

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: **Monday, January 22, 2018, 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 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 18, 2018

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.

RGA17-0007 – Dale Cose – Pebblebrooke (Glenbriar) – 5 RGAs requested and recommended

This project received approval of a Vesting Tentative Subdivision Map in 1996. With the timing of the approval of the vesting map, this project is vested into the regulations of the 1994 GMO and GMO Guidelines. The 1994 Guidelines have application periods in January and July of each year, and any RGAs allocated do not expire.

The 8 remaining lots within Pebblebrooke are located at the northwest corner of Glenbriar Circle and Pebblebrooke Court. The lots were previously used as a stormwater basin that is no longer necessary as more permanent storm drain systems are now in place and the lots can be developed. Although 8 lots remain to be developed, three of those lots were already allocated RGAs in 1999, leaving five lots in need of RGAs to complete development of the project site.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 5 RGAs to the Pebblebrooke project in compliance with the 1994 GMO Guidelines.

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