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, March 29, 2013, 10:00 a.m.**
                        (or as soon thereafter as possible)

 Location: **City Hall, Conference Room 120**
                        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.

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 RESIDENTIAL GROWTH ALLOTMENTS.

6.   Items From The Audience

7.   Adjournment

Posting Date: March 21, 2013

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.

March 29, 2013

AGENDA ITEM NO. 5-A

REQUEST

GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN CALENDAR YEAR 2013

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine if the applicant qualifies for allocation of new Residential Growth Allotments (RGAs) and possible allocation of RGAs.

On October 16, 2012, the City Council adopted revisions to the Growth Management Ordinance (GMO) Guidelines. Included in these revisions is a provision that applications for RGAs can be filed at any time in calendar years 2013 and 2014, and that the Growth Management Board (GMB) will meet as needed in response to any applications received. Three applications have been submitted for RGAs thus far in 2013, but only one can be considered at this time, because the other two are ineligible because they are not yet approved (per Section C.2 of the GMO Guidelines, Application and Eligibility Requirements). Both of these projects are actively working toward project approvals, but will not be eligible to receive an allocation of RGAs until their projects are approved. The project qualified to receive an allocation of RGAs is summarized below.

Priority Area Project

The City received one application for RGAs within the Priortiy Area that is eligible to receive RGAs.

RGA13-0001 – Sierra Hills Development, LLC – Tracy Sierra Apartments – 300 RGAs

The project is located at the northeast corner of Pavilion Parkway and Power Road, and will be constructed with 300 apartment units within seven buildings, a pool and clubhouse, and various parking and landscape improvements (Attachment A).

The City Council approved the apartment project on February 19, 2013 and Sierra Hills Development submitted an application for RGAs on March 1, 2013.

Staff recommends that the Growth Management Board allocate 300 RGAs to the Tracy Sierra Apartments project, in compliance with the GMO Guidelines.

RECOMMENDATION

1. Staff recommends that the Growth Management Board allocate 300 RGAs to the Tracy Sierra Apartments project, in compliance with the GMO Guidelines.

Written by: Victoria Lombardo, Senior Planner
Approved by: Bill Dean, Assistant DS Director