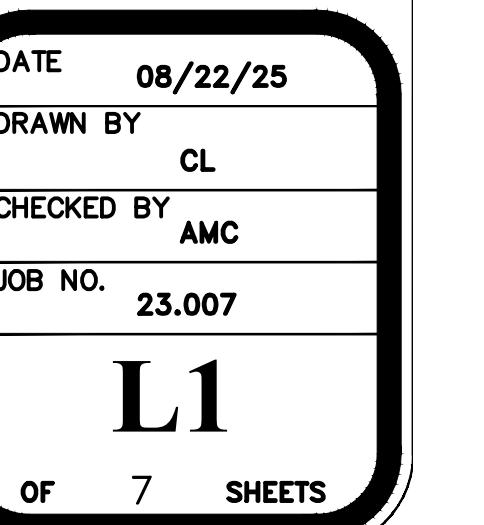
TEMPORARY BIKE PARKING



RIPPLEY DESIGN GROUP



Schack & Company, Inc.





ACACIA COGNATA 'COUSIN ITT'
COUSIN ITT ACACIA



ANIGOZANTHOS 'RED CROSS'
RED KANGAROO PAW



ASPIDISTRA ELATIOR
CAST IRON PLANT



CAREX TUMULICOLA
FOOTHILL SEDGE



CHONDROPELATEM TECTORUM
SMALL CAPE RUSH



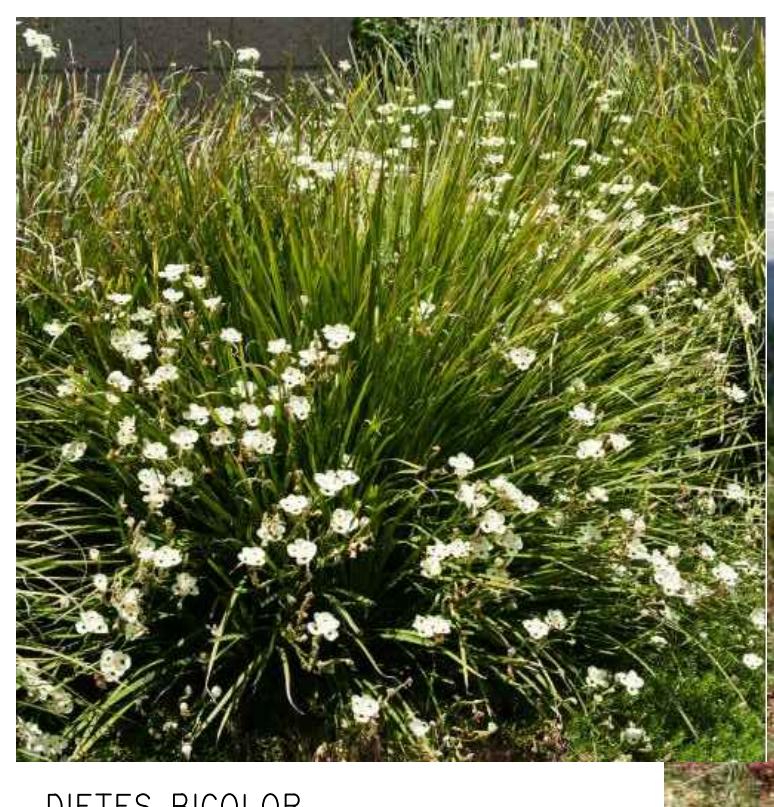
LIMONIUM PEREZII
SEA LAVENDER



DAPHNE ODORA 'AUREOMARGINATA'
WINTER FLOWERING DAPHNE



RHAPHIOLEPIS UMB. 'MINOR'
DWARF YEDDO HAWTHORN



DIETES BICOLOR
FORTNIGHT LILY



GREVILLEA 'NOELLIE'
WOOLLY GREVILLEA



TEUCRIUM CHAMAEDRYS
GERMANDER



DIETES IRIDIODIES
AFRICAN IRIS



DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY



LIGUSTRUM JAPONICUM 'TEXANUM'
WAXLEAF PRIVET



IRIS DOUGLASIANA
PURPLE DOUGLAS IRIS



MYRTUS COMMUNIS 'COMPACTA'
MYRTLE



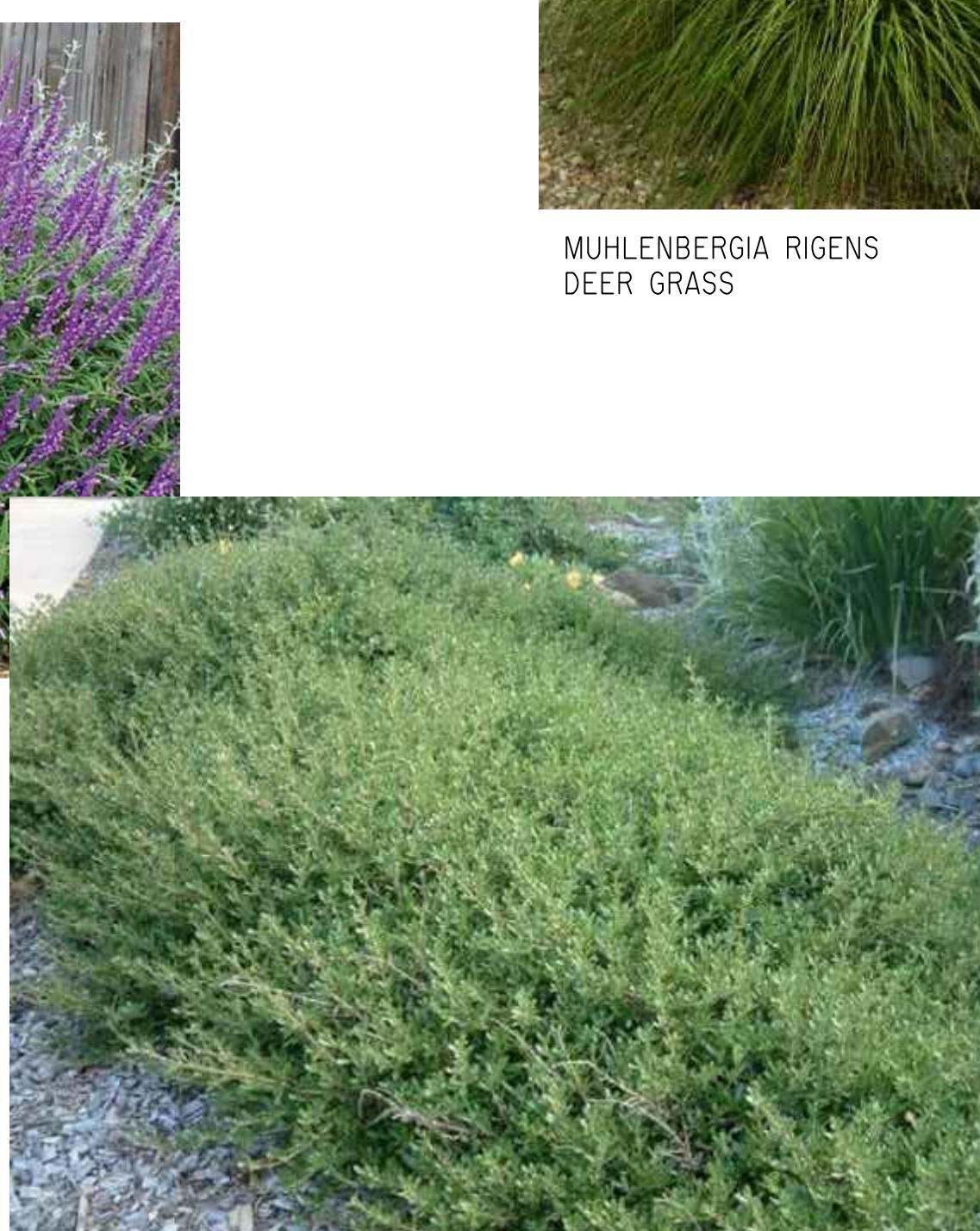
FESTUCA MAIREI
ATLAS FESCUE



XYLOSPA C. 'COMPACTA'
COMPACT XYLOSPA



SALVIA 'SANTA BARBARA'
MEXICAN BUSH SAGE



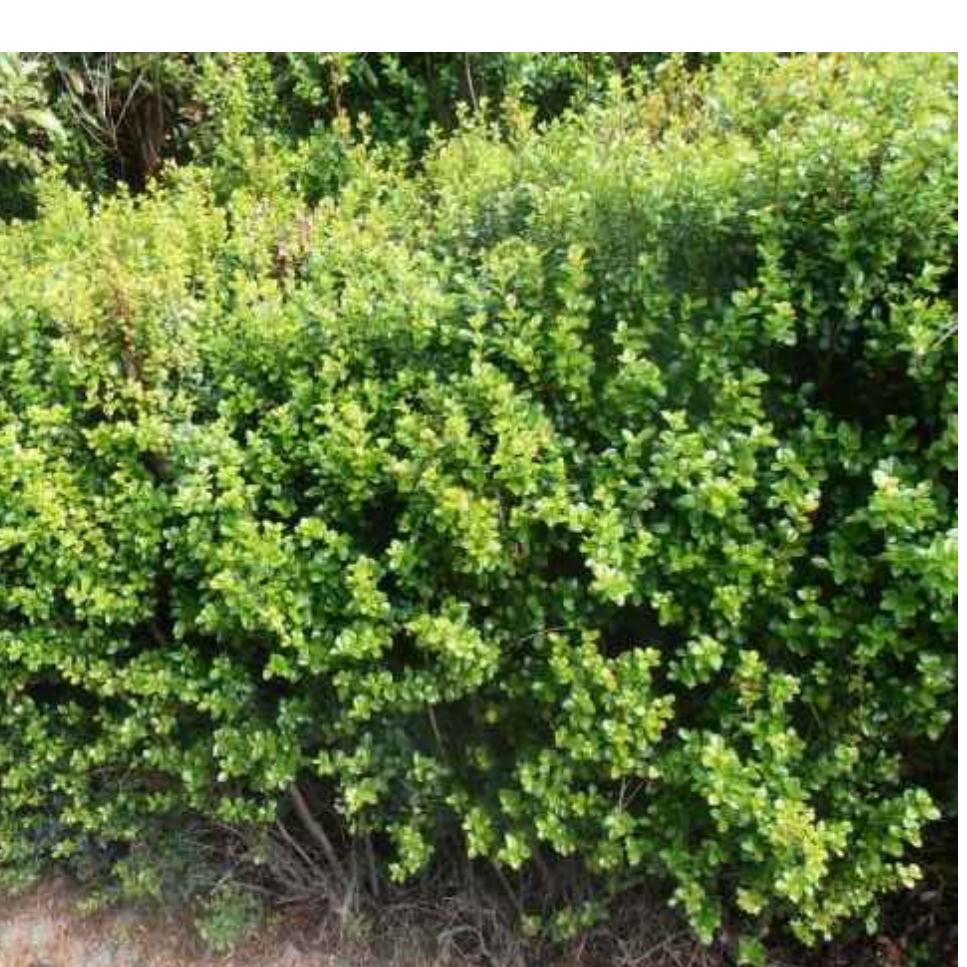
MUHLENBERGIA RIGENS
DEER GRASS



MAHONIA REPENS
CREEPING MAHONIA



WESTRINGIA F. 'BLUE GEM'
COAST ROSEMARY



MYRSINE AFRICANA
AFRICAN BOXWOOD



GINKGO BILOBA 'PRINCETON SENTRY'
MAIDENHAIR TREE



ULMUS HYBRID 'FRONTIER'
FRONTIER ELM

PLANT IMAGERY

RIPLEY DESIGN GROUP, INC.
1615 BONANZA STREET
SUITE 314
ALVIN CREEK, CA 94596
P: 925-358-7377
F: 925-358-7456

LICENCED LANDSCAPE ARCHITECT
3684
CARPENTER, DALE M.
PRACTICING SINCE 2001
DATE: 08/22/2025
State of California

Schack & Company, Inc.

Civil Engineering • Building Design • Surveying

1615 BONANZA STREET • SUITE 314 • ALVIN CREEK, CA 94596
(925) 358-7377 • FAX: (925) 358-7456

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CONDITIONAL USE PERMIT

GRANT LINE RD. CONDITIONAL USE
SOOSAN ROD & RAMEEK Singh

508 2622 W. GRANT LINE ROAD
MARSH, CALIFORNIA 95570

PRELIMINARY - NOT APPROVED

DATE: 06/19/25
STAMP: 06/20/25
REVISIONS: 1
DEVELOPMENT REVIEW: 06/19/25
SFS: 06/20/25
SFS: 06/20/25

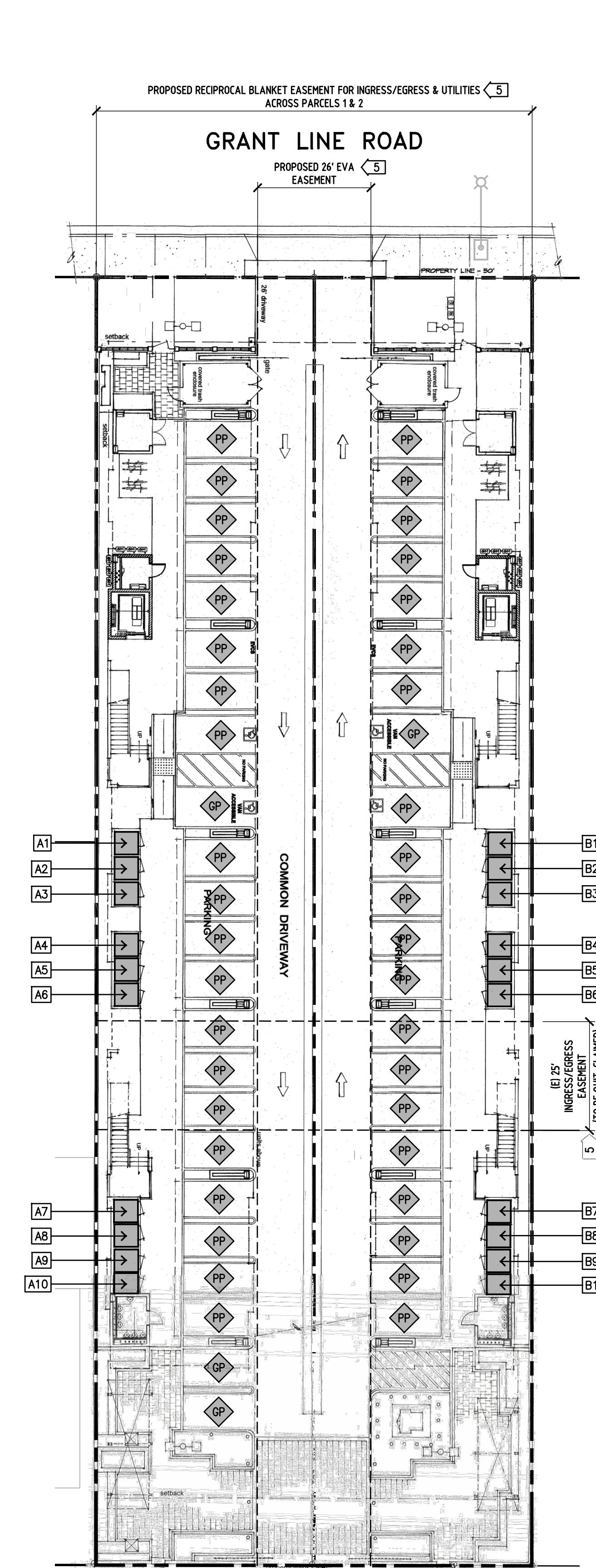
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DATE: 08/22/25
DRAWN BY: CL
CHECKED BY: AMC
JOB NO.: 23.007
L2
OF 7 SHEETS

Exhibit 4

IVED
25, 2025
Community
Development
ment

114



LEGEND & NOTES

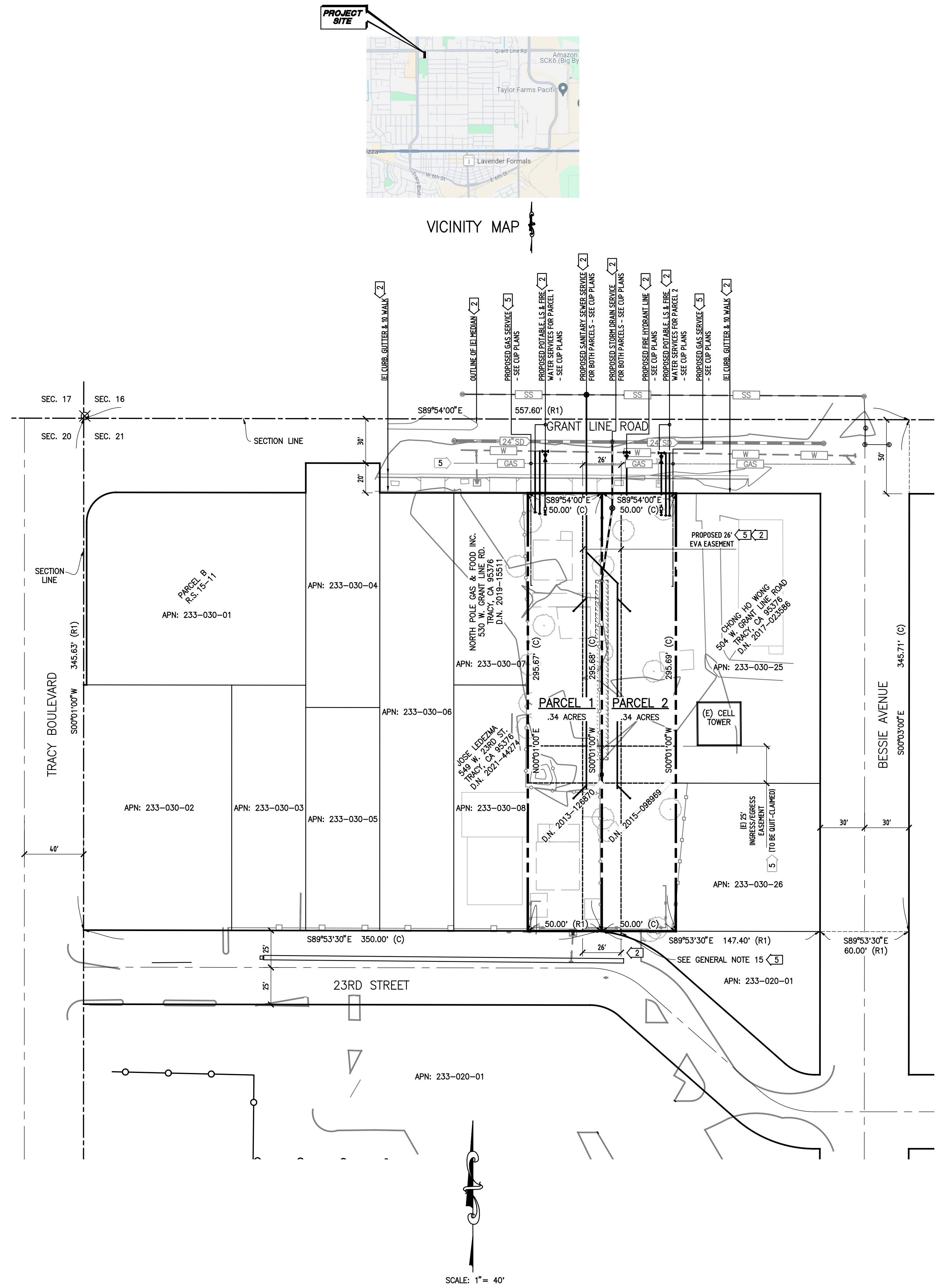
A8 → PERSONAL STORAGE LOCKERS @
200 ft³ EACH (MIN) - EACH LOCKER
IS APPROX 5'x5'x8' HT

GENERAL NOTE: ENTIRE GROUND FLOOR IS
COMMON AREA WITH PARKING &
LOCKER ASSIGNMENTS BY HOA

PARCEL 1 & 2 LAYOUT

SCALE: 1"

**SEE SHEET 2 FOR UPPER FLOOR
DESCRIPTION & CONFIGURATION**



ENTATIVE SUBDIVISION MAP

TRACT. NO 4174

OR CONDOMINIUM PURPOSES

BEING A PORTION OF LOT 73 OF PARKER
ACRES, AS SHOWN IN BOOK 10 OF MAPS
AND PLATS, AT PAGE 73, S.J.C.R.

**CITY OF TRACY
SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2024**



Schack & Company, Inc.
Professional Design Group

PROJECT:

RESIDENTIAL DEVELOPMENT WITH 20 AIR-SPACE CONDOMINIUMS (10 ON EACH 2 PARCEL). 5 UNITS PER FLOOR (2 FLOORS) ON EACH PARCEL.

GENERAL NOTES:

1. OWNERS': SOOSAN ROD
3058 FLORA CT.
PLEASANTON, CA 94588

RAMNEEK SINGH
673 W. RICO WAY
MOUNTAIN HOUSE, CA 95391

2. CIVIL ENGINEER: SCHACK & COMPANY, INC.
DAN R. SCHACK
R.C.E. 32158
P.O. BOX 339
TRACY, CALIFORNIA 95378
(209) 835-2178

3. PROPERTY ADDRESS: 508 & 522 W. GRANT LINE ROAD
TRACY, CALIFORNIA 95376

4. ASSESSOR'S PARCEL NO: 233-030-09 & 10

5. EXISTING LAND USE: RESIDENTIAL & VACANT

EXISTING GENERAL PLAN: COMMERCIAL

EXISTING ZONING: GHC (GENERAL HIGHWAY COMMERCIAL)

6. LAND AREA: EXISTING:

APN 233-030-09 .34 AC ± (14,810 SF ±)
APN 233-030-10 .34 AC ± (14,810 SF ±)

PROPOSED:

APN 233-030-09
CONDOMINIUMS: 7,242 SF ± (1ST FLOOR)
7,242 SF ± (2ND FLOOR)
14,484 SF ± (TOTAL)

APN 233-030-10
CONDOMINIUMS: 7,242 SF ± (1ST FLOOR)
7,242 SF ± (2ND FLOOR)
14,484 SF ± (TOTAL)

REMAINDER:

APN 233-030-09 .17 AC ± (7,568 SF ±)
APN 233-030-10 .17 AC ± (7,568 SF ±)

7. NUMBER OF PARCELS: TWO

8. UTILITIES: WATER: CITY
SEWER: CITY
STORM: CITY
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE: COMCAST

9. WATER METERS: 2 MASTER METERS (EACH APN)
10 DWELLING SUB METERS (EACH APN)

10. LOT DIMENSIONS ARE PRELIMINARY ONLY AND ARE SUBJECT TO FINAL DESIGN.

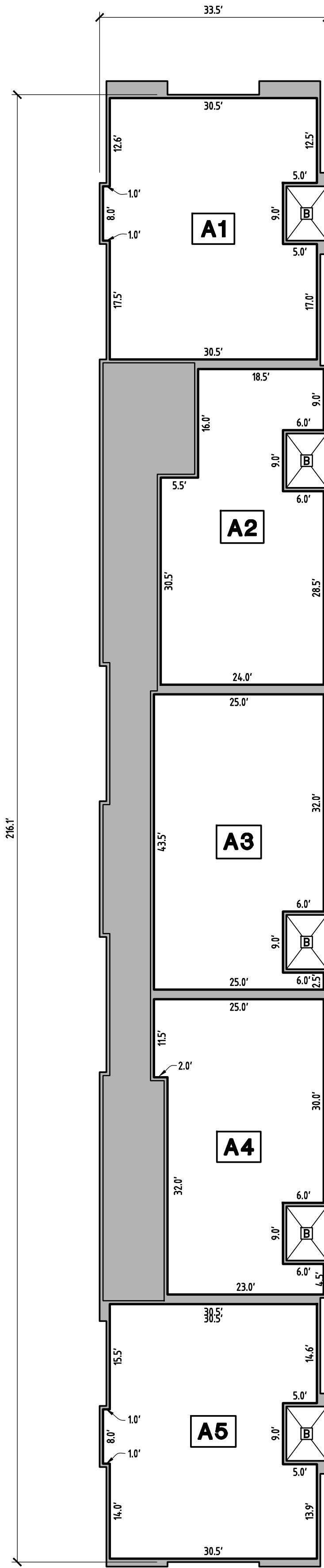
11. THIS PROPERTY IS NOT SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD.

12. BASIS OF BEARINGS: THE NORTH LINE OF SECTION 21 TAKEN AS
N89°54'W AS SHOWN ON PARKER ACRES, FILED IN BOOK
10 OF MAPS AND PLATS, AT PAGE 73, S.J.C.R.

13. LEGEND: APPROX. APPROXIMATE
(E) EXISTING
(M) MEASURED
R.S. RECORD OF SURVEY
M&P MAPS AND PLATS
D.N. DOCUMENT NUMBER
I.N. INSTRUMENT NUMBER
S.J.C.R. SAN JOAQUIN COUNTY RECORDS
APN ASSESSORS PARCEL NUMBER 5
(R1) R.S. 8-24, S.J.C.R.

14. DRONE CONTOUR AND TOPO SURVEY DONE BY RESOURCE CONCEPTS ON
04/17/25.

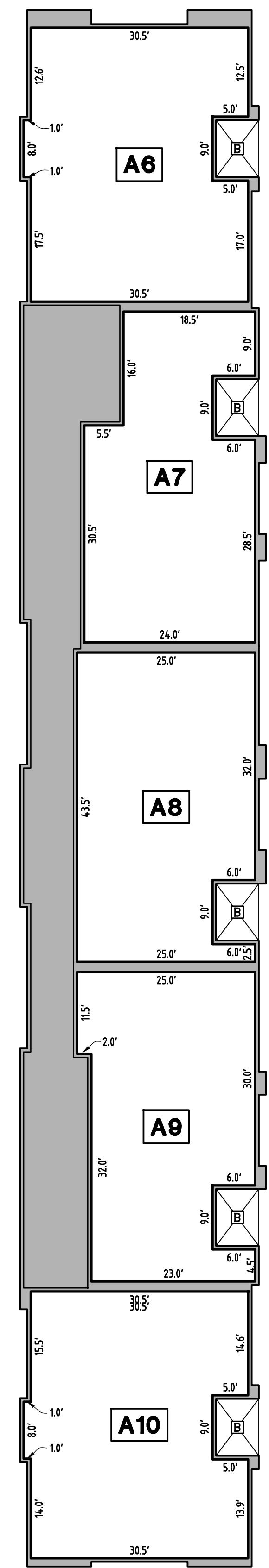
15. THE PROPOSED 26' EVA EASEMENT SHALL BE EXTENDED THROUGH APN: 5
233-020-01 TO 23rd STREET RIGHT-OF-WAY.



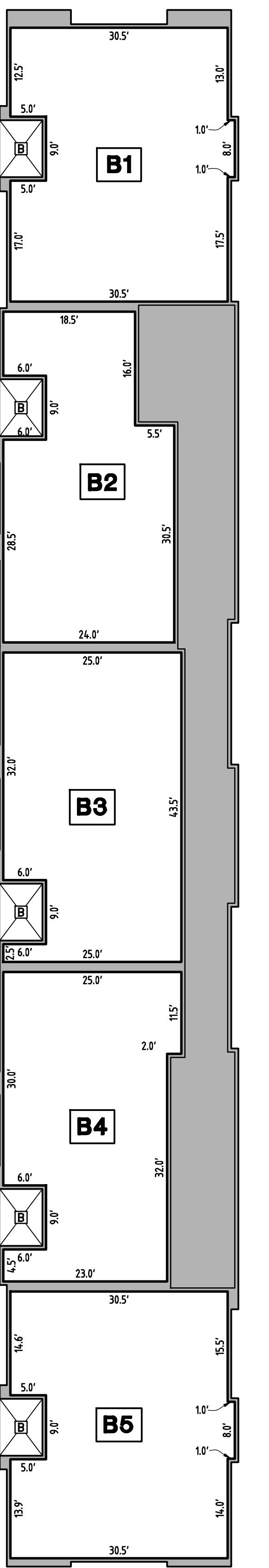
SECOND FLOOR

PARCEL 1 UNIT LAYOUT

SCALE: 1"-150"



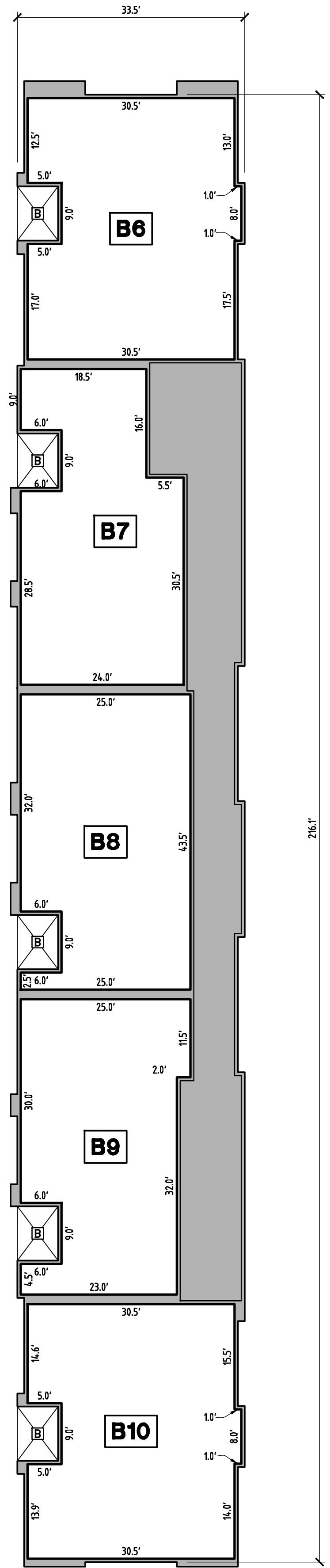
THIRD FLOOR



SECOND FLOOR

PARCEL 2 UNIT LAYOUT

SCALE: 1"-150"



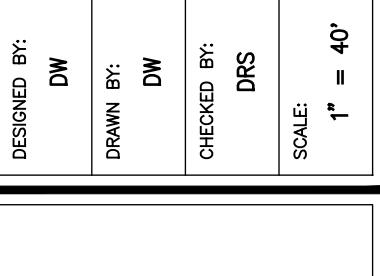
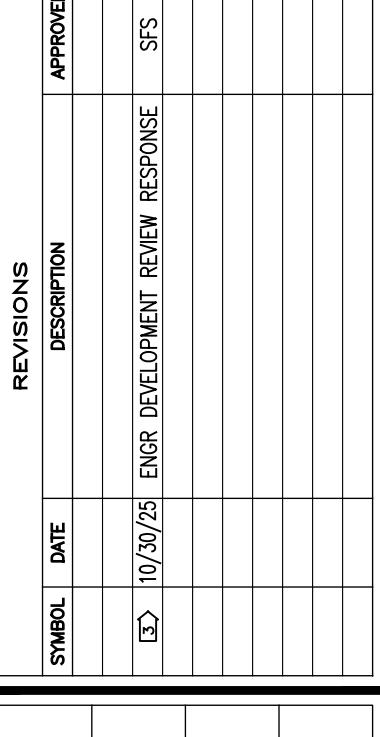
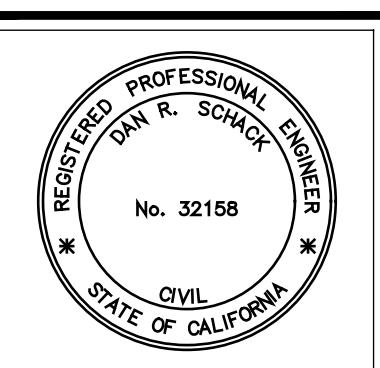
THIRD FLOOR

TENTATIVE SUBDIVISION MAP
TRACT. NO 4174
FOR CONDOMINIUM PURPOSES
GRANT LINE CONDOS
BEING A PORTION OF LOT 73 OF PARKER
ACRES, AS SHOWN IN BOOK 10 OF MAPS
AND PLATS, AT PAGE 73, S.J.C.R.

CITY OF TRACY
SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2024

Schack & Company, Inc.
Professional Design Group

CITY OF TRACY
APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER OF THE RESPONSIBILITY FOR
CORRECTION OF ANY DEFECTS, ERRORS, OR OMISSIONS OWNED THEREIN, OR FOR THE
CONSTRUCTION OF THE IMPROVEMENTS THEREIN, OR FOR THE EXPENSE OF
SHALL THE AUTHORITY TO REQUIRE SUCH IMPROVEMENTS OR DEFECTS TO BE
MADE IN WHATEVER FORM IT MAY BE DEEMED NECESSARY TO DO SO.
ONE BASED ON THE INFORMATION SUBMITTED BY THE CITY OF TRACY.
EVEN G. MARCELLO CITY ENGINEER



Grant Line
Condos
828 & B22 W. GRANT LINE ROAD
TRACY, CA 95376
APN 233-032-223-10

DRAWING RELEASE
[] PRELIMINARY PLANS 03/21/24
[] ADDITIONAL PLAN REVIEW 04/17/24
[] PERMIT READY 11/25/25
[] FINAL CONSTRUCTION

SHEET
2
OF 2 SHEETS



PLANNING COMMISSION STAFF REPORT

Item No. 1.C

DATE	January 28, 2026
TITLE	Housing Element Implementation Phase 3 / Zoning Text Amendments - Low Density Residential allowed uses, Opportunity Site Development, Cluster Development, Tiny Homes, Manufactured Homes
LOCATION	Citywide
APPLICATION TYPE	Zoning Text Amendment (ZA25-0007)
CEQA STATUS	Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).
PROJECT PLANNER	Breanna Alamilla breanna.alamilla@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following actions:

- (1) Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08 Article 7 – Low Density Residential, and adding Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10 Article 11 – Cluster Development, Chapter 10.10 Article 12 – Tiny Homes, Chapter 10.10 Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code (Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)).

This Project is City initiated to comply with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

BACKGROUND / PROJECT DESCRIPTION

On July 1, 2025, the City Council adopted the 2023 – 2031 Housing Element. The City of Tracy received a compliance letter from the California Department of Housing and Community Development (HCD) on August 11, 2025, indicating HCD's tentative certification of the City's 6th cycle Housing Element update for the 2023 – 2031 planning period.

The City is now working on the Housing Element implementation measures, which includes approximately 94 tasks that need to be implemented by the city. The Housing Element requires updates and clarifications to various existing zoning ordinances. The Housing Element also requires new code sections to be prepared and adopted.

This Housing Element Implementation Phase 3 / Zoning Text Amendments includes updates to Low Density Residential allowed uses, and provides new code sections for Opportunity Site Development, Cluster Development, Tiny Homes, Manufactured Homes.

Chapter 10.08 Article 7 – Low Density Residential

This is an updated code section required by the Housing Element. The updates relate to permitted uses including manufactured and tiny homes along with including duplexes, triplexes and fourplexes as part of a larger development. There is also an update on how density is calculated.

This language is consistent with previous housing element required code modifications.

Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development

This is a new code section required by the Housing Element. The purpose is to help facilitate the development of large opportunity sites by utilizing existing streamline development processes and provide incentives and remove any constraints to development.

The City of Tracy General Plan Housing Element has identified designated opportunity sites to help facilitate affordable housing development in order to satisfy the Regional Housing Needs Assessment (RHNA).

Chapter 10.10 Article 11 – Cluster Development

This is a new code section required by the Housing Element. The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources.

The clustered development process also allows for the development of various housing products and densities to occur on a site.

Chapter 10.10 Article 12 – Tiny Homes

This is a new code section required by the Housing Element. The purpose is to regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan.

All such Tiny Homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of Tiny Homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

Chapter 10.10 Article 13 – Manufactured Homes

This is a new code section required by the Housing Element. The purpose is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings in accordance with and as defined in Section 65852.3 and any successor provisions of the California Government Code and Section 18300 and any successor provisions of the California Health and Safety Code.

All such manufactured homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

These revisions are shown in Attachment A in track changes or with ~~deletions stricken~~ and **additions in bold and underline**. These modifications are required by the Housing Element and are consistent with modifications required to city standards statewide.

CEQA DETERMINATION

The proposed ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment. No development is approved by this zoning text amendment and future development projects in these zone districts will be subject to separate CEQA review.

SUMMARY

The Housing Element Implementation Phase 3 / Zoning Text Amendments includes updates to Low Density Residential allowed uses, and provides new code sections for Opportunity Site Development, Cluster Development, Tiny Homes, and Manufactured Homes. These updates and new code additions are required to ensure our Housing Element remains in compliance with state laws and policy direction.

ATTACHMENTS

A – Planning Commission Resolution

Exhibit 1 – An Ordinance of The City of Tracy Amending – Chapter 10.08, Article 7 – Low Density Residential, Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10, Article 11 – Cluster Development, Chapter 10.10, Article 12 – Tiny Homes, Chapter 10.10, Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code

Exhibit A – Chapter 10.08, Article 7 – Low Density Residential Zone

Exhibit B - Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development

Exhibit C - Chapter 10.10, Article 11 – Cluster Development

Exhibit D - Chapter 10.10, Article 12 – Tiny Homes

Exhibit E - Chapter 10.10, Article 13 – Manufactured Homes

TRACY PLANNING COMMISSION

RESOLUTION 2026-_____

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TRACY CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, TAKE THE FOLLOWING ACTIONS:

WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE THAT APPROVES AN AMENDMENT TO CHAPTER 10.08, ARTICLE 7 – LOW DENSITY RESIDENTIAL, AND ADDS CHAPTER 10.10, ARTICLE 10 – HOUSING ELEMENT – OPPORTUNITY SITE DEVELOPMENT, CHAPTER 10.10, ARTICLE 11 – CLUSTER DEVELOPMENT, CHAPTER 10.10, ARTICLE 12 – TINY HOMES, AND CHAPTER 10.10, ARTICLE 13 – MANUFACTURED HOMES OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023 – 2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023 – 2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing

Element subject to various implementation programs and polices being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires an updated code section for the Low Density Residential zone. The updates are relating to permitted uses including manufactured and tiny homes along with including duplexes, triplexes and fourplexes as part of a larger development and an update on how density is calculated; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Housing Element – Opportunity Site Development. The purpose is to help facilitate the development of large opportunity sites by utilizing existing streamline development processes and provide incentives and remove any constraints to development; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Cluster Development. The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Tiny Homes. The purpose is to regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Manufactured Homes. The purpose is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings and ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026; now, therefore, be it

RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council determine that the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and be it

FURTHER RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council waive the first reading by substitution of the title and introduce an ordinance (as shown in Exhibit 1) amending Chapter 10.08 Article 7 – Low Density Residential (Exhibit A), and adding Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development (Exhibit B), Chapter 10.10 Article 11 – Cluster Development (Exhibit C), Chapter 10.10 Article 12 – Tiny Homes (Exhibit D), and Chapter 10.10 Article 13 – Manufactured Homes (Exhibit E) of Title 10, Planning and Zoning, of the Tracy Municipal Code.

The foregoing Resolution 2026-_____ was adopted by the Planning Commission of the City of Tracy on the 28th day of January, 2026, by the following vote:

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

Chair

ATTEST:

Staff Liaison

Exhibit 1 – An Ordinance of The City of Tracy Amending – Chapter 10.08, Article 7 – Low Density Residential, and adding Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10, Article 11 – Cluster Development, Chapter 10.10, Article 12 – Tiny Homes, and Chapter 10.10, Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code

Exhibit A – Chapter 10.08, Article 7 – Low Density Residential Zone

Exhibit B - Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development

Exhibit C - Chapter 10.10, Article 11 – Cluster Development

Exhibit D - Chapter 10.10, Article 12 – Tiny Homes

Exhibit E - Chapter 10.10, Article 13 – Manufactured Homes

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 10.08, ARTICLE 7 – LOW DENSITY RESIDENTIAL, AND ADDING CHAPTER 10.10, ARTICLE 10 – HOUSING ELEMENT – OPPORTUNITY SITE DEVELOPMENT, CHAPTER 10.10, ARTICLE 11 – CLUSTER DEVELOPMENT, CHAPTER 10.10, ARTICLE 12 – TINY HOMES, AND CHAPTER 10.10, ARTICLE 13 – MANUFACTURED HOMES OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023 – 2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023 – 2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and policies being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires an updated code section for the Low Density Residential zone. The updates are in regard to permitted uses including manufactured and tiny homes along with including duplexes, triplexes and fourplexes as part of a larger development and an update on how density is calculated; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Housing Element – Opportunity Site Development. The purpose is to help facilitate the development of large opportunity sites by utilizing existing streamline development processes and provide incentives and remove any constraints to development; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Cluster Development. The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Tiny Homes. The purpose is to regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Manufactured Homes. The purpose is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings and ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 3, 2026; and

WHEREAS, the proposed revisions to the Tracy Municipal Code are in track changes or with ~~deletions~~ stricken and **additions in bold and underline** in the below referenced Exhibits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals/Findings. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. CEQA Determination. The City Council finds and determines this Ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

SECTION 3. Amendment to Tracy Municipal Code, Chapter 10.08, Article 7.
The City Council hereby approves the zoning text amendment to Article 7 – Low Density Residential Zone as attached to this Ordinance as Exhibit “A” and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 4. Amendment to Tracy Municipal Code, Chapter 10.10, Article 10. The City Council hereby approves the zoning text amendment to Article 10 – Housing Element – Opportunity Site Development as attached to this Ordinance as Exhibit “B” and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 5. Amendment to Tracy Municipal Code, Chapter 10.10, Article 11. The City Council hereby approves the zoning text amendment to Article 11 – Cluster Development as attached to this Ordinance as Exhibit “C” and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 6. Amendment to Tracy Municipal Code, Chapter 10.10, Article 12. The City Council hereby approves the zoning text amendment to Article 12 – Tiny Homes as attached to this Ordinance as Exhibit “D” and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 7. Amendment to Tracy Municipal Code, Chapter 10.10, Article

13. The City Council hereby approves the zoning text amendment to Article 13 – Manufactured Homes as attached to this Ordinance as Exhibit “E” and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 8. Effective Date. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 9. Publication This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk’s office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov’t. Code §36933.)

SECTION 10. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 11. Typographical or Clerical (Scrivener’s) Error. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 3rd day of March, 2026, and finally adopted on the _____ day of _____, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

Exhibit A – Chapter 10.08, Article 7 – Low Density Residential Zone

Exhibit B - Chapter 10.10, Article 10 – Housing Element Opportunity Site Development

Exhibit C - Chapter 10.10, Article 11 – Cluster Development

Exhibit D - Chapter 10.10, Article 12 – Tiny Homes

Exhibit E - Chapter 10.10, Article 13 – Manufactured Homes

Chapter 10.08, Article 7 – Low Density Residential Zone

10.08.1190 Purpose (LDR).

The Low Density Residential (LDR) Zone is intended to be utilized in the areas designated low-medium density residential with a density range of two and no/tenths (2.0) to five and eight-tenths (5.8) dwelling units per gross acre by the General Plan.

(Prior code § 10-2.700)

10.08.1200 Permitted uses (LDR).

(a) The following uses shall be permitted in the LDR Zone:

- (1) Single-family dwelling; Accessory dwelling unit, subject to TMC section 10.08.3180;
- (2) Manufactured Home Mobile home on an individual lot;
- (3) Tiny Homes on an individual lot;
- (4) Duplexes, triplexes and fourplexes as part of a larger subdivision;
- (35) Crop and tree farming; and
- (46) Public park, building or school.

(b) The following conditional uses shall be permitted in the LDR Zone subject to the granting of a use permit as provided in sections 10.08.4250 through 10.08.4420 of Article 34 of this chapter:

- (1) Mobile home park or mobile home park subdivision;
- (2) (Not used);
- (3) Off-street parking to serve an adjacent commercial or office use;
- (4) Church and church-related use;
- (5) Educational, cultural, institutional or recreational use;
- (6) Private school, nursery school or day care center;
- (7) Hospital, convalescent hospital or rest and nursing home;
- (8) Board and care facility;
- (9) Planned residential development of single-family dwellings on an individual lot; and
- (10) Mortuary.

(Prior code § 10-2.701)

(Ord. No. 1202, Exh. A § 14, 12-1-2015; Ord. No. 1254, § 5, 5-1-2018)

10.08.1210 Lot area and width (LDR).

The following lot area and width requirements shall apply in the LDR Zone:

- (a) The minimum lot area shall be 5,600 square feet.
- (b) The minimum lot width shall be fifty-six (56') feet; provided, however, lots on cul-de-sacs or knuckles shall have a minimum frontage of forty-five (45') feet at the front lot line.
- (c) The minimum lot depth shall be ninety (90') feet.
- (d) The requirements set forth in this section may be increased for conditional uses.
- (e) The requirements for a minimum frontage of .45 feet on cul-de-sacs and knuckles (b) above shall not apply to projects having approved tentative subdivision maps and/or approved development review applications prior to the first reading of the ordinance codified in this section. Such projects shall provide a minimum frontage on cul-de-sacs and knuckles of thirty-five (35') feet and a width at the twenty (20') foot building line of at least forty-five (45') feet.

(Prior code § 10-2.702)

10.08.1215 – Density (LDR)

The areas designated low density residential shall have a density range of two and no/tenths (2.0) to five and eight-tenths (5.8) dwelling units per gross acre by the General Plan.

The density of a project may be averaged as a sole parcel or combination of adjacent touching parcels, if part of the overall project.

The clustering of differentiating product types is allowed as long as the minimum density is maintained. A site or project may include multiple product types if allowed in section 10.08.1200 - Permitted uses

10.08.1220 Minimum yards (LDR).

The following minimum yards shall be required in the LDR Zone.

- (a) Front: At least fifteen (15') feet to at least twenty (20') feet, including garage structure from the existing or planned sidewalk with at least a two (2) foot differential between neighboring main buildings. Garage setbacks fifteen (15') feet to eighteen (18') feet from the property line shall have roll-up doors;
- (b) Side:
 - (1) For lots situated in the area described by the 84-1 Residential Areas Specific Plan adopted by the City Council on June 2, 1987, and for lots

created after the effective date of the ordinance codified in this section the minimum side yards shall be as follows:

- (i) Interior lots: Ten (10') feet on one side; four (4') feet on the other side. A minimum distance of fourteen (14') feet shall be provided between neighboring main buildings. Lots recorded prior to June 1, 1965, and less than sixty (60') feet wide may utilize five (5') foot side yards;
- (ii) Corner lots: Four (4') feet on the interior side with no four (4') foot side yard abutting a four (4') foot side yard of an adjacent lot; a minimum distance of fourteen (14') feet between neighboring main building with ten (10') feet on the street side; provided, however, fifteen (15') feet shall be required on reverse corner lots;
- (iii) Detached accessory buildings on the rear one-third ($\frac{1}{3}$) of the lot or seventy (70') feet from the front property line may be located in a required side yard other than a street side yard;

(2) Minimum side yards for lots created before the effective date of the ordinance codified in this section and outside the boundaries of the 84-1 Residential Areas Specific Plan shall be:

- (i) Interior lots: Ten (10') feet on one side; three (3') feet on the other side. Lot recorded prior to June 1, 1965, and less than sixty (60') feet wide may utilize five (5) foot side yards;
- (ii) Corner lots. Three (3') feet on the interior side; ten (10') feet on the street side; provided, however, fifteen (15') feet shall be required on reverse corner lots; and
- (iii) Detached accessory buildings on the rear one-third ($\frac{1}{3}$) of the lot or seventy (70') feet from the front property line may be located in a required side yard other than a street side yard;

(c) Rear: An average of fifteen (15') feet and a minimum of ten (10') feet, except detached accessory building which may be located in a required rear yard, and at least eight hundred forty (840') square feet of open space in the rear yard;

(d) Distance between buildings: Six (6') feet between accessory buildings and between an accessory and main building: and the minimum distance between main buildings shall be ten (10') feet;

(e) Those projects having approved Development Review and/or Tentative Subdivision Map applications prior to the first reading of the ordinance codified in this section shall be exempt from the standard. In (C) above, said projects shall maintain a minimum rear yard of ten (10') feet except detached accessory buildings which may be located in the required rear yard.

(Prior code § 10-2.703)

10.08.1230 Height (LDR).

The maximum height in the LDR Zone shall be two and one-half (2½) stories or thirty-five (35') feet, whichever is less; provided, however, any residence exceeding two (2) stories in height shall have all windows above the second story facing the street frontage.

(Prior code § 10-2.704)

10.08.1240 Lot coverage (LDR).

The maximum aggregate coverage of all buildings in the LDR Zone shall not exceed forty-five (45%) percent of the lot.

(Prior code § 10-2.705)

10.08.1250 Off-street parking (LDR).

Off-street parking in the LDR Zone shall be provided as required by Article 26 of this chapter. In addition, at least one space shall be provided at a location on the lot which meets all of the yard and coverage requirements for a garage.

(Prior code § 10-2.706)

10.08.1260 Development review (LDR).

Development approval for all uses, buildings, structures, and site development in the LDR Zone, except a single-family residence and accessory structures on a single lot, shall be required as provided in Article 30 of this chapter.

(Prior code § 10-2.707)

Chapter 10.10, Article 10 – Housing Element Opportunity Site Development

10.10.190 Purpose

The City of Tracy General Plan Housing Element has identified designated opportunity sites to help facilitate affordable housing development in order to satisfy the Regional Housing Needs Assessment (RHNA).

10.10.192 By-Right Approval

As required by law, the following types of sites are subject to by-right approval without discretionary review if the project includes 20 percent of the units as housing affordable to lower income households:

- 1. Reuse Sites: Vacant sites that were used to meet the City's 4th and 5th cycles RHNA for lower income units;**
- 2. Reuse Sites: Nonvacant sites that were used to meet the City's 5th cycle RHNA for lower income units; and**
- 3. Rezone Sites: Sites to be rezoned to meet the 6th cycle RHNA for lower income units.**

10.10.194 Development of Large Sites

The 2023 – 2031 Housing Element sites inventory for meeting the RHNA includes 10 large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower income households. The 10 opportunity sites consist of parcels ranging in size from 11.4 to 104.1 acre in size. The sites inventory does not utilize the entirety of each large site possible, as subdivision is anticipated. Three of the sites (between 11.4 and 14.3 acres) are projected to develop the entire property.

The 2023 – 2031 Housing Element identifies the ten large opportunity sites in Table IV-10: Large Sites.

To facilitate the development of these large sites, the City will:

- 1. Facilitate the development and subdivision of large lots and vacant portions of non-vacant parcels to sizes appropriate for the development of affordable housing units (0.5-10 acres) through master plans or specific plans and will give high priority to processing subdivision maps that include 20 percent of the units as housing affordable to lower income households.**
- 2. To facilitate the development of these large sites, the City will include incentives similar to what is already provided to large-scale projects in**

Tracy. These incentives can include but not limited to the Density Bonus section 10.08.4650 and Cluster Development section 10.10.200.

3. To facilitate the subdivision of opportunity sites into smaller parcels, the City will utilize the administrative parcel map process outlined in Title 12 Subdivisions, Chapter 12.24.
4. The parcel map process will include removing infrastructure requirements at the time of a lot split and instead move this requirement to the development phase.
5. If a subdivision improvement agreement is required under Section 12.36.070, or a deferred improvement agreement is required under Sections 12.12.030 or 12.36.030, the agreement must be approved by the City Council before the parcel map is approved. If a parcel map for residential property is recorded simultaneously with a final subdivision map, requirements for dedication and improvement security will not be required with the parcel map if: (1) all required dedications within the entire parcel map area are offered on the final map; and (2) improvement security for improvements within the entire parcel map area is provided with the final map.

Chapter 10.10, Article 11 – Cluster Development

10.10.200 Purpose.

The purpose of the clustered development review process is to promote integrative site design based on the natural features and topography of a development area; to protect environmentally sensitive areas of a development site, such as grasslands, wetlands, and stream corridors; and to preserve other natural or cultural features on a development site, such as historic and cultural resources.

The clustered development also allows for the development of various housing products and densities to occur on a site.

10.10.202 Applicability.

A clustered development shall be permitted in any zoning district consistent with General Plan and Zoning policy upon the granting of a clustered development thru a Conditional Use Permit process, section 10.08.4250.

10.10.204 General Provisions.

1. The maximum residential density and/or maximum nonresidential floor area ratio (FAR) (where applicable) for a clustered development shall not exceed the density and/or FAR normally permitted for the entire gross site area under the regulations for the applicable base zoning district.
The number of dwelling units (density) permitted as part of the cluster development application shall be the same as the underlying density of the zoning designation for the property calculated on gross acres.
2. A clustered development application shall not modify or otherwise restrict the uses allowed, conditionally allowed, or prohibited within the applicable base zoning district.
3. Development standards applicable for residential lots created under a clustered development permit shall be those most similar to the zoning district corresponding to the resulting lot size. Modifications to these standards may be permitted by the designated approving authority. The clustered development application shall clearly state the standards applicable to the project.
4. The minimum setbacks and open space around the outside project boundaries shall be the same as the underlying zoning district unless modified with the required findings in section 10.10.208.
5. Remaining lands within the cluster development not intended for residential uses or infrastructure requirements shall be placed in a

separate tract with common ownership as an active or passive park for the benefit of the owners or future owners within that cluster development.

6. The city may increase the minimum required yards or require alternate spacing or placement of structures in order to preserve or enhance topographical conditions, adjacent uses and the layout of the project and to maintain a compatible scale and design with the surrounding community.

10.10.206 Procedure.

1. The designated approving authority for a clustered development application associated with a Conditional Use Permit is the Planning Commission. The Community and Economic Development Director provides a recommendation and the Planning Commission approves, approves with conditions, or denies the clustering application in accordance with the requirements of this title.
However, in cases in which the City Council is the designated approving authority for associated entitlements or permits that are bundled with a clustered development application, the City Council shall be the approval authority for the clustered development permit.
2. The designated approving authority may apply such special conditions to its approval of the clustered development as may be required to promote the objectives and purposes of the General Plan and the zoning and subdivision titles of the Municipal Code.

10.10.208 Findings.

A clustered development entitlement is discretionary and shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings:

1. Infrastructure capacity is available for the proposed density and/or intensity of use.
2. On-site resource protection is appropriate and consistent with General Plan and Zoning policies.
3. The architecture and scale of development are appropriate for and consistent with the intended character of the area.
4. Development rights for the open space, or other preserve area, are permanently dedicated and appropriate long-term management, with funding, provided in perpetuity.

Chapter 10.10, Article 12 – Tiny Homes

10.10.210 Purpose

The purpose of this section is to provide for and regulate Tiny Homes in order to provide needed housing for City residents and to further the housing goals of the Housing Element of the City of Tracy General Plan.

All such Tiny Homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of Tiny Homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

10.10.211 Definition

A Tiny Home shall be defined as an independent dwelling unit, maximum 400 gross square feet, excluding loft area space if that loft area space meets the requirements of Government Code Section 18009.3(b) and Section 18033 and maximum 14 feet in width at the maximum horizontal projection. It provides complete independent living facilities; including basic functional areas for cooking, sleeping, and toilet and bathing facilities for one or more persons and is built upon a single chassis and is towable by a hitch mechanism and cannot move under its own power. It may only be transported upon the public highway with a permit issued pursuant to Vehicle Code Section 35780. The term “tiny home” can refer to a tiny home on a foundation and/or a tiny home on wheels.

10.10.212 Permit Requirements

1. A Tiny Home may function as a single-family dwelling as the primary unit or in place of an accessory dwelling unit (ADU) such that the total number of dwelling units on a parcel does not exceed the total number of dwelling units allowed on that parcel per provisions of state and local regulations.
2. A Tiny Home will be constructed to meet the requirements of City of Tracy Title 9 Building Regulations, or stamped and licensed by California Department of Housing and Community Development, or stamped and licensed by United States Department of Housing and Urban Development or an alternative method approved by the Building Official.
3. A Tiny Home may be permanently installed on a foundation and occupied as a single-family dwelling in any zone district in which a single-family dwelling is an allowed use, if and when the requirements of Title 9, Building Regulations, for issuance of a building permit have been met.
4. A Tiny Home left on wheels and not placed on a permanent foundation may only be located in a designated mobile home park by City of Tracy Zoning

Code and approved by California Department of Housing and Community Development.

10.10.214 General Requirements.

A Tiny Home shall be allowed under the provisions of this section only if it meets all of the following specifications:

1. Will be occupied only as a single-family dwelling.
2. A Tiny Home that functions as the primary dwelling shall be subject to all provisions of this code that apply to single family dwellings in addition to the requirements of this section.
3. The Tiny Home maximum size is as required to allow for towing on public roadways, but not to exceed 400 square feet.
4. Will be anchored to a permanent foundation to withstand wind and seismic forces of Zone D as shown on the Seismic Risk Map of the United States, according to the regulations of the Uniform Building Code currently adopted for the City of Tracy.
5. Will meet the following residential design standards:
 - a. Finished with an exterior material compatible with conventionally built residential structures in the neighborhood.
 - b. Exterior covering material extending to the ground or to the top of a concrete foundation. (Alternative skirting materials commonly found on conventionally built residential structures are acceptable.)
 - c. The Tiny Home will connect to all required municipal utility services.
6. A Tiny Home that functions as an ADU shall be subject to all provisions of Article 23, Section 10.08.3180 as they apply to new construction ADUs in addition to the requirements in this section.
7. A Tiny Home used as a primary residence will not be required to build a garage or a carport, but will have one on-site paved parking space.

10.10.216 Site Development and Clustering.

A clustered development including Tiny Homes shall be permitted in any zoning district consistent with General Plan and Zoning policy upon the granting of a clustered development approval consistent with Article 11, section 10.10.200.

10.10.218 Applications.

An application for a building permit to install a Tiny Home on a permanent foundation shall meet the standards of the Uniform Building Code adopted by the City of Tracy.

Chapter 10.10, Article 13 – Manufactured Homes

10.10.220 Purpose.

The purpose of this section is to regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings in accordance with and as defined in Section 65852.3 and any successor provisions of the California Government Code and Section 18300 and any successor provisions of the California Health and Safety Code.

All such manufactured homes shall be designed and located so as to be compatible with neighboring conventionally built dwellings. The specifications provided by this section are designed to ensure the compatibility of manufactured homes in single-family zones with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the City to approve other building permits for dwellings.

10.10.222 Permit Requirements.

1. A manufactured home may function as a single-family dwelling as the primary unit or in place of an accessory dwelling unit (ADU) such that the total number of dwelling units on a parcel does not exceed the total number of dwelling units allowed on that parcel per provisions of state and local regulations.
2. A manufactured home may be permanently installed on a foundation and occupied as a single-family dwelling in any zone district in which a single-family dwelling is an allowed use, if and when the requirements of Title 9, Building Regulations, for issuance of a building permit have been met.
3. A manufactured home not placed on a permanent foundation may only be located in a designated Residential Mobile Home Zone (RMH), Article 14 by City of Tracy Zoning Code and approved by California Department of Housing and Community Development, subject to the standards of that zoning designation.

10.10.224 General Requirements

A manufactured home shall be allowed under the provisions of this section only if it meets all of the following specifications:

1. Will be occupied only as a single-family dwelling.
2. Will conform to all of the residential site development standards of the applicable zone district.
3. Was manufactured within 10 years prior to the date of the application for the issuance of a permit to install the manufactured home; has been certified under the National Mobile Home Construction and Safety

Standards Act of 1974 (42 U.S.C. Section 5401, et seq.), and has not been altered in violation of applicable codes.

4. Will be anchored to a permanent foundation to withstand wind and seismic forces of Zone D as shown on the Seismic Risk Map of the United States, according to the regulations of the Uniform Building Code currently adopted for the City of Tracy.
5. Will meet the following residential design standards:
 - a. Finished with an exterior material compatible with conventionally built residential structures in the neighborhood.
 - b. Exterior covering material extending to the ground or to the top of a concrete foundation. (Alternative skirting materials commonly found on conventionally built residential structures are acceptable.)
 - c. The manufactured home will connect to all required municipal utility services.
 - d. Oriented for maximum solar access.
6. A Manufactured Home that functions as an ADU shall be subject to all provisions of Article 23, Section 10.08.3180 as they apply to new construction ADUs in addition to the requirements in this section.

10.10.226 Applications.

An application for a building permit to install a manufactured home on a permanent foundation shall meet the standards of the Uniform Building Code adopted by the City of Tracy.



PLANNING COMMISSION STAFF REPORT

Item No. 1.D

DATE	January 28, 2026
TITLE	Housing Element Implementation Phase 4 / Zoning Text Amendments – Off-Street Parking Requirements, exemptions for affordable housing and a Policy provision for Water and Sewer Priority for affordable housing projects.
LOCATION	Citywide
APPLICATION TYPE	Zoning Text Amendment (ZA25-0008)
CEQA STATUS	Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).
PROJECT PLANNER	Breanna Alamilla breanna.alamilla@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following actions:

- (1) Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08.3470 – Off-Street Parking Requirements - Exceptions.* and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service of Title 10, Planning and Zoning, of the Tracy Municipal Code (Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)).

This Project is City initiated to comply with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

BACKGROUND / PROJECT DESCRIPTION

On July 1, 2025, the City Council adopted the 2023 – 2031 Housing Element. The City of Tracy received a compliance letter from the California Department of Housing and Community Development (HCD) on August 11, 2025, indicating HCD's tentative certification of the City's 6th cycle Housing Element update for the 2023 – 2031 planning period.

The City is now working on the Housing Element implementation measures, which includes approximately 94 tasks that need to be implemented by the city. The Housing Element requires updates and clarifications to various existing zoning ordinances. The Housing Element also requires new code sections to be prepared and adopted.

This Housing Element Implementation Phase 4 / Zoning Text Amendments includes updates to parking exemptions for affordable housing projects and creating a policy for providing Water and Wastewater Service for affordable housing projects.

Chapter 10.08 Article 26. Off-Street Parking Requirements – Exceptions (10.08.3470)

The intent of the off-street parking requirements is to ensure sufficient, safe, and convenient parking to maximize safe and efficient traffic flows, and to enhance the appearance of parking areas. These amendments are related to parking exceptions, including:

- Parking reductions allowed by density bonus provisions.
- Parking reductions allowed by affordable housing projects including 20 percent of the units to lower income households.
- Parking standards for Tiny Homes.
- Parking requirements for manufactured homes.
- Parking reductions for a development project located within a one-half mile of a major transit stop per AB 2097.

This language is consistent with Housing Element required code modifications.

Chapter 10.10, Article 14 - Affordable Housing Water and Wastewater Service

The purpose of this section is to provide a policy to grant priority water and wastewater services to housing projects with affordable housing units (SB 1087). The Housing Element requires the City to prioritize water and wastewater services to projects that include affordable housing to lower income households. The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits.

This language is consistent with Housing Element required code modifications.

These revisions are shown in Attachment A in track changes or with ~~deletions stricken~~ and **additions in bold and underline**. These modifications are required by the Housing Element and are consistent with modifications required to City standards statewide.

CEQA DETERMINATION

The proposed ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment. No development is approved by this zoning text amendment and future development projects in these zone districts will be subject to separate CEQA review.

SUMMARY

The Housing Element Implementation Phase 4 / Zoning Text Amendments includes updates to Off-Street Parking Requirements, exemptions for affordable housing and a Policy provision for Water and Sewer Priority for affordable housing projects.

These updates and new code additions are required to ensure our Housing Element remains in compliance with state laws and policy direction.

ATTACHMENTS

A – Planning Commission Resolution

Exhibit 1 – An Ordinance of The City of Tracy Amending Chapter 10.08.3470 – Off-Street Parking Requirements - Exceptions.* and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service – of Title 10, Planning and Zoning, of the Tracy Municipal Code

Exhibit A – Chapter 10.08, Article 26 – Off-Street Parking Requirements - Exceptions.*

Exhibit B - Chapter 10.10, Article 14 – Affordable Housing Water and Wastewater Service

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-_____

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TRACY CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, TAKE THE FOLLOWING ACTIONS:

WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE AMENDING CHAPTER 10.08.3470 – OFF-STREET PARKING REQUIREMENTS - EXCEPTIONS.* AND ADDING CHAPTER 10.10 ARTICLE 14 – AFFORDABLE HOUSING WATER AND WASTEWATER SERVICE OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023 – 2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023 – 2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set

forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and polices being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires an updated code section for Off-Street Parking Requirements – Exceptions. The intent of the off-street parking reductions is to provide affordable housing incentives by allowed density bonus provisions, parking reductions for affordable housing projects including 20 percent of the units to lower income households, parking standards for Tiny Homes and manufactured homes, and reductions for a development project located within a one-half mile of a major transit stop per AB 2097; and

WHEREAS, reductions in parking standards help reduce costs and impediments for providing affordable housing and design flexibility; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Affordable Housing Water and Wastewater Service. The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The Housing Element requires the City to prioritize water and wastewater services to projects that include affordable housing to lower income households. The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026; now, therefore, be it

RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council determine that the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and be it

FURTHER RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council waive the first reading by substitution of the title and introduce an ordinance (as shown in Exhibit 1) amending Chapter 10.08.3470 – Off-Street Parking Requirements - Exceptions.* (Exhibit A) and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service (Exhibit B) – of Title 10, Planning and Zoning, of the Tracy Municipal Code.

The foregoing Resolution 2026-_____ was adopted by the Planning Commission of the City of Tracy on the 28th day of January, 2026, by the following vote:

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

Chair

ATTEST:

Staff Liaison

Exhibit 1 – An Ordinance of The City of Tracy Amending Chapter 10.08.3470 – Off-Street Parking Requirements - Exceptions.* and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service – of Title 10, Planning and Zoning, of the Tracy Municipal Code

Exhibit A – Chapter 10.08, Article 26 – Off-Street Parking Requirements - Exceptions.*

Exhibit B - Chapter 10.10, Article 14 – Affordable Housing Water and Wastewater Service

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 10.08.3470 –
OFF-STREET PARKING REQUIREMENTS - EXCEPTIONS.* AND ADDING
CHAPTER 10.10 ARTICLE 14 – AFFORDABLE HOUSING WATER AND
WASTEWATER SERVICE OF TITLE 10, PLANNING AND ZONING, OF THE
TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA
GUIDELINES SECTION 15061(B)(3)).**

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, the 2023 – 2031 Housing Element was prepared in coordination with the California Department of Housing and Community Development; and

WHEREAS, the update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers; and

WHEREAS, the 2023 – 2031 Housing Element public participation efforts included an online housing survey in both English and Spanish, stakeholder focus group interviews, dedicated webpage on City website, an email list, community workshops, joint Planning Commission and City Council study session and several Planning Commission and City Council public hearings; and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and policies being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires an updated code section for Off-Street Parking Requirements – Exceptions. The intent of the off-street parking reductions is to provide affordable housing incentives by allowed density bonus provisions, parking reductions for affordable housing projects including 20 percent of the units to lower income households, parking standards for Tiny Homes and manufactured homes, and reductions for a development project located within a one-half mile of a major transit stop per AB 2097; and

WHEREAS, reductions in parking standards help reduce costs and impediments for providing affordable housing and design flexibility; and

WHEREAS, the 2023 – 2031 Housing Element requires the creation of a code section for Affordable Housing Water and Wastewater Service. The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The Housing Element requires the City to prioritize water and wastewater services to projects that include affordable housing to lower income households. The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits; and

WHEREAS, the ordinance is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on January 28, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 3, 2026; and

WHEREAS, the proposed revisions to the Tracy Municipal Code are in track changes or with ~~deletions stricken~~ and additions in bold and underline in the below referenced Exhibits.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES
ORDAIN AS FOLLOWS:**

SECTION 1. Incorporation of Recitals/Findings. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. CEQA Determination. The City Council finds and determines this Ordinance is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

SECTION 3. Amendment to Tracy Municipal Code, Chapter 10.08, Article 26.

The City Council hereby approves the zoning text amendment to Article 26 – Off-Street Parking Requirements - Exceptions* as attached to this Ordinance as Exhibit “A” and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 4. Amendment to Tracy Municipal Code, Chapter 10.10, Article

14. The City Council hereby approves the zoning text amendment to Article 14 – Affordable Housing Water and Wastewater Service as attached to this Ordinance as Exhibit “B” and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

SECTION 5. Effective Date. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 6. Publication This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk’s office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov’t. Code §36933.)

SECTION 7. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 8. Typographical or Clerical (Scrivener’s) Error. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 3rd day of March, 2026, and finally adopted on the _____ day of _____, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

Exhibit A – Chapter 10.08, Article 26 – Off-Street Parking Requirements - Exceptions.*

Exhibit B - Chapter 10.10, Article 14 – Affordable Housing Water and Wastewater Service

Chapter 10.08, Article 26 – Off-Street Parking Requirements

10.08.3440 Purpose.

The intent of the off-street parking requirements is to ensure sufficient, safe, and convenient parking to maximize safe and efficient traffic flows, and to enhance the appearance of parking areas.

(Prior code § 10-2.2600)

10.08.3450 Definitions.

For the purposes of this article, unless otherwise apparent from the context, certain words and phrases used in this article are defined as follows:

- (a) "Floor area tabulations" for all applications for use permits, development review, design review, or building permits shall be accompanied by a detailed tabulation of the proposed land uses and a calculation of the number of off-street parking spaces required, as well as the number of spaces provided.
- (b) "Gross floor area" is the sum of the gross horizontal area of the total number of floors of a building and its accessory buildings on the same site measured from the outside walls.
- (c) "Off-street parking" shall mean parking area located off any public right-of-way, alley, or private street which shall be provided as required by this article.
- (d) "Parking area" shall mean that part of the property used or intended to be used for parking and/or storage of vehicles, access drives, aisles, and maneuvering and may include landscaping within that portion of the property that is used for vehicle and pedestrian access and circulation. Parking area shall exclude loading spaces and facilities and associated areas not required for drives, aisles and maneuvering for parking required herein.
- (e) "Parking garages" shall include all buildings or portions of buildings used or intended to be used for public or private parking. Included are public "open parking garages" as defined in section 709 (b) of the 1988 Uniform Building Code.

(Prior code § 10-2.2601)

10.08.3460 General requirements.

- (a) Every building hereafter erected or use hereafter established shall be provided with parking spaces as provided in section 10.08.3480 of this article, subject to the other provisions of this article. Such parking spaces shall be made permanently available and be permanently maintained for parking purposes.
- (b) Notwithstanding the provisions of subsection (a) of this section, if any existing building is hereafter removed or demolished to provide a site for a building, the new

building shall be provided with parking spaces in conformance with the provisions of this article.

- (c) When the computation of the number of off-street parking spaces required by this article results in a five-tenths (.5) or more fractional space, such fractional space shall be counted as one parking space.
- (d) In the instance when an existing building has a change of use or occupancy that would increase the number of parking spaces being required, such additional spaces shall be required in conformance with the provisions of this article. In calculating needed spaces, it shall be assumed that adequate spaces existed for the previous legal use and only the additional demand created by the change of use needed be provided.
- (e) In the instance when an existing building is enlarged, reconstructed, remodeled or structurally altered, additional parking shall be required only for such alterations. Extra parking, over and above that required by the alterations, would not be required to cure any existing parking space deficiencies that might exist with any already existing and previously constructed building.
- (f) In the instances set forth in subsections (d) and (e) of this section, landscaping shall be provided in proportion to the additional spaces being provided above, and shall be provided in conformance with the landscaping requirements of section 10.08.3650 of this article.
- (g) Separate lots. If a building, structure, or improvement requiring parking is located upon a separately recorded lot from that upon which the required parking is provided, whether in the same or separate ownership, there shall be a recording in the office of the County Recorder of a covenant by such owner or owners for the benefit of the City, in a form first approved by the City, that such owner or owners will continue to maintain such parking space so long as such building, structure, or improvement is maintained within the City. The covenant required by this section shall stipulate that the title to such right to use the lot or lots upon which the parking facilities are to be provided will be subservient to the title to the premises upon which the building is to be erected and that such lot or lots are not and will not be made subject to any other covenant or contract for use without the prior written consent of the City.
- (h) Location. Off-street parking facilities shall be located as set forth in this section. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the building such facility is required to serve.
 - (1) For any type of dwelling, parking facilities shall be located on the same lot or building site as the buildings they are required to serve.
 - (2) For uses other than those specified in subdivision (1) of this subsection, parking facilities shall be located not over two hundred (200¢) feet from the buildings they are required to serve.
 - (3) Required residential off-street parking shall not be permitted in any required side yard, rear yard, or front yard area with the following exceptions:

- (i) Those required for housing units recognized by the City to be in a low or very low income housing program may be located in the side and rear yard;
- (ii) Those required for multiple family dwellings may be located in the rear yard. In no case shall the rear yard for multiple family dwellings be reduced to less than three (3¢) feet.

Upon approving projects with new parking areas with spaces proposed to be located within rear yard areas, the Community Development Director, Planning Commission, or City Council, according to the requirements of this title, shall adopt findings contained within section 10.08.4270(g).

- (i) Mixed occupancies in a building. In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as specified for joint use in subsection (j) of this section.
- (j) Joint use. The Commission, upon an application by the owner or lessee of any property, may authorize the joint use of parking facilities for any other use as hereinafter specified:
 - (1) Up to fifty (50%) percent of the parking facilities required by this article for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use; up to fifty (50%) percent of the parking facilities required by this article for a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use; provided, however, such reciprocal parking area shall be subject to the conditions set forth in subdivision (3) of this subsection.
 - (2) The following uses are typical daytime uses: banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical of nighttime and/or Sunday uses; auditoriums incidental to a public or parochial school, churches, dance halls, theaters, and bars.
 - (3) Conditions required for joint use:
 - (i) The building or use for which an application is being made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within 200 feet of such parking facility;
 - (ii) If the building, structure, or improvement requiring parking space is in one ownership, and the required parking space provided in another ownership, partially or wholly, there shall be recorded in the office of the County Recorder a covenant by such owner or owners as prescribed by subsection (g) of this section.
- (k) Common facilities. Common parking facilities may be provided in lieu of the individual requirements contained in this section. Such facilities shall be approved

by the Commission as to size, shape, and relationship to business sites to be served. The total of such off-street parking spaces shall not be less than the sum of the parking required for uses computed separately. If the common facilities are located on more than one lot, a covenant for the maintenance and continued use of such parking facilities shall be filed in accordance with the provisions of subsection (g) of this section.

(I) Plans. Plans of proposed parking areas shall be submitted to the office of the Building Inspector at the time of the application for the building permit for single-family and two-family dwelling units. For all other development and uses requiring parking, such plans shall accompany the site plan and architectural application for review by the Community Development Director. The plans shall clearly indicate the proposed development, including the location, size, shape and design of the parking area, parking area improvements, landscaping, and other features of the proposed parking lot. Plans shall provide sufficient information to determine compliance with the provisions of this article.

(Ord. 1040 § 5 Exh. E (part), 2002; prior code § 10-2.2602)

10.08.3470 Exceptions.*

Exceptions to the determination of the required parking spaces and landscaping area are:

- (a) No building as it exists on the effective date of the ordinance codified in this article shall be deemed to be nonconforming solely by reason of the lack of off-street parking spaces; provided, however, any portion of the premises being used for off-street parking in connection with any such building shall not be reduced below the requirements of this article.
- (b) Notwithstanding Section 10.08.460, any part of a parcel used as a parking area in conjunction with vehicle sales or rentals, on or before the effective date of the ordinance establishing these requirements, shall be improved and developed in accordance with Sections 10.08.3640 and 10.08.3650 within one year from the effective date of the ordinance establishing these requirements, as follows:
 - (1) Where one-third ($1/3$) or less of any parking area has been paved, development standards contained in Sections 10.08.3640 and 10.08.3670 shall be required;
 - (2) Where more than one-third ($1/3$) of any area usable for parking has been paved, the remainder shall be paved and drainage installed in accordance with the requirements of Section 10.08.3640 of this article. In such cases, landscaping and other development standards for the newly paved area shall be consistent with the design of the existing paved area.
- (c) Every building hereafter enlarged, reconstructed, remodeled or structurally altered shall be provided with parking spaces to compensate for the additional parking demand, if any, created by such enlargement, reconstruction,

remodeling, or structural alteration, excluding those located in the CBD zone. Buildings enlarged, reconstructed, remodeled or structurally altered in the CBD zone shall provide parking, or pay an in-lieu fee as set by Council resolution for the purpose of providing parking in the CBD zone. Landscaping and improvement standards contained within Sections 10.08.3640 and 10.08.3670 shall be required for such new parking areas. Landscaping shall be distributed throughout the site for which additional parking is intended in a manner satisfactory to the Director of Community Development.

- (d) Any building in the Downtown Incentive Area (as that geographical area is defined by Resolution No. 97-115, adopted by City Council on April 15, 1997, or any duly authorized amendment thereto) shall not be subject to the additional off-street parking requirements set forth in this article, provided that a building permit applicant establishes, to the satisfaction of the Community Development Director, that the following requirements are met prior to the issuance of the building permit:
 - (1) The type of use to which the building is to be put is eligible for participation in the Downtown Incentive Program, as described in Tracy Municipal Code Chapter 6.20.
 - (2) In the event that the real property on which the building is located has existing parking within the boundaries of the Downtown Incentive Area, the owner of the real property shall execute and record, in the office of the County Recorder, a covenant for the benefit of the City, in a form first approved by the City, by which the owner agrees to: (i) improve and maintain the existing parking in accordance with City standards as set forth in this article, and the City Design Documents as defined by Tracy Municipal Code Section 12.08.010; (ii) maintain the existing parking for the benefit of the general public, and not restrict the use of the existing parking for the benefit of customers of the building; (iii) stipulate that the existing parking will not be used for any purpose other than parking without the prior written consent of the City; (iv) hold the City harmless, and indemnify and defend the City from and against any claims by third parties regarding the use of the existing parking; and (v) the term of the covenant shall be not less than five (5) years.
 - (3) In the event that the real property on which the building is located does not have existing parking within the boundaries of the Downtown Incentive Area, the applicant for the building permit shall execute a promissory note, in a form first approved by the City, by which the applicant agrees to: (i) pay the Downtown Incentive Area Parking Fee (in an amount established by Implementing Resolution No. 97-114, adopted by City Council on April 15, 1997, or any duly authorized amendment thereto) in five equal installments over a five (5) year period, and (ii) pay interest on late payments in an amount fixed by the City's Finance Manager in accordance with the rate established by the Local Agency Investment Fund.

(e) Off-street parking space reduction. The number of off-street parking spaces required in section 10.08.3480 may be reduced by up to twenty (20) percent if the owner of the property submits a parking study documenting that such off-street parking spaces will not be necessary to mitigate parking demands for a use or project. The parking study shall contain surveys or documented parking demand for similar uses or other written documentation to the satisfaction of the Development Services Director. The determination regarding an off-street parking space reduction shall be made by the Development Services Director, unless the permit or approval for the project or use must otherwise receive Planning Commission or City Council approval, in which case the off-street parking space reduction determination shall be made by the Planning Commission or City Council, whichever has review authority for the project or use. In making a determination regarding an off-street parking space reduction, the Director, Commission, or Council shall take into account the following: the parking study; the availability of nearby on- or off-street parking; accessibility to nearby public transit; the City site planning design goals; and other relevant information.

(f) Reduced On-site Parking Standards as part of Density Bonus - 10.08.4650. Upon the request of the developer, the City shall reduce the required vehicular parking ratio, inclusive of handicapped and guest parking:

In the following ratios:

- I. Zero to one bedroom: One onsite parking space.**
- II. Two to three bedrooms: Two onsite parking spaces.**
- III. Four and more bedrooms: Two and one-half parking spaces.**

If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through covered parking or uncovered off-street parking, but not through on-street parking.

(g) For projects that include 20 percent of the units as housing affordable to lower income households parking standards may be reduced in accordance with (e) and (f).

(h) Tiny Homes- A Tiny Home used as a primary residence will not be required to build a garage or a carport, but shall require a minimum of one on-site paved parking space.

(i) A manufactured home will conform to all of the residential site development standards of the applicable zone district and the required parking standards of this chapter.

(j) For a development project located within a one-half mile of a major transit stop per AB 2097, the minimum parking requirement for a new development will be removed. Developers still need to assess parking

needs for the new development and may elect to include some on-site parking based on market need. This parking reduction does not apply where a portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.

(Prior code § 10-2.2603 as amended by § 1, Ord. 954 C.S., eff. June 14, 1997)

(Ord. No. 1181, § 1, 1-15-2013)

*Editor's Note: Ord. 954 C.S., which added subsection (d) to § 10.08.3470, will automatically expire June 14, 2002.

10.08.3480 Parking spaces required.

Except as otherwise provided in this chapter, the number of off-street parking spaces for the various uses shall be as set forth in the "Permitted Parking Chart." The parking requirements for handicapped persons shall conform to the provisions of Title 24 of the State Building Code, and shall be provided according to the schedule in City of Tracy Standard Plans.

(Prior code § 10-2.2604)

PERMITTED PARKING CHART

Uses	Minimum Parking Spaces Required
Residential	
Single-family residential Attached or detached.	Two, non-tandem, enclosed (in garage) spaces per unit. Exception: housing designated by the City as in a very low or low income housing program, in which case only one of the two spaces per unit is required to be enclosed. See section 10.08.3180 for accessory dwelling unit parking regulations.
Duplex	
Multiple-family residential Studio or one bedroom	One and one-half (1½) spaces, one of which shall be covered, plus one additional space marked "guest" per every five units
Two (2) or more bedrooms	Two (2) spaces with one covered per unit, plus one space marked "Guest" for every five residential units
Clubs with sleeping rooms Fraternity houses with sleeping rooms Lodges with sleeping rooms	One space per two (2) sleeping rooms

Lodging and rooming houses
Sorority houses with sleeping rooms

Residential, Group care and convalescent hospitals and the like One space per three (3) beds

Day care uses, excluding large and small family day care One space per staff position

Commercial

Retail One space per 250 square feet of gross floor area

Vehicle sales and rentals, including recreational vehicles and mobile homes One space per 250 square feet of gross floor area plus one space per vehicle for sale or stored on lot

Offices: business, professional (not including medical or dental), banks One space per 250 square feet of gross floor area

Dental and medical clinics or offices One space per 200 square feet of gross floor area

Motor vehicle repair garages One space per 600 square feet of gross floor area; repair stalls not counted as parking spaces

Mortuaries and funeral homes One space per four (4) fixed seats, or one space per 40 square feet of assembly area if no fixed seats; plus one space per 250 square feet of office area

Cafes, restaurants and other establishments for the sale and consumption of food and beverages Dining: one space per 45 square feet of customer area and one space per 250 square feet of all other area, plus additional space connected to uses such as drinking establishments. Drinking bars, cocktail lounges: one space per 35 square feet of drinking, bar, lounge area

Hotels and motels One space per guest room

Hospitals	One space per bed
Industrial	
Research and development	One space per 200 square feet of gross floor area
Warehouses, storage buildings and wholesale	One space per 1,000 square feet of the first 20,000 square feet of gross floor area, plus one space per 2,000 square feet of the second 20,000 square feet of gross floor area, plus one space per 4,000 square feet of the remaining square feet of gross floor area
Manufacturing	One space per 600 square feet of gross floor area, or if the number of employees on the maximum work shift can be verified, one space per one employee on the maximum work shift
Assembly	
Auditoriums, churches, sports arenas, stadiums, theaters, and other places of assembly	One space per five (5) fixed seats or, if the assembly area does not have fixed seats, one space per 60 square feet of assembly area. If the number of parking spaces required for the sum of all accessory uses does not exceed the number of parking spaces required for the assembly area no additional parking is required. Uses which are not accessory to the assembly use, shall provide additional off-street parking in accordance with this title
Bowling alleys	Four (4) spaces per bowling lane, plus additional spaces for dining and drinking areas as required
Educational	
Elementary and junior high schools	Two (2) spaces per classroom
High schools and colleges	One space per 40 square feet of classroom area.

(Ord. 1050 § 5, 2003; prior code § 10-2.2604; Ord. No. 1254, § 3, 5-1-2018)

10.08.3490 Parking requirements for uses not specified.

Where the parking requirements for a use are not specifically set forth in this article, the parking requirements for such use shall be determined by the Commission, and such determination shall be based upon the requirements for the most comparable use set forth in this article. The request for such a determination shall include the required filing fee and any necessary information.

(Prior code § 10-2.2605)

10.08.3500 Compact car space.

Parking areas containing twenty (20) or more spaces may include a maximum of thirty (30%) percent of the total number of spaces for compact cars. Parking lots containing fewer than twenty (20) spaces but more than ten (10) spaces may include a maximum of twenty (20%) percent of the total number of spaces for compact cars. These spaces shall be designed and marked in accordance with City Standards and distributed throughout the lot.

(Prior code § 10-2.2606)

10.08.3510 Bicycle parking.

(a) Bicycle parking spaces shall be provided for parking lots as required in the table below:

Required Auto Space	Required Bicycle Spaces
0 through 19	0
20 through 40	2
Over 40	5% of number of auto spaces

(b) Bicycle parking facilities shall be located in separate stall areas. Stalls shall be:

- (1) Designed for the mutual protection of bicycles, autos, and pedestrians;
- (2) Be located so as not to obstruct pedestrian and auto access;
- (3) Shall provide protection from vehicle damage;
- (4) Be located on the site within one hundred (100') feet of the public entrance to each building or use.

(c) A bicycle stall shall be a permanent fixture and shall provide a method for locking or securing the bicycle frame and wheels in an upright position. A bicycle stall space

shall be approximately five and one-half (5½') feet long and two and one-half (2½') feet wide, having adequate back-up and maneuvering space.

(Prior code § 10-2.2607)

10.08.3520 Parking area design policies.

The following design policies shall apply in all circumstances.

- (a) The design of parking shall conform with the City Standards for parking spaces;
- (b) Tandem parking shall not be utilized in meeting the minimum parking requirements;
- (c) The following minimum access driveway widths shall apply:
 - (1) Access drives serving not more than two dwelling units shall have a clear minimum width of ten (10') feet,
 - (2) All other access drives shall have a clear minimum width of twelve (12') feet for one way traffic and a minimum width of eighteen (18') feet for two-way traffic.

(Prior code § 10-2.2609)

10.08.3530 Required improvements and maintenance of parking areas.

- (a) It shall be unlawful to park on any unpaved surface. Every parking area used or intended to be used as a public or private parking area shall be paved with a surfacing material in compliance with City of Tracy Standards.
- (b) Every lot shall be graded and drained so as to dispose of all surface water created by such parking area. A grading permit is required before such work commences.
- (c) Any parking area required to provide five (5) or more parking spaces shall be appropriately marked indicating the parking spaces. Striping of parking spaces, aisles, or driveways, and the placement of directional signs shall be provided according to the City of Tracy Standards.
- (d) Each space within parking areas on sites with more than four (4) dwelling units, and only those parking spaces adjacent to pedestrian walkways and landscape areas on commercial and industrial sites, shall be designed to include a raised concrete wheel stop constructed and installed to the satisfaction of the Director of Public Works.
- (e) Within parking areas on commercial and industrial sites, in place of the wheel stops required in subsection (d) above, landscape areas and pedestrian walkways may be extended not more than two (2') feet into required parking spaces, to include a six (6') inch concrete curb. In such cases, no credit toward parking lot landscape requirements shall be given for the resulting additional landscaping.

- (f) A parking facility with five (5) or more spaces serving commercial or industrial uses shall provide security lighting as approved by the Community Development Director and/or design review board, in accordance with City Standards.
- (g) A parking area serving multiple-family residential units shall be illuminated during hours of darkness in accordance with City Standards.
- (h) Parking area lighting shall be directed down onto the parking surface and away from adjacent property and structures.

(Prior code § 10-2.2610; Ord. No. 1238, § 2, 8-15-2017)

10.08.3540 Circulation.

The internal circulation of a parking area containing five (5) or more spaces shall be designed so that maneuvering can be accomplished outside any public right-of-way. Maneuvering shall be in a forward motion except to leave a parking space.

(Prior code § 10-2.2611)

10.08.3550 Pedestrian access in parking lot.

For parking lots having thirty (30) or more spaces, access aisles shall be designed and oriented to allow the pedestrians to walk directly toward, rather than parallel to, building entrances. At pedestrian crossings from the lot to the building frontages, a crosswalk shall be provided indicated by a change in surface material or color.

(Prior code § 10-2.2612)

10.08.3560 Landscaping requirements for parking areas.

The following landscaping improvements shall be required for parking areas:

- (a) Landscaping shall be installed at the following rate:

Number of Required Auto Spaces	Percent of Parking Area in Landscaping
1 through 15	5%
16 through 30	10%
31 through 60	15%
Over 60	20%

- (b) A portion of the required landscaping shall be integrated with the building frontage.
- (c) Landscaping shall consist of plant materials and shall include a combination of trees, shrubs, and ground cover. At planting, landscaping shall be of the size

established in the Citywide Design Goals and Standards and applicable specific plan.

- (d) Trees shall be of a type approved by the Director of Development Services and shall be provided as follows:
 - (1) Trees planted at a minimum rate of one tree per each five (5) required auto parking spaces.
 - (2) Canopy trees shall be evenly distributed throughout the parking area so that a minimum of forty (40%) percent of the parking area is shaded at tree maturity. Canopy trees shall be the type that normally achieves a minimum canopy diameter of twenty-five (25') feet.
 - (3) Where photovoltaic array carports are located in the parking area, the portions of the parking area that are directly beneath the footprint of the photovoltaic array carports are exempt from the requirements of subsection (d)(2) of this section.
- (e) Trees shall be planted according to the City of Tracy Standard Specifications for street trees.
- (f) There shall be a minimum ten (10) foot wide (inside dimension) landscaped strip along property lines adjacent to public rights-of-way and private streets. The landscaped strip shall be continuous except at required access to the site or parking area.
- (g) The requirement for parking lot landscaping for industrial development, as indicated in this section, may be decreased by a maximum of fifty (50%) percent provided a corresponding minimum increase in perimeter landscaping of fifty (50%) percent is provided.
- (h) Screening of the parking area from public rights-of-way shall be provided at a minimum height of two and one-half (2½') feet and a maximum height of three (3') feet measuring from the top of the parking area pavement.
- (i) When abutting residential property, screening of the parking area shall be provided at a minimum height of six (6') feet measured from the top of the parking area pavement, and in the area of the required front setback for residential property, the maximum height of screening and landscaping shall be three (3') feet measured from the side which has the highest elevation at the base of the screening.

Screening between residential property and non-residential parking lots shall consist of a solid masonry wall designed and installed in accordance with City Standard Specifications. The appearance of said wall shall be to the satisfaction of the Community Development Director.

- (j) Screening from public rights-of-way may consist of one or a combination of the following:
 - (1) Berms landscaped with ground cover, trees, and shrubs;

- (2) Solid, low profile, decorative masonry walls;
- (3) Evergreen shrubbery which, when solely used as screening, shall be continuously maintained to provide solid screening.
- (k) Trash receptacles/enclosures and loading areas shall be screened on all sides with a gate provided for access, and shall be landscaped.
- (l) All landscaping shall be protected with a six (6') inch raised concrete curb.
- (m) Landscaped areas and planters shall be serviced by a permanent automatic irrigation system approved by the Community Development Director and/or the design review board.
- (n) All parking areas, landscaping and screening shall be continuously maintained by the property owner. Landscaping and screening shall be free of weeds, debris, litter, and dead plants. Any dead plant material shall be replaced with similar type of living plant material.
- (o) Parking area and perimeter landscaping shall be installed or secured as required by this article prior to any authorization to occupy any building(s) served by required parking areas.
- (p) Landscaping shall be designed to obscure views of loading and other service areas, including trash storage areas, from rights of way and adjoining property containing such loading facilities.

(Prior code § 10-2.2613)

(Ord. No. 1273, § 1, 11-5-2019)

10.08.3570 Loading space.

- (a) Loading space shall be provided and maintained for all commercial and industrial uses which involve the distribution or delivery of goods by commercial vehicles. Business and professional office uses and business consumer services shall be exempt from these requirements.
 - (1) An occupancy of 5,000 or less square feet of gross floor area shall have a loading space with minimum dimensions of ten (10') feet width, twenty (20') feet length, and a vertical clearance of fourteen (14') feet.
 - (2) An occupancy of more than 5,000 square feet of gross floor area shall have a loading space with the minimum dimensions of twelve (12') feet in width, twenty-five (25') feet in length, and vertical clearance of fourteen (14') feet. Said space shall be screened on three (3) sides by a minimum eight (8') foot high solid masonry wall.
- (b) No loading space shall be located within twenty-five (25') feet of residential property.

- (c) Lighting shall be provided to direct illumination down onto the loading space and shall be shielded from adjacent property.
- (d) The loading space shall be designed so that ingress from and egress to a public right-of-way, private street or an alley, must be accomplished by forward motion only. All maneuvering necessary to enter and exit the loading space shall not occur on or encroach into any public right-of-way or parking area.
- (e) No repair or servicing of vehicles shall be conducted in a loading space.

(Prior code § 10-2.2614)

Chapter 10.10, Article 14 - Affordable Housing Water and Wastewater Service

10.10.230 Purpose.

The purpose of this section is to provide a policy to grant priority water and wastewater services to housing with affordable housing units (SB 1087). The City of Tracy's Public Works Department is the provider of water, wastewater, and sanitation services within city limits.

10.10.235 General Provisions and Guidelines

- a) The City shall prioritize water and wastewater services to projects that include 20 percent of the units as affordable housing to lower income households.
- b) The City shall coordinate with water and wastewater services in order to identify needed extensions and services to facilitate the development of Regional Housing Needs Assessment opportunity sites identified in the 2023 – 2031 Housing Element.
- c) The City shall collect water and wastewater fees from new residential developments.
- d) The City shall carry out the projects outlined in the City of Tracy Water System Master Plan and City of Tracy Wastewater System Master Plan.
- e) The City shall coordinate the annual Capital Improvement Program (CIP) to identify needed infrastructure to the Regional Housing Needs Assessment opportunity sites identified in the 2023 – 2031 Housing Element.
- f) The City shall annually conduct outreach and education on water conservation and efficiency measures through various media campaigns.