

Chapter 10.10, Article 10 – Housing Element Opportunity Site Development

10.10.190 Purpose

The City of Tracy General Plan Housing Element has identified designated opportunity sites to help facilitate affordable housing development in order to satisfy the Regional Housing Needs Assessment (RHNA).

10.10.192 By-Right Approval

As required by law, the following types of sites are subject to by-right approval without discretionary review if the project includes 20 percent of the units as housing affordable to lower income households:

1. Reuse Sites: Vacant sites that were used to meet the City's 4th and 5th cycles RHNA for lower income units;
2. Reuse Sites: Nonvacant sites that were used to meet the City's 5th cycle RHNA for lower income units; and
3. Rezone Sites: Sites to be rezoned to meet the 6th cycle RHNA for lower income units.

10.10.194 Development of Large Sites

The 2023 – 2031 Housing Element sites inventory for meeting the RHNA includes 10 large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower income households. The 10 opportunity sites consist of parcels ranging in size from 11.4 to 104.1 acre in size. The sites inventory does not utilize the entirety of each large site possible, as subdivision is anticipated. Three of the sites (between 11.4 and 14.3 acres) are projected to develop the entire property.

The 2023 – 2031 Housing Element identifies the ten large opportunity sites in Table IV-10: Large Sites.

To facilitate the development of these large sites, the City will:

1. Facilitate the development and subdivision of large lots and vacant portions of non-vacant parcels to sizes appropriate for the development of affordable housing units (0.5-10 acres) through master plans or specific plans and will give high priority to processing subdivision maps that include 20 percent of the units as housing affordable to lower income households.
2. To facilitate the development of these large sites, the City will include incentives similar to what is already provided to large-scale projects in Tracy. These incentives can include but not limited to the Density Bonus section 10.08.4650 and Cluster Development section 10.10.200.

3. To facilitate the subdivision of opportunity sites into smaller parcels, the City will utilize the administrative parcel map process outlined in Title 12 Subdivisions, Chapter 12.24.
4. The parcel map process will include removing infrastructure requirements at the time of a lot split and instead move this requirement to the development phase.
5. If a subdivision improvement agreement is required under Section 12.36.070, or a deferred improvement agreement is required under Sections 12.12.030 or 12.36.030, the agreement must be approved by the City Council before the parcel map is approved. If a parcel map for residential property is recorded simultaneously with a final subdivision map, requirements for dedication and improvement security will not be required with the parcel map if: (1) all required dedications within the entire parcel map area are offered on the final map; and (2) improvement security for improvements within the entire parcel map area is provided with the final map.