

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: **Thursday, October 11, 2018, 3:00 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 REVERTED RESIDENTIAL GROWTH ALLOTMENTS
6. Items From The Audience
7. Adjournment

Posting Date: October 9, 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 REVERTED RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN 2018

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine if the applicants qualify for allocation of Reverted Residential Growth Allotments (RGAs) and possible allocation of RGAs.

GMO Guidelines section D.3.(c) states that “RGAs must be used to obtain a building permit no later than September 30th of the year following the allocation in accordance with GMB action....In the event an RGA has not been used to obtain a building permit by September 30th, then such RGAs automatically revert back to the City and shall be available for the GMB to allocate to projects with complete applications in accordance with the criteria set forth in Section F. The GMB shall meet as needed to address such RGA allocations.”

The City sent a notice to representatives of all eligible projects on September 25, 2018 and published a notice in the Tracy Press regarding the availability of reverted RGAs. The City received three applications.

2018 “Reverted” RGAs

The GMB allocated 750 RGAs to six projects in December 2017 for use in 2018. A total of 171 of those RGAs were not perfected (i.e. no building permit was issued for these RGAs) by various projects and reverted back to the City (Attachment A).

The City received three applications for reverted RGAs from Brookview West, Tracy Hills, and Ellis.

Section F(6) of the GMO Guidelines provides that RGAs shall be made available on a proportionate basis in accordance with the priorities set forth in subsections F(1) through (5) when there are remaining RGAs. Based on this guideline and the submitted applications, the reverted RGAs are divided by percentage to the following areas:

Primary Growth Areas (Sec. F.2)-13.33% - In a year in which the GMO Board issues 750 RGAs, the Primary Growth Areas are eligible for 100 RGAs, or 13.33 percent of the total. 13.33 percent of the currently-available 171 reverted RGAs is 22.79, which is rounded up to 23 because the Board cannot allocate a partial RGA.

Ellis and Tracy Hills Specific Plan Projects (Sec. F4)-80% - In a year in which the Board issues 750 RGAs, the Tracy Hills and Ellis Specific Plan projects are eligible for 600 RGAs, or 80% of the total. Section F (4) further provides that

Tracy Hills is eligible for 67.67 percent of those RGAs, while Ellis is eligible for 32.33 percent. The remaining RGAs (148) per the Guidelines are divided 67.67 percent for Tracy Hills and 32.3 percent to Ellis. That calculates to 101 for Tracy Hills and 47 for Ellis.

Other Projects (Sec. F.5)-6.66% - In a year in which the Board issues 750 RGAs, the Other Projects are eligible for 6.66% of the total. However, this year, no property owners in the Other Projects category applied for reverted RGAs, so all remaining RGAs have been made available to the three existing applicants based on their respective proportions of eligibility and submitted applications.

RGA18-0010 – Brookview West – 23 reverted RGAs recommended

The Brookview West subdivision (23 units on South Tracy Boulevard) was approved in July of 2018. The project is located in the City's Primary Growth Area. The project was not eligible to apply for RGAs in the 2018 cycle last September, but since their Tentative Subdivision map was approved the Developer has actively pursued Improvement Plans, Grading Permits, and Building Permits. They have submitted an application for 23 RGAs so that they can complete their entire project this calendar year.

RGA18-0007 – Tracy Hills – 101 reverted RGAs recommended

Tracy Hills received 406 RGAs for 2018 and was issued 397 building permits. The nine unused RGAs reverted to the City. They submitted an application for "702 RGAs less the number of building permits issued as of 9/30/18", which calculate to 579 RGAs.

RGA18-0011 – Ellis – 47 reverted RGAs recommended

The Ellis project received 194 RGAs for 2018 and was issued 65 building permits. Thus, 129 of those RGAs went unused and reverted to the City. They submitted an application for 234 RGAs.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 23 reverted RGAs to the Brookview West project, 101 reverted RGAs to the Tracy Hills project, and 47 reverted RGAs to the Ellis project in compliance with the 2012 GMO Guidelines.

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

SEPTEMBER RGA REVERSION DATA

Application Number	Applicant	Project Name	Project Description	Existing 2017 RGAs	BPs Issued in 2017	Requested RGAs	Allocated RGAs	Permits Issued as of 10/1/18	Reverted RGAs
<u>Tracy Hills and Ellis Specific Plan Projects</u>									
RGA17-0003	Tracy Phase 1, LLC	Tracy Hills	1,160-lot single-family subdivision	406	0	406	406	397	9
RGA17-0002	Surland	Ellis #	296-lot single-family subdivision	194	72	350	194	65	129
<u>Other Projects</u>									
RGA17-0001	CalAtlantic Homes	Kagehiro III-Primrose	225-lot single-family subdivision	0	33	83	83	52	31
<u>Primary Growth Areas</u>									
RGA17-0006	Taylor Morrison of CA, LLC	Barcelona Infill	51-lot single-family subdivision	51	26	27	27	25	2
RGA17-0005	LTMT Tracy, LLC	Harvest in Tracy	304-unit condominium project	0	N/A	304	9	304* (295 via RHNA)	0
<u>2005 GMO</u>									
RGA17-0004	Brookview Properties, LLC	Brookview	80-unit single-family subdivision	49	29	31	31	33* (2 via prior year RGAs per 2005 GMO)	0
Totals						1201	750		171

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