

**February 2, 2021, 5:00 p.m.**

Tracy City Hall, 333 Civic Center Plaza, Tracy

Web Site: [www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)

Due to the COVID-19 emergency, the regular meeting was 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 participated remotely via email, phone and WebEx during the meeting.

1. Mayor Young called the meeting to order at 5:06 p.m.
2. Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas, and Mayor Young present.
3. ITEMS FROM THE AUDIENCE – None
4. CONDUCT INFORMATIONAL WORKSHOP ON THE CITY'S RESIDENTIAL GROWTH MANAGEMENT SYSTEM

Bill Dean, Assistant Development Services Director provided the staff report.

City Council clarifying questions followed.

Chris Long, Ellis project thanked Council for hosting the workshop, thanked staff for information and appreciated being able to participate.

William Muetzenberg urged Council to consider proposals that will enhance the viability of our City's future, determining the future of the City's Growth Management Ordinance, and consider policies that prioritize our RGAs for developments that will reduce traffic, which reduces widening roads; leads to greater use of public transit and attract developments that enhance our economy.

City Council questions and comments followed.

Council received the information regarding the City's Residential Growth Management System.

5. Council Items and Comments – Mayor Pro Tem Vargas requested to bring back discussion about priority areas of development and see the opportunities of changing or amending those areas, add the TOD to the list of priority projects for RHNA and RGA allocation, see about starting allocation or creating a bank to develop the TOD area on leftover RGA's or do an amendment to our GMO. Council Member Arriola supported the request.

Council Member Arriola agreed to receiving a memo in response to his request for information regarding the following: Average house price in Tracy in 2020 and 2000, and percentage of homeowners under 35 in 2020 and 2000. Mayor Pro Tem Vargas supported the request.

Council Member Arriola asked that when staff brings back the items that Mayor Pro Tem Vargas requested, to also include exploring incentives for affordable housing. Mayor Pro Tem Vargas and Council Member Davis supported the request.

Council Member Bedolla asked whether the bowtie is primary or secondary on map, and stated he is concerned about equity in the RGA distribution process and his motivation is to have more intent over the City system. Council Member Bedolla added he was looking for support on this to address the cost of living for Tracy residents and to ensure that houses are built for Tracy residents. When staff brings up opportunities to change the City system or guidelines, include options to modify the proportion of reserved RGA's for allocation. Mayor Pro Tem Vargas supported the request.

Leticia Ramirez, City Attorney asked if Council Member Bedolla was requesting a separate item that was different from what was requested by Mayor Pro Tem Vargas and seconded by Council Member Arriola.

Council Member Bedolla stated if an amendment is allowed, then he would pursue that, but if it is more appropriate to be a separate item, he was also good with that. Council Member Bedolla clarified his intent is when the GMO Guidelines are brought before Council, he would like options to modify the proportions of RGA's that are reserved for allocation.

Ms. Ramirez clarified the request is to make sure that there is consideration of modifying the prioritization of RGA's to address equity in the distribution in order to ensure that RGA's are distributed in order to facilitate the production of housing for Tracy residents.

Council Member Bedolla responded he is piggy backing off the question earlier about the proportion of the 650 or 750 RGA's.

Mayor Young asked if a GMO discussion was already planned to come back.

Jenny Haruyama, City Manager responded there may be a discussion in the near future, and is one reason we are having this foundational conversation with Council. Everyone's request is clear and staff will schedule accordingly when these items come up.

Mayor Young clarified any legal ramifications will all be built into it so Council knows what they are working with.

Mayor Young asked about a previous request regarding a proclamation supporting the Indian farming community, adding it would be a kind gesture of support if we united as Council to create a resolution. Council Member Davis supported the request.

Mayor Pro Tem Vargas stated she had already requested that and it was supported by Council Member Arriola.

Ms. Haruyama clarified that she sent an e-memo to Council clarifying that that type of request is not consistent with two policies: ceremonial and legislative. If Council is looking to change those policies to include international type of issues, then that would require a policy change.

Mayor Young stated she will talk to the City Manager about what can and cannot be done, and on the surface level it is an international issue but it does affect our citizens here, so that is why it was brought it up.

Mayor Young reported on her attendance at the League of California Cities meetings on January 21, 22, 28 and 29, round tables, and other various meetings she has attended and participated in since last Council meeting.

Mayor Young recognized the passing of City of Tracy resident and former Council Member Ray Morelos, Don Parson, political consultant, Cicely Tyson and a personal friend of hers Pastor Ron Allen.

Mayor Young announced the following: Sunday, February 7 is her daughter's birthday, happy Valentines Day, and this month is Black History month.

Council Member Davis stated she wanted to be respectful of the former Council's conversation regarding TOD prioritization, but did not feel she had a lot of information as a new Council member and requested staff to meet with her to get educated on TOD, for clarity and to make informed decisions.

Ms. Haruyama responded that can be offered to the full Council.

6. Adjournment: Time: 6:55 p.m.

**ACTION:** Motion made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to adjourn closed session. Roll call found all in favor; passed and so ordered

The above agenda was posted at the Tracy City Hall on January 28, 2021. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

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Mayor

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City Clerk