

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: **Tuesday, February 4, 2014**
2:00 p.m. (or as soon thereafter as possible)

Location: **City Hall, Conference Room 109**
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: January 30, 2014

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 NUMBER 5-A

REQUEST

GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN CALENDAR YEAR 2014

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine if the applicants qualify for allocation of 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. Four applications that fall under the guidelines adopted in 2012 have been submitted for RGAs thus far in 2014. An additional application, for a project that is vested to the 2005 GMO Guidelines was also submitted for review. The projects qualified to receive allocations of RGAs are summarized below.

Primary Growth Area Projects

RGA14-0001 – Standard Pacific Homes – Muirfield 7– 33 RGAs

The project is located on the north side of Starflower Drive, east of Corral Hollow Road, and will be constructed with 69 single-family homes (Attachment A). The Planning Commission approved the tentative subdivision map in two phases on April 10, 2013 (8 lots) and on May 22, 2013 (61 lots). On April 30, 2013, the 8-unit portion of the project received an allocation of 8 RGAs, and on May 30th, 2013 the 61-unit portion was allocated 61 RGAs. Since that time, 36 building permits have been issued within the 69-lot project area. This resulted in the expiration of 33 RGAs that were not used for the issuance of building permits in 2013. Standard Pacific Homes is now requesting those 33 RGAs for use in 2014. They are currently waiting for RGAs to begin construction on their next release of homes.

RGA 13-0004 – Legacy Homes, Aspire Apartments – 301 RGAs

On February 19, 2013, a 300-unit apartment project was approved at the northeast corner of Pavilion Parkway and Power Road (Attachment B). On March 29, 2013, the project proponent received an allocation of 300 RGAs for use in 2013. Shortly after the RGA allocation was made, the project site was sold to Legacy Homes, who amended the project to revise the site plan and architecture (approved by City Council in October 2013), and resulted in a 301-unit apartment project. On November 12, 2013 Legacy Homes submitted their RGA application with a note on the application form relinquishing the 300 RGAs that had been allocated to the project earlier that year, as they were not prepared to begin construction in 2013. Their construction drawings are currently under staff review and they plan to construct the project this year.

RGA13-0003 – Manuel and Maria Trigo – 18 RGAs

This project is located on West Clover Road (258 West Clover through 274 West Clover – Attachment C) and consists of 18 multi-family dwelling units, three duplexes and four triplexes. The project obtained Development Review Approval on August 5, 2013 and wishes to begin construction this year.

“Other Projects”

RGA14-0002 – Britt Evans and Jerry Finch – Kagehiro Phase 3 – 50 RGAs

On August 20, 2013, and Vesting Tentative Subdivision Map was approved for the 252-unit Kagehiro Phase 3 project, located at the southeast corner of Kagehiro Drive and Corral Hollow Road (Attachment D). The GMO Guidelines, as amended on October 16, 2012, categorize this project as “Other Projects” and notes that the project is entitled to receive 50 RGAs in a year where 750 are available, as is the case in 2014. The developer has requested 50 RGAs for use in 2014.

Project vested into 2005 GMO and Guidelines

RGA 13-0005 – Tri Pointe Homes -Tiburon Village – 93 RGAs

This project received approval of a Vesting Tentative Subdivision Map on March 6, 2007. Due to changes in the housing market, the project was inactive until 2012, when ownership changed. On August 20, 2013, a revision to the previously approved Vesting Tentative Subdivision Map was approved which resulted in a 105-unit traditional single-family unit project, located on the west side Of Mac Arthur Drive, north of Valpico Road (Attachment E). Because the original vested approval had not yet expired and was simply amended, the project retained its rights to be vested into the 2005 version of the GMO and GMO Guidelines. These guidelines allow for RGAs to be allocated to this infill project for a period of two years from the allocation date. The developer intends to begin construction in 2014 of the first 93 units, as the remaining 12 units will be in a temporary storm drain retention basin, and will be constructed at a later time.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 33 RGAs to the Muirfield 7 project, 301 RGAs to the Aspire Apartments project, 18 RGAs to the Trigo Multi-Family project, and 50 RGAs to the Kagehiro Phase 3 project, in compliance with the 2012 GMO Guidelines. Staff further recommends that the Growth Management Board allocate 93 RGAs to the Tiburon Village project in compliance with the 2005 GMO Guidelines.

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

Attachment A-Muirfield 7 Location Map
Attachment B-Aspire Apartments Location Map
Attachment C-Trigo Multi-Family Location Map
Attachment D-Kagehiro Phase 3 Location Map
Attachment E-Tiburon Village Location Map

Location Map

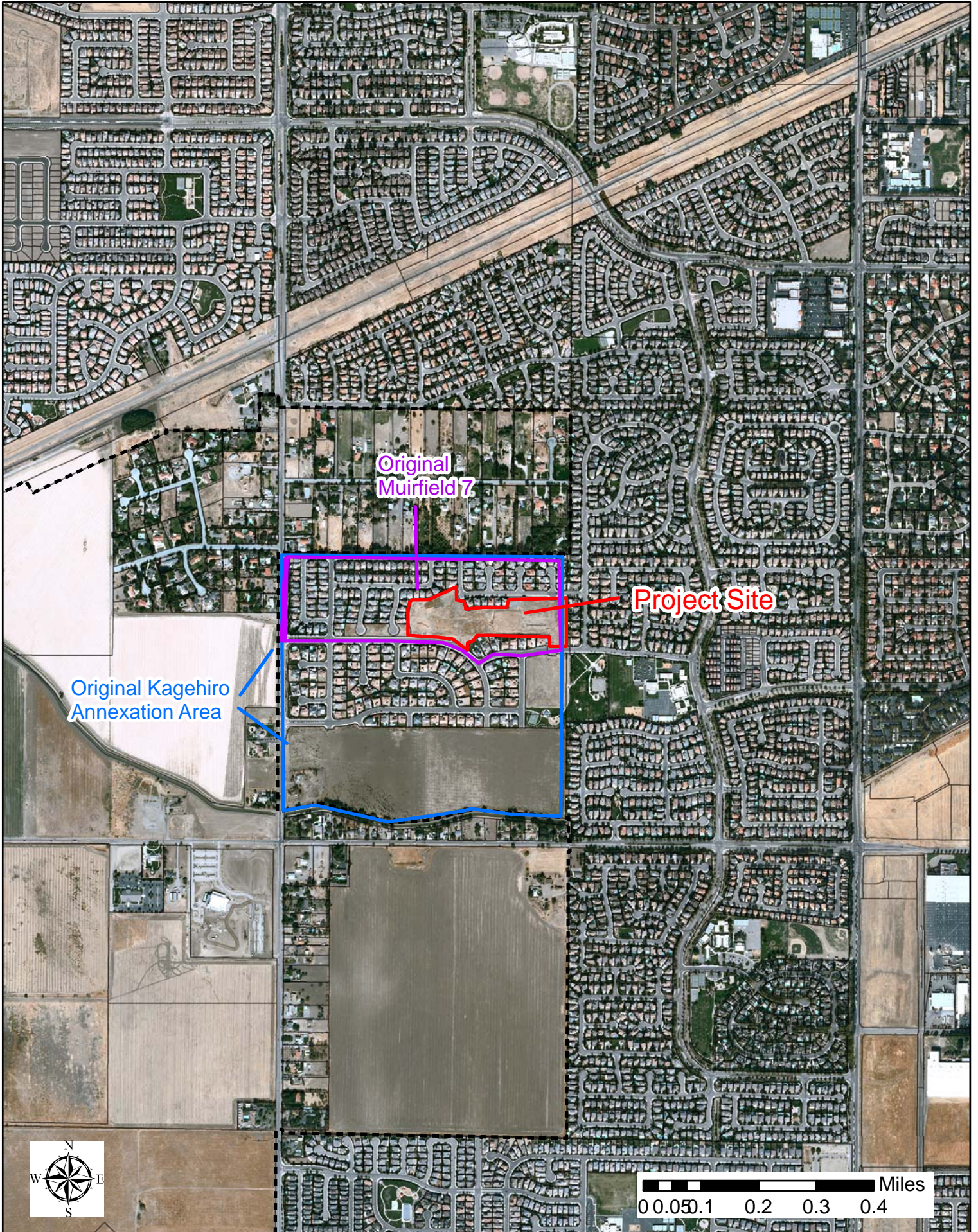




Plate
1

**SITE VICINITY MAP
ENVIRONMENTAL SITE ASSESSMENT
PAVILION PARKWAY
APN'S 212-280-02 AND 212-280-15
TRACY, CALIFORNIA**

Project Number: 129562.1
Graphic Date: 9/27/12
Graphic By: G. GOMEZ
Checked By: J.Z.
File Name: STO12D106.frh11

KLEINFELDER

www.kleinfelder.com

APPROXIMATE SCALE IN FEET:
1" = 1500'

0 1500



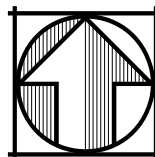
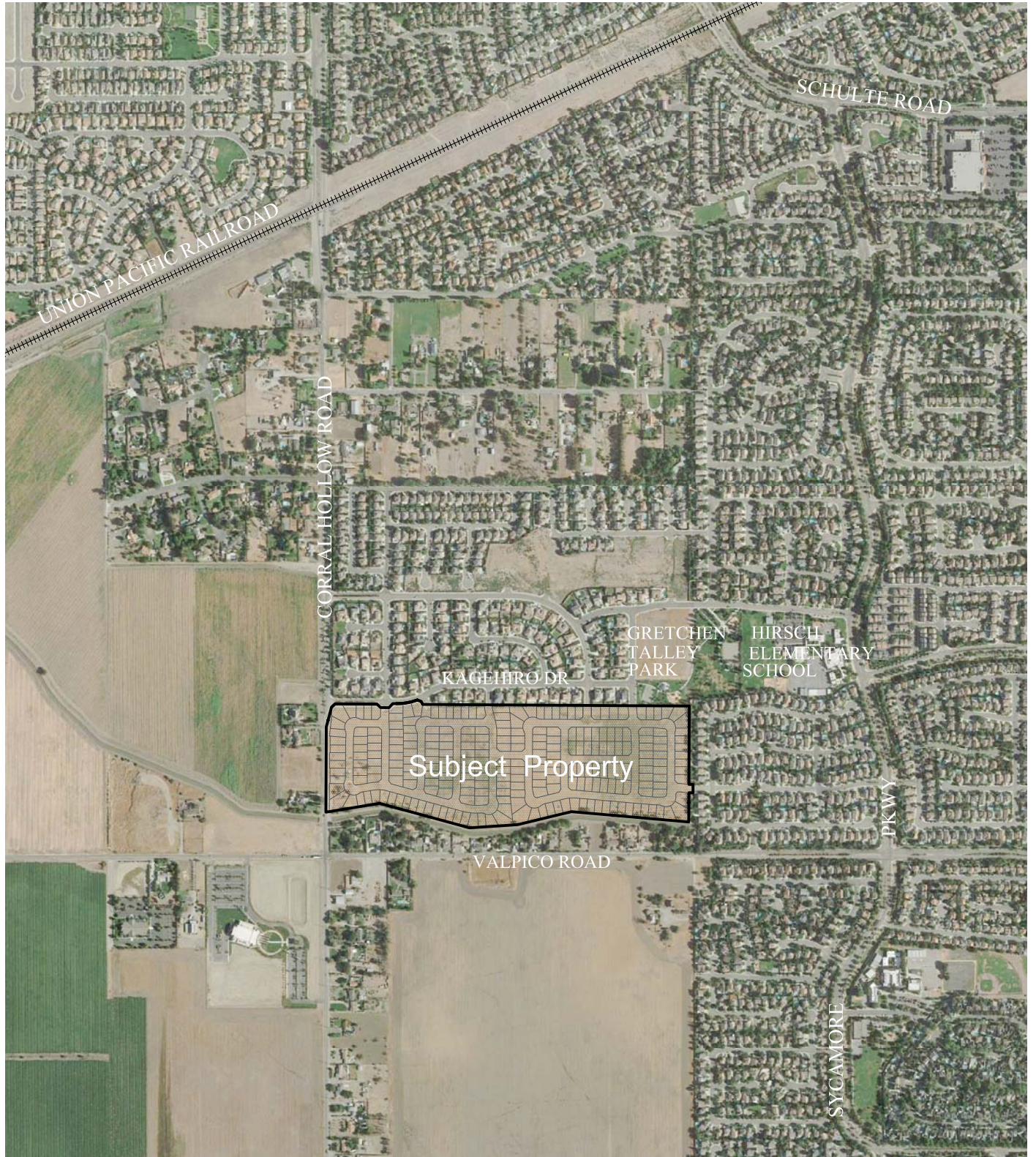
RECEIVED
MAR 04 2013
CITY OF TRACY
D.E.S.

SUBJECT PROPERTY



LOCATION MAP
KAGEHIRO PHASE 3
CITY OF TRACY, CALIFORNIA
JULY 17, 2013

ATTACHMENT D



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575



Project Site

Valpico Road

Mac Arthur Drive