

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, December 15, 2017, 1:30 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: December 14, 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 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. Five of the applications submitted in this allocation cycle fall under the GMO Guidelines adopted in 2012; one (Brookview project) falls under the GMO Guidelines adopted in 2005. All of the projects are all qualified to receive allocations of RGAs; each application is summarized below.

Project(s) subject to the 2005 GMO Guidelines

RGA17-0004 – Brookview Properties, LLC – Brookview – 31 RGAs requested and recommended

The Brookview 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. This version of the GMO Guidelines allows for RGAs to be allocated to projects for a period of two years from the allocation date. This project is located at Brookview and Regis, and is comprised of 80 single-family units. The project has previously been allocated 49 RGAs, and began construction in 2017, having been issued 29 permits thus far. The requested 31 RGAs could be used for the issuance of permits for a period of two years from December 15, 2017, through December 15, 2019. Such an allocation of 31 RGAs would complete the project provided building permits are pulled by the developer.

Project(s) subject to the 2012 GMO Guidelines

“Primary Growth Areas” Projects (GMO Guidelines Section F2)

RGA17-0006 – Taylor Morrison of CA, LLC – Barcelona Infill – 27 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 2017, and 26 building permits were issued. These 27 RGAs would complete the subdivision

and be used for the issuance of building permits between January 1, 2018 and December 31, 2018.

RGA17-0005 – LTMT Tracy, LLC – Harvest in Tracy – 304 RGAs requested and 165 recommended

This project was approved with 304 condominium units (though anticipated to be leased as apartments) in 2017, and currently has construction drawings in plan review for building permits. The project is located on the north side of Henley Parkway, north of Lowell Avenue. With the intent to construct the entire project at once, the developer has applied for all 304 RGAs, but with the demand in this allocation cycle, not all 304 are available after the prioritization of RGAs through the regulations within the GMO Guidelines, therefore, 165 RGAs (all remaining that are available) are recommended. The project may elect to pull additional building permits in 2018 through the RHNA provision per the GMO. These 165 RGAs would be used for the issuance of building permits between January 1, 2018 and December 31, 2018.

Tracy Hills and Ellis Specific Plan Projects (GMO Guidelines Sections F3 and F4)

RGA17-0003 – Tracy Phase 1, LLC – Tracy Hills Phase 1 – 250 RGAs requested and 250 RGAs recommended

The Tracy Hills Vesting Tentative Subdivision Map was approved on April 5, 2016, and has 1,160 lots. Grading of the project site has recently commenced. 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 2018. The requested and recommended 250 RGAs would be used for the issuance of building permits between January 1, 2018 and December 31, 2018.

RGA17-0002 – Surland Communities, LLC – Ellis Village Neighborhood – 350 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 Roads. 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 350. The project received an allocation of 194 RGAs for use in 2016, and to date have been issued only 72 building permits. Staff is recommending that the project receive 194 RGAs established in the GMO Guidelines, rather than the 350 requested. Surland allowed more than half of their RGAs to expire in both 2016 and 2017, having been issued fewer than 100 permits each of those years, and it is unlikely that they would be able to receive such an increased number of permits in 2018 as requested. The recommended 194 RGAs would be used for the issuance of building permits between January 1, 2018 and December 31, 2018.

“Other Projects” Category Projects (GMO Guidelines Section F5)

RGA17-0001 – Cal Atlantic Homes – Kagehiro Phase III/Primrose – 83 RGAs requested and recommended

This project received approval of a 252-lot Tentative Subdivision Map in 2013. The product type is single-family homes, and the project is located at the southeast former of Corral Hollow Road and Kagehiro Drive. The project began construction in 2015 and has been steadily pulling permits since that time (28 building permits in 2015 and 54 building permits in 2016). Pursuant to the regulations within the GMO Guidelines, the project is eligible to receive up to 50 RGAs through the “Other Projects” category, and may receive other RGAs that are available in any calendar year if the supply allows. These 83 RGAs would be used for the issuance of building permits between January 1, 2018 and December 31, 2018.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 31 RGAs to the Brookview project in compliance with the 2005 GMO Guidelines. Staff further recommends that the Growth Management Board allocate 27 RGAs to the Barcelona Infill project, 165 RGAs to the Harvest in Tracy project, 250 RGAs to the Tracy Hills project, 194 RGAs to the Ellis project, 83 RGAs to the Kagehiro Phase III/Primrose project, in compliance with the 2012 GMO Guidelines.

ATTACHMENT

- Recommendations for 2018 RGA Allocations

Prepared by Victoria Lombardo, Senior Planner
Approved by Bill Dean, Assistant Development Services Director

DECEMBER 2017 GMRB RESIDENTIAL GROWTH ALLOTMENT ALLOCATIONS FOR 2018

Application Number	Applicant	Project Name	Existing 2017 RGAs	BPs Issued in 2017	Requested RGAs	Recommended RGAs	Project Description	Location
<u>Tracy Hills and Ellis Specific Plan Projects</u>								
RGA17-0003	Tracy Phase 1, LLC	Tracy Hills	406	0	250	250	1,160-lot single-family subdivision	Corral Hollow and I-580
RGA17-0002	Surland	Ellis*	194	72	350	194	296-lot single-family subdivision	Northwest corner for Corral Hollow and Linne
<u>Other Projects</u>								
RGA17-0001	CalAtlantic Homes	Kagehiro III-Primrose	0	33	83	83	225-lot single-family subdivision	
<u>Primary Growth Areas</u>								
RGA17-0006	Taylor Morrison of CA, LLC	Barcelona Infill	51	26	27	27	51-lot single-family subdivision	NWC Tennis Lane and Barcelona Drive
RGA17-0005	LTMT Tracy, LLC	Harvest in Tracy	0	N/A	304	165	304-unit condominium project	Henley Parkway
<u>2005 GMO</u>								
RGA17-0004	Brookview Properties, LLC	Brookview	49	29	31	31	80-unit single-family subdivision	Brookview Drive at Regis
Totals					1045	750		

* Limited to 225 RGAs per Development Agreement Ordinance 1194, 5/20/14