

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, November 28, 2018, 2:30 p.m.**
(or as soon thereafter as possible)

Location: **Tracy 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. PUBLIC HEARING TO DETERMINE AND ANNOUNCE IF APPLICANTS WILL BE ALLOCATED RESIDENTIAL GROWTH ALLOTMENTS, APPLICATION NUMBERS RGA18-0002, RGA18-0003, RGA18-0004, RGA18-0005, RGA18-0006, RGA18-0008, AND RGA18-0009.
6. Items From The Audience
7. Adjournment

Posting Date: November 27, 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 FOR USE IN 2019

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine allocations of Residential Growth Allotments (RGAs) for new residential development in Tracy.

The GMB is responsible for allocating RGAs in accordance with the Growth Management Ordinance (GMO) and GMO Guidelines. All five of the applications submitted in this allocation cycle fall under the current version of the GMO Guidelines. The projects meet the eligibility requirements set forth in the GMO Guidelines and are therefore qualified to receive allocations of RGAs to be used in 2019, as summarized below.

In accordance with Section 10.12.100 of the GMO, the GMB shall allocate a maximum of 750 RGAs during this allocation cycle.

Tracy Hills and Ellis Specific Plan Projects

RGA18-0006 – Tracy Phase 1, LLC – Tracy Hills Phase 1 – 406 RGAs requested and 406 RGAs recommended

The Tracy Hills Vesting Tentative Subdivision Map was approved on April 5, 2016, and has 1,160 lots. The project is located at Corral Hollow Road and I-580. In September of this year 346 building permits for the first phase of development were issued. Based on the 2012 GMO Guidelines, the project is eligible to receive up to 406 RGAs for use in 2019. These 406 RGAs would be used for the issuance of building permits in 2019 in accordance with the GMO Guidelines.

RGA18-0009 – Surland Communities, LLC – Ellis – 194 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 2019, and they have applied for 194. The project received an allocation of 194 RGAs for use in 2018, and to date have been issued 55 building permits. Staff is recommending that the project receive 194 RGAs established in the GMO Guidelines. The recommended 194 RGAs would be used for the issuance of building permits in 2019 in accordance with the GMO Guidelines.

Other Projects

RGA18-0002 – Lennar – Kagehiro Phase III/Primrose – 44 RGAs requested and 44 RGAs 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. 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 44 RGAs would be used for the issuance of building permits in 2019 in accordance with the GMO Guidelines.

Priority Area Projects

RGA18-0003 – Brookview West Properties, LLC – Brookview West – 23 RGAs requested and 0 RGAs recommended

This project received approval of a Vesting Tentative Subdivision Map in 2018 and has 23 lots. The project is located at the Cherry Blossom and Crepe Myrtle Lanes and is comprised of traditional single-family homes. The project was allocated 23 RGAs in October 2018, for use by the end of this year. Their final map was approved on November 20, 2018, and they should be on track to be issued all 23 permits needed for the build out of the project in 2018, and therefore, do not need RGAs for use in 2019.

RGA18-0004 – Ponderosa Homes III, Inc. – Elissagaray Infill – 47 RGAs requested and 24 RGAs recommended

This project was approved with 47 single-family units, and currently has models under construction. The project is located on the north side of Dominique Drive within both the Elissagaray Ranch and Hidden Lake subdivisions (it is a former school site). The developer has applied for all 47 RGAs, but with the demand in this allocation cycle, not all 47 may be available for this project as it is evaluated against the other applications based on the criteria in the GMO Guidelines. In discussions with the developer, they would reasonably be able to build the project over a two-year period, ideally receiving half of their RGAs for use in 2019, and the remainder for 2020. Based on that and the availability of RGAs to be divided between several projects, staff recommends that this project be allocated 24 RGAs for 2019. These 24 RGAs would be used for the issuance of building permits in 2019.

RGA18-0005 – Dooston Properties – Berg Road Properties – 71 RGAs requested and 42 RGAs recommended

This project was approved for the construction of 71 single-family homes on May 17, 2016, and in 2017 the tentative subdivision map was extended so it will now not expire until May 17, 2021. The project proponent has not yet submitted improvement plans, final maps or construction drawings, noting that they need to secure RGAs for the project before they are able to secure a contract with a

potential builder. Based on the project as evaluated against the GMO Guidelines criteria with the other applicants and the limited availability of RGAs, staff recommends that the project be allocated 42 RGAs for use in 2019. These 42 RGAs would be used for the issuance of building permits in 2019 in accordance with the GMO Guidelines.

RGA18-0008 – James Tong, Inc. – 321 E. Grant Line Apartments – 40 RGAs requested and 40 RGAs recommended

This 40-unit apartment project has been approved for some time and also has approved construction drawings allowing them to be issued building permits as soon as they receive RGAs for use in 2019. With the demand for priority project RGAs, this project was evaluated against the other application based on the criteria within the GMO Guidelines. Based on the density of the project (24 units per acre), and the fact that it is small in size and surrounded by development, as well as its level of walkability to services, staff is recommending that the Board allocate the 40 RGAs necessary to complete the project.

Status of “Other Projects” Category

It should be noted that with this RGA allocation and subsequent issuance of building permits the Kagehiro/Primrose project, will be completed. Pursuant to GMO Guidelines Section F5, projects that promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure per General Plan Objective LU 1.4, and not within the Primary Area will have access to the RGAs reserved for “other projects”. Currently Rocking Horse is the only approved project that falls into that category, though there is additional land within the City limits zoned for residential development. This may prompt land owners within these areas to begin the development/application process. Attached is Figure 2-3 from the City’s General Plan identifying the areas of the Secondary Residential Growth Area that may have access to RGAs within the “other projects” category.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 406 RGAs to the Tracy Hills project, 194 RGAs to the Ellis project, 44 RGAs to the Primrose project, 40 RGAs to the Tong Apartment project, 24 RGAs to the Elissagaray Infill project, 42 RGAs to the Berg Road Properties project and 0 RGAs to the Brookview West project in accordance with the 2012 GMO Guidelines.

ATTACHMENTS

- A: RGA Recommendations for November 2018
- B: General Plan Figure 2-3 map

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

NOVEMBER 2018 RESIDENTIAL GROWTH ALLOTMENT ALLOCATIONS FOR USE IN 2019

Application Number	Applicant	Project Name	Requested RGAs	Recommended RGAs	Project Description	Location
<u>Tracy Hills and Ellis Specific Plan Projects</u>						
RGA18-0006	Tracy Phase 1, LLC	Tracy Hills	406	406	1,160-lot single-family subdivision	Corral Hollow and I-580
RGA18-0009	Surland	Ellis	194	194	296-lot single-family subdivision	Northwest corner for Corral Hollow and Linne
<u>Other Projects</u>						
RGA18-0002	Lennar	Primrose I and II	44	44	225-lot single-family subdivision	Corral Hollow and Kagehiro Drive
<u>Primary Growth Areas</u>						
RGA18-0003	Brookview West Properties, LLC	Brookview West	23	0	23-lot single-family subdivision	Cherry Blossom and Crepe Myrtle Lanes
RGA18-0004	Ponderosa Homes III, Inc.	Elissagaray Infill	47	24	47-lot single-family subdivision	Dominique Drive
RGA18-0005	Dooston Properties	Berg Road Properties	71	42	71-lot single-family subdivision	Berg/Byron Roads
RGA18-0008	James Tong, Inc.	321 E. Grant Line	40	40	40-unit apartment complex	321 E. Grant Line Road
RGAs Recommended for use in 2019			825	750		

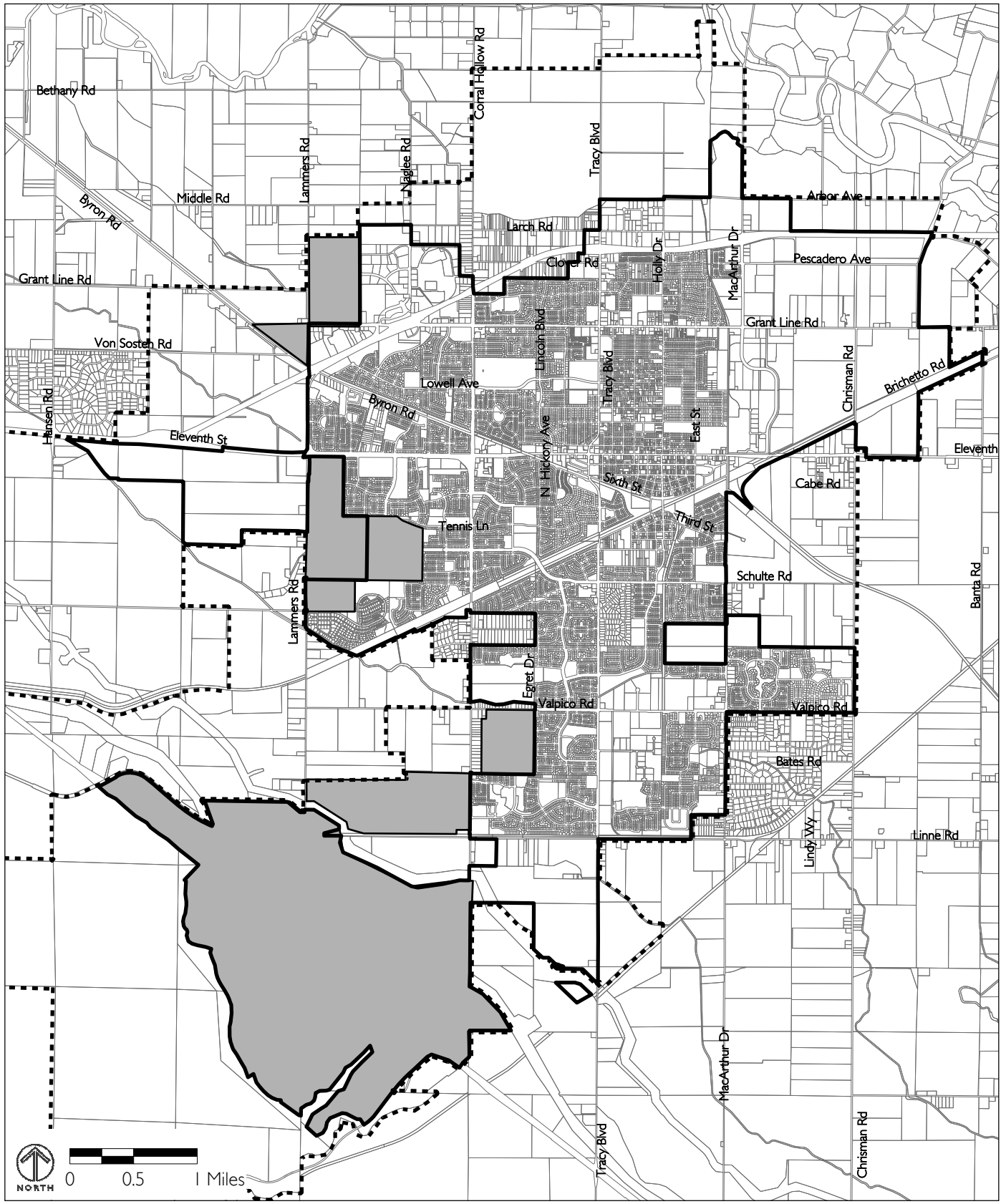





FIGURE 2-3

-  City Limits
-  Sphere of Influence
-  Secondary Residential Growth Areas

SECONDARY RESIDENTIAL GROWTH AREAS

CITY OF TRACY

GENERAL PLAN
LAND USE ELEMENT