

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, December 6, 2016, 2:00 p.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 2015-052 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: December 1, 2016

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 RESIDENTIAL GROWTH ALLOTMENTS

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. All five of the applications submitted in this allocation cycle fall under the guidelines adopted in 2012. The projects are all qualified to receive allocations of RGAs and are summarized below.

Tracy Hills and Ellis Specific Plan Projects

RGA16-0004 – Tracy Phase 1, LLC – Tracy Hills Phase 1 – 406 RGAs requested and 406 RGAs recommended

The Tracy Hills Vesting Tentative Subdivision Map was approved on April 5, 2016, and has 1,160 lots. The project is located at Corral Hollow Road and I-580. Based on the 2012 GMO Guidelines, the project is eligible to receive up to 406 RGAs for use in 2017. These 406 RGAs would be used for the issuance of building permits between January 1, 2017 and December 31, 2017.

RGA16-0006 – Surland Communities, LLC – Ellis Village Neighborhood – 225 RGAs requested and 194 RGAs recommended

The Ellis Tentative Subdivision Map was approved on July 23, 2014, and has 296 lots. The project is located at the northwest corner of Corral Hollow and Linne Road. Based on the 2012 GMO Guidelines, the project is eligible to receive up to 194 RGAs for use in 2017, and they have applied for 225. The project received an allocation of 175 RGAs for use in 2016, and to date have been issued only 82 building permits. Staff is recommending that the project receive 194 RGAs established in the GMO Guidelines, rather than the full 225 requested. Surland allowed all 100 of their RGAs to expire in 2015, and will likely not utilize their remaining 80 RGAs allocated for 2016. The recommended 194 RGAs would be used for the issuance of building permits between January 1, 2017 and December 31, 2017.

Priority Area Projects

RGA16-0002 – Tracy 300, LP – Aspire II – 47 RGAs requested and recommended

This project is an extension of the Aspire Apartment project that is currently partially constructed and partially occupied. The approval of the additional 47 units was approved on March 15, 2016. The project is located on Pavilion Parkway, adjacent to the first phase of the Aspire Apartments. These 47 RGAs would be used for the issuance of building permits between January 1, 2017 and December 31, 2017

RGA16-0005 – TVC Tracy Holdco, LLC – Barcelona Infill – 51 RGAs requested and recommended

This project received approval of a Vesting Tentative Subdivision Map in 2014 and has 51 lots. The project received a three-year extension of their map (to October 21, 2019) in September of 2016. The project is located at the northwest corner of Tennis Lane and Barcelona Drive and is comprised of traditional single-family homes. The project was allocated 51 RGAs for use in 2016, but building permits were not issued. A new potential builder has met with City staff and intends to begin construction early next year. These 51 RGAs would be used for the issuance of building permits between January 1, 2017 and December 31, 2017.

Secondary Residential Growth Areas

The following project is located within the secondary Residential Growth Area, per the GMO Guidelines, and is eligible for RGAs after awards have been made to projects within the other categories listed above.

RGA16-0003 – Bates-Stringer Tracy II LLC – Rockinghorse – 61 RGAs requested and 32 recommended

This project received approval of their Vesting Tentative Subdivision Map on April 5, 2016, and the project consists of 266 single-family homes. The project is located on the east side of Lammers Road, just north of Redbridge. The applicant has requested 61 RGAs, for their first phase of construction, but due to the lack of RGAs, only 32 are available pursuant to the Ordinance and recommended to the project. These RGAs would be used for the issuance of building permits between January 1, 2017 and December 31, 2017.

Additional Information

As discussed above, all of the applications considered on this agenda fall within the guidelines of the 2012 GMO Guidelines and the 2014 GMO. While 750 RGAs are available in 2017 for allocation to various projects, staff is recommending allocation of only 730 RGAs at this time. This is due to the fact that in November, an application was submitted for RGAs for the Brookview project, which, due to the timing of approval of its Vesting Tentative Subdivision Map, is governed by the regulations of the 2005 GMO and GMO Guidelines. In that version of the Guidelines, RGA application deadlines are the first Fridays of January and July, with allocations to occur shortly thereafter. Because this application for 20 RGAs was received prior to the application deadline of January 2017, we must hold those RGAs for allocation after that January deadline and allocate those RGAs at a later date.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 406 RGAs to the Tracy Hills project, 194 RGAs to the Ellis project, 47 RGAs to the Aspire II project, 51 RGAs to the Barcelona Infill project, and 32 RGAs to the Rockinghorse project in compliance with the 2012 GMO Guidelines.

Prepared by Victoria Lombardo, Senior Planner

Approved by Bill Dean, Assistant Development Services Director

ATTACHMENT

A: RGA Recommendations for December 2016

DECEMBER 2016 RESIDENTIAL GROWTH ALLOTMENT RECOMMENDATIONS

Application Number	Applicant	Project Name	Existing RGAs	Requested RGAs	Recommended RGAs	Project Description	Location
<u>Tracy Hills and Ellis Specific Plan Projects</u>							
RGA16-0004	Tracy Phase 1, LLC	Tracy Hills	0	406	406	1,160-lot single-family subdivision	Corral Hollow and I-580
RGA16-0006	Surland	Ellis	175	225	194	296-lot single-family subdivision	Northwest corner for Corral Hollow and Linne
<u>Primary Growth Areas</u>							
RGA16-0005	TVC Tracy Holdco, LLC	Barcelona Infill	51	51	51	51-lot single-family subdivision	NWC Tennis Lane and Barcelona Drive
RGA16-0002	Tracy 300, LP	Aspire II	0	47	47	47-unit apartment complex	Pavilion Parkway
<u>Secondary Growth Area</u>							
RGA16-0003	Bates Stringer Tracy II LLC	Rockinghorse	0	61	32	226-lot single-family subdivision	East side of Lammers Road, north of Redbridge
RGAs Requested for December 2016				790	730		