

ORDINANCE 1298

AN ORDINANCE OF THE CITY OF TRACY APPROVING AN AMENDMENT TO THE TRACY
HILLS SPECIFIC PLAN FOR THE TRACY HILLS VILLAGE 7C PROJECT
APPLICATION NUMBER SPA20-0003

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580; and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment, a comprehensive update to the Tracy Hills Specific Plan, and a Vesting Tentative Subdivision Map for Tracy Hills Phase 1A, which consists of approximately 417 acres and includes approximately 1,160 single-family residential lots; and

WHEREAS, All residential areas within Tracy Hills Phase 1A are currently zoned as Low Density Residential; and

WHEREAS, On May 5, 2020, an application was submitted for a proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Village 7C Project, which consists of approximately 28 acres located within Tracy Hills Phase 1A in the vicinity of Tracy Hills Drive, Application Number SPA20-0003; and

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes rezoning the Village 7C area from Low Density Residential (LDR-TH) to Medium Density Residential (MDR-TH); and

WHEREAS, The proposed SPA also includes a series of updates to the development standards for the MDR-TH zoning district to allow for duets, which is a building type involving two attached single-family homes on separate lots; and

WHEREAS, Additionally, the proposed SPA includes revisions to allow more flexibility related to design specifications for the lighting standards; and

WHEREAS, The proposed rezoning of Village 7C from Low Density Residential to Medium Density Residential would allow a greater range of lot types, building types and densities within Tracy Hills Phase 1A; and

WHEREAS, The proposed SPA is consistent with the General Plan designation of Residential Medium, as amended; and

WHEREAS, Allowing a greater variety of lot types, building types and densities within residential neighborhoods is beneficial to accommodating a wide range of housing objectives,

buyer needs, and affordability, and is encouraged by the General Plan, as stated in the following General Plan policies:

LU-4.1 Policy P1: Residential neighborhoods should contain a mix of housing types including single-family homes on a range of lot sizes; townhomes; duplexes, triplexes and fourplexes; and apartments.

CC-6 Policy P2: Neighborhoods shall be designed to provide a mix of housing types such as single-family, duplex, triplex, fourplex, townhomes and apartments; and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15168 of the CEQA Guidelines, exist in connection with the proposed Tracy Hills Village 7C Project. Therefore, pursuant to Section 15168(c)(2), no further environmental document is required; and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on September 23, 2020 and recommended that the City Council introduce this ordinance approving a Tracy Hills Specific Plan Amendment for the Tracy Hills Village 7C Project, Application Number SPA20-0003; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on October 20, 2020;

The City Council of the City of Tracy does ordain as follows:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. The City Council hereby approves the Tracy Hills Specific Plan Amendment for the Tracy Hills Village 7C Project, Application Number SPA20-0003, as attached to the October 20, 2020 City Council staff report as Attachment "B."

SECTION 3. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 4. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

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This Ordinance 1298 was introduced at a regular meeting of the Tracy City Council on the 20th day of October, 2020, and finally adopted on the 17th day of November, 2020, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG, RICKMAN
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

SIGNED: Robert Rickman, Mayor

ATTESTED: Adrienne Richardson, City Clerk