

# 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, January 31, 2017, 2:30 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 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 AND RESIDENTIAL GROWTH ALLOTMENT EXTENSION.
6. Items From The Audience
7. Adjournment

**Posting Date: January 26, 2017**

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 NO. 5-A

REQUEST

**GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION AND EXTENSION 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, as well as extension of RGAs.

On October 16, 2012, the City Council adopted revisions to the Growth Management Ordinance (GMO) Guidelines. In August of 2015, the GMO itself was amended to allow for the City to reach compliance with the State's Regional Housing Need Allocation, as required. Although the dates listed above include the most recent revisions to the GMO and GMO Guidelines, there are several projects that were vested into previous versions of the GMO and Guidelines. Both applications to be considered at this time are for the Brookview project, which falls under the guidelines of the 2005 version of the GMO Guidelines. The project and its applications are summarized below.

**RGA16-0008 – Brookview Properties, LLC – Brookview – Extension of 20 RGAs**

This project received approval of a Vesting Tentative Subdivision Map in 2006, and was later amended in 2010. Because the Vesting map was approved in 2006, 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 projects for a period of two years from the allocation date. These RGAs can also be extended for a period of up to two years, according to the 2005 GMO Guidelines. This project was allocated 20 RGAs on December 29, 2014. Prior to the expiration of those RGAs, the applicant applied for those RGAs to be extended for two years. The developer has indicated that they would like to begin construction of the project this year.

**RGA16-000 – Brookview Properties, LLC – Brookview – 20 RGAs**

The same project and developer as discussed above is also applying for 20 new RGAs, so that they may begin construction this year, these RGAs, combined with the 20 requested to be extended, would allow them to obtain 40 building permits, or build half of the 80-unit project. Because the project is vested into the regulations of the 2005 GMO Guidelines, these RGAs would be valid for a period of two years from the date of allocation.

RECOMMENDATION

Staff recommends that the Growth Management Board extend 20 RGAs for the Brookview project for two years (until December 29, 2018) and allocated 20 new RGAs to the Brookview project in compliance with the 2005 GMO Guidelines.