

**CITY OF TRACY PLANNING  
COMMISSION PUBLIC  
HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, November 5, 2025, at 7:00 p.m.**, or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider and take action on:

**Project Number ZA25-0002: Housing Policy Implementation – Density Increase**

(1) Recommending that the City Council adopt an ordinance amending Article 8 – Medium Density Cluster Zone, Article 9 – Medium Density Residential Zone, Article 9.5 – Small Lot Residential Zone, Article 11 – High Density Residential Zone, Article 19 – General Highway Commercial Zone and adding a “density” definition to Article 2 of Title 10, Planning and Zoning, of the Tracy Municipal Code by increasing the density ranges of these zones along with slight modifications to required lot area, lot coverage and development review standards and (2) Recommending the City Council determine that the density increases for the Medium Density Residential, Medium Density Cluster, Small Lot Residential, High Density Residential, General Highway Commercial district and adding a “density” definition to Article 2 are exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)), the common-sense exemption covering activities with no possibility of having a significant effect on the environment. This CEQA exemption applies to these specific zoning density increases because adoption itself does not rezone or amend the General Plan land use designations on any property and no development is approved by this ordinance. Future development projects in these zone districts are subject to separate CEQA review.

**This project is City initiated to come into compliance with State housing laws and implement actions required in the adopted 2023-2031 Housing Element Update.**

*The Project Planner is Craig Hoffman, Senior Planner, (209) 831-6426,  
[craig.hoffman@cityoftracy.org](mailto:craig.hoffman@cityoftracy.org).*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, November 5, 2025.

All interested persons may submit statements in writing via e-mail to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) **before the start of the Planning Commission meeting at 7:00 p.m.** Please identify Project Number ZA25-0002 in the subject line of your e-mail; or submit statements orally by visiting the City’s WebEx Event at <http://cityoftracyevents.webex.com> and using the following Event Number: **2557 034 0214** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: **2557 034 0214**, during the public comment portion of this item.

Should you decide to challenge the decision of the Planning Commission, you may be limited to those issues that were raised for consideration at the hearing.

Information concerning this matter may be obtained at the Community and Economic Development Department at 333 Civic Center Plaza, or by calling (209) 831-6400.

Forrest Ebbs  
Community & Economic Development Director

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