

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: **Tuesday, September 29, 2020, 2:00 p.m.**
(or as soon thereafter as possible)

Location: City Hall
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.

**THIS SPECIAL MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF
THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN
REQUIREMENTS OF THE RALPH M. BROWN ACT**

**RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE
SEPTEMBER 29, 2020 GMB MEETING**

Remote Access to City of Tracy Growth Management Board Meeting:

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Growth Management Board meeting on Tuesday, September 29, 2020.

Remote Public Comment:

All interested persons are invited to participate by calling the teleconference line at (209) 425-4338 Conference ID: 338 803 351# to submit statements orally during the meeting; or in writing before the meeting by sending written statements to Victoria.Lombardo@cityoftracy.org.

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 ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN 2021
6. ITEMS FROM THE AUDIENCE
7. ADJOURNMENT

Posting Date: September 24, 2020

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 5.A

REQUEST

GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN 2021

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine the 2021 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, meaning, none of the projects seeking RGAs are governed by previous versions of the GMO or GMO Guidelines, such as pre-Measure A timeframes. 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 2021, 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

RGA20-0004 – Mike Souza for Tracy Phase I, LLC, Tracy Phase II, LLC, and KT Property Owner, LLC – Tracy Hills Phase 1A, 1B, and KT Project – 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 KT Project subdivision map was approved May 19, 2020 and contains 185 lots. The Project is located generally at Corral Hollow Road and I-580. The builders plan to pull all of the building permits they are eligible for in 2020 by the end of the year. Based on the 2012 GMO Guidelines, the Project is eligible to receive up to 406 RGAs for use in 2021. These 406 RGAs would be used for the issuance of building permits in 2021 in accordance with the GMO Guidelines. Tracy Hills was allocated 406 RGAs for use in 2020 and has been issued 6 building permits as of August 31. The developer has informed us that they intend to use all 406 RGAs this year, and are in the process of plan review accordingly.

RGA20-0001 – 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 2020, and they have applied for 194. The Project received an allocation of 194 RGAs for use in 2020, and as of August 31,

have been issued 44 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 2021 in accordance with the GMO Guidelines.

Priority Area Projects

RGA20-0002 – Bright Homes – Larkspur Unit 4 – 14 RGA requested and 14 RGAs recommended

This Project is the final phase of Larkspur, originally mapped in the 1990's but these lots were encumbered with a storm drain basin and emergency access point, both of which will no longer be necessary, so the 14 houses may be constructed. The Project is located on DeBord Drive and Cairo Court, with one lot on Bentley Lane. These 14 RGAs would be used to complete the Larkspur Project in 2021.

RGA20-0003 – Rashed Elham, Inc. – Byron Apartments, 2660 W. Byron Road – 60 RGAs requested and 60 RGAs recommended

This 60-unit apartment Project was approved September 4, 2019. This Project received an allocation of 37 RGAs for use in 2020, but has not yet been able to acquire building permits for construction. These 37 RGAs are anticipated to revert to the City. They are hoping that they would be able to complete the Project in 2021 with an allocation of 60 RGAs, so it could be built in a single phase. Staff is recommending that the Board allocate 60 RGAs to begin this project, for issuance of building permits in 2021 in accordance with the GMO Guidelines.

Notably, this is the first time in many years that we have not received applications for RGAs in the Priority Area Category greater than the amount (100) that are available.

Status of "Other Projects" Category

It should be noted that the final RGAs for the Kagehiro Project were issued for use in 2020, and it is expected that all of the building permits will be issued to complete the Project before the end of this year. This raises an upcoming policy question for the City Council regarding which area of the General Plan should be eligible to receive RGAs under the "Other Projects" category. 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 has an approved subdivision map or Development Review approval, though there is additional land within the City limits designated for residential development. This may prompt landowners 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, 14 RGAs to the Larkspur Project, and 60 RGAs to the Byron Road Apartment Project, in accordance with the 2012 GMO Guidelines.

Prepared by: Victoria Lombardo, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

Attachment A – RGA Recommendations for Fall 2020

Attachment B – General Plan Figure 2-3 map

FALL 2020 RESIDENTIAL GROWTH ALLOTMENT ALLOCATIONS FOR USE IN 2021

Application Number	Applicant	Project Name	Requested RGAs	Recommended RGAs	Project Description	Location
<u>Tracy Hills and Ellis Specific Plan Projects</u>						
RGA20-0001	Surland	Ellis	194	194	Tracts 3877, 3906, 3907 and 4007	NWC Corral Hollow and Linne
RGA20-0004	Mike Souza	Tracy Hills	406	406	Tracy Hills Phase 1A: 1139 lots Tracy Hills Phase 1B: 432 lots KT Property: 184 lots	Corral Hollow and I-580
<u>Primary Growth Areas</u>						
RGA20-0002	Bright	Larkspur	14	14	13-lot subdivision, plus one former EVA lot	DeBord Dr. and Cairo Ct.
RGA20-0003	Dan Schack	Byron Apts.	60	60	60-unit apartment complex	2660 W. Byron Rd.
RGAs Recommended for use in 2021			674	674		

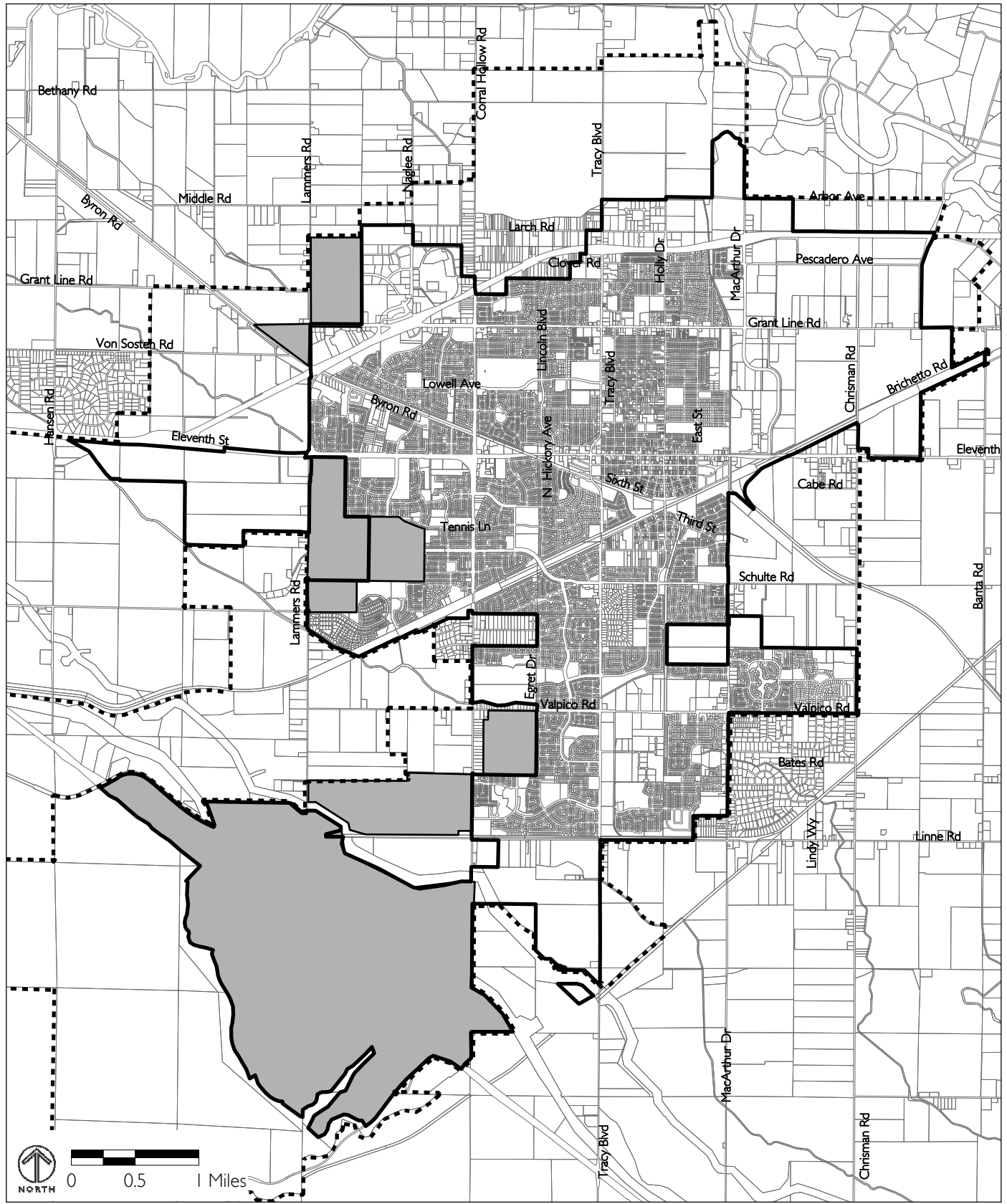





FIGURE 2-3

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

SECONDARY RESIDENTIAL GROWTH AREAS

CITY OF TRACY

GENERAL PLAN
LAND USE ELEMENT