

# 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:** **Wednesday, June 13, 2018, 10:00 a.m.**  
(or as soon thereafter as possible)

**Location:** **City Hall, Conference Room 129**  
**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 ALLOTMENT EXTENSION.
6. Items From The Audience
7. Adjournment

**Posting Date: June 7, 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 AND EXTENSION OF RESIDENTIAL GROWTH ALLOTMENT**

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine if the applicant qualifies for an extension of one RGA.

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. The application to be considered at this time is for the Southgate project, which falls under the guidelines of the 2005 version of the GMO and GMO Guidelines. The project and application are summarized below.

**RGA18-0001 – Bright Development – Southgate – Extension of 1 RGA**

This project received approval of a Vesting Tentative Subdivision Map in 2006, and 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 40 RGAs on March 28, 2016. They were issued permits for 39 of those 40 RGAs, with one lot remaining, due to the need to complete a lot line adjustment prior to the issuance of the permit for lot number 17 of their subdivision map. Prior to the expiration of that RGA, the applicant requested that the RGA be extended for two years. Since that time the applicant has pursued the lot line adjustment as required, and it is expected to be completed and recorded soon. As soon as that is complete they intend to request the building permit to begin construction this year.

RECOMMENDATION

Staff recommends that the Growth Management Board extend 1 RGA for the Southgate project for two years (until March 28, 2020) in compliance with the 2005 GMO Guidelines.

Prepared by: Victoria Lombardo, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director



**SUBJECT  
PROPERTY**

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
07-08	JS		

CITY OF TRACY  
Assessor's Map Bk.240 Pg.67  
County of San Joaquin, Calif.

R. M. Bk. 40 Pg. 094

NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.

07-08