

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy Growth Management Board (GMB)** is hereby called for:

Date/Time: **Friday, April 30, 2021, 2:00 p.m.**
(or as soon thereafter as possible)

Location: City Hall
333 Civic Center Plaza, Tracy, CA

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the GMB on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

**THIS SPECIAL MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF
THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN
REQUIREMENTS OF THE RALPH M. BROWN ACT**

**RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE
APRIL 30, 2021 GMB MEETING**

Remote Access to City of Tracy Growth Management Board Meeting:

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Growth Management Board meeting on Friday, April 30, 2021.

Remote Public Comment:

All interested persons are invited to participate by calling the teleconference line at (209) 425-4338 Conference ID: 356 730 535# to submit statements orally during the meeting; or in writing before the meeting by sending written statements to Victoria.Lombardo@cityoftracy.org.

1. CALL TO ORDER
2. ROLL CALL
3. ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Board Member to sponsor the item for discussion at a future meeting.*
4. OLD BUSINESS – None.
5. NEW BUSINESS
 - A. GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION OF REVERTED RESIDENTIAL GROWTH ALLOTMENTS FOR USE THROUGH SEPTEMBER 30, 2021.
6. ITEMS FROM THE AUDIENCE
7. ADJOURNMENT

Posting Date: April 14, 2021

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy Growth Management Board regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Drive, Tracy, during normal business hours.

AGENDA ITEM 5-A

REQUEST

GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION OF REVERTED RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN 2021

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine the allocation of Reverted Residential Growth Allotments (RGAs) for use in the remainder of 2021.

GMO Guidelines Section D.3.(b) states that “no later than March 31st the GMB shall verify that a Final Map and improvement plans have been submitted and/or approved for the number of lots for which RGAs were awarded. Any RGAs for the number of lots that do not have submitted or approved Final Maps or improvement plans as of March 31st shall automatically revert back to the City and shall be available for the GMB to allocate to projects with complete applications in accordance with the criteria in Section F.”

The City sent a notice via email to representatives of all eligible projects on March 24, 2021 that reverted RGAs may be available for use after March 31, 2021, listing the application requirements and deadlines. The City received one application.

2021 “Reverted” RGAs

The GMB allocated 750 RGAs to five projects for use in 2021. The Byron Apartments project which was allocated 60 RGAs for use in 2021 did not submit improvement plans by the March 31 deadline, and therefore those 60 RGAs automatically reverted back to the City and can be allocated to any qualified applicants.

The City received one application for reverted RGAs from Tracy Hills (RGA21-0001), requesting all available RGAs.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 60 reverted RGAs to the Tracy Hills project, Application Number RGA21-0001. These RGAs would need to be utilized for the issuance of building permits by September 30, 2021.

ATTACHMENT

Attachment A - Resolution

Prepared by Victoria Lombardo, Senior Planner

Approved by Bill Dean, Assistant Development Services Director

RESOLUTION 2021-_____

RESOLUTION OF THE CITY OF TRACY GROWTH MANAGEMENT BOARD REGARDING THE ALLOCATION OF REVERTED RESIDENTIAL GROWTH ALLOTMENTS IN APRIL 2021

WHEREAS, The City of Tracy’s (“City”) Growth Management Board (“Board”) was established to manage and enforce the requirements of Chapter 10.12 of the Tracy Municipal Code which is known as the Growth Management Ordinance (“GMO”) and the GMO Guidelines, last revised via Resolution No. 2014-214, and

WHEREAS, On November 1, 2018, the Board adopted a resolution outlining the process for allocating unused or unperfected Residential Growth Allotments (“RGAs”) (i.e. no building permit was issued for these RGAs by September 30th) that reverted to the City in accordance with subsection (c) of Section D. 3 of the GMO Guidelines, and

WHEREAS, The Board held a public hearing on April 30, 2021 to consider allocating reverted RGAs in accordance with that process, and

WHEREAS, These reverted RGAs must be used to obtain a building permit from the City by September 30, 2021, and

NOW, THEREFORE, BE IT RESOLVED, that the City of Tracy’s Growth Management Board hereby declares and determines that the 2021 reverted RGAs shall be allocated as follows:

Project	RGAs
Tracy Hills	60

* * * * *

The foregoing Resolution 2021-_____ was adopted by the Tracy Growth Management Board on the 30th day of April, 2021 by the following vote:

- AYES: BOARD MEMBERS:
- NOES: BOARD MEMBERS:
- ABSENT: BOARD MEMBERS:
- ABSTAIN: BOARD MEMBERS:

BOARD CHAIR

ATTEST:

BOARD SECRETARY