

ORDINANCE 1306

REPEALING THE AVENUES SPECIFIC PLAN AND THE TRACY MUNICIPAL CODE AVENUES SPECIFIC PLAN ZONE, CHAPTER 10.08, ARTICLE 22.8, AND REPEALING ORDINANCE 1262 – APPLICATION NUMBERS SPA20-0007 AND ZA20-0004

WHEREAS, On January 22, 2013, the City Council approved the Ellis Specific Plan (ESP) and related General Plan amendment for the approximately 321-acre Specific Plan site (Resolution No. 2013-012), and

WHEREAS, On September 18, 2018, the City Council adopted the Avenues Specific Plan and the Avenues Specific Plan Zone, Ordinance 1262, and

WHEREAS, The Tracy Municipal Code Zoning Ordinance identifies the ESP as zoning for the ESP area (TMC Chapter 10.08, Article 22.7) and the ASP as zoning for the ASP area (TMC Chapter 10.08, Article 22.8), and

WHEREAS, The developer of the ESP and ASP, The Surland Companies (Surland), has submitted an application to incorporate the ASP property into the ESP and make other, various amendments to the ESP, such that the amended ESP would become the governing specific plan for both the ASP area and the ESP area, and the ASP would have no further force and effect, and

WHEREAS, Surland requested the ASP property be incorporated into the ESP because the two specific plans currently share a common boundary; reflect common designs; contain similar development and construction standards (such as sidewalk design and street width), amenities (such as parks), and architectural design guidelines, and

WHEREAS, As the ASP property will be fully incorporated within the amended ESP, the ASP Zone will no longer be required or used, and

WHEREAS, The Planning Commission conducted a public hearing to review the requested action on February 24, 2021, and

WHEREAS, The City Council conducted a public hearing to review the requested action on April 20, 2021;

NOW, THEREFORE, The City Council of the City of Tracy does ordain as follows:

SECTION 1: The City Council repeals Tracy Municipal Code Chapter 10.08, Article 22.8 Avenues Specific Plan Zone (ASP), including TMC Section 10.08.3026:

SECTION 2: The City Council repeals Ordinance 1262, effective upon City Council approval of the recommended ESP amendments (of Application SPA20-0007), General Plan amendments (Application Number GPA20-0003), and zoning text amendments (of Application Number ZA20-0004).

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

SECTION 4: This Ordinance shall be published once in a newspaper of general circulation within 15 days from and after its final passage and adoption.

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The foregoing Ordinance 1306 was introduced at a regular meeting of the Tracy City Council on the 20<sup>th</sup> day of April 2021, and finally adopted on the 4th day of May, 2021, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, BEDOLLA, YOUNG  
NOES: COUNCIL MEMBERS: DAVIS, VARGAS  
ABSENT: COUNCIL MEMBERS: NONE  
ABSTAIN: COUNCIL MEMBERS: NONE

SIGNED: Nancy D. Young, Mayor

ATTESTED: Adrienne Richardson, City Clerk