

**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 Part I –

(1) Recommending that the City Council adopt an ordinance amending Article 2, Definitions, and Article 30, Development Review, of Chapter 10.08, Zoning Regulations, adopt a new Chapter, Chapter 10.10, Housing Regulations, consisting of new articles, Article 1, Qualifying Housing Streamlined Review, Article 2, Multiple-Unit and Mixed-Use Objective Design Standards, Article 3, Community Care Facilities, Article 4, Transitional and Supportive Housing, and Article 5, Emergency Homeless Shelters and Low Barrier Navigation Centers, and repeal and relocate Section 10.08.3195, Day care home, and Section 10.08.3197, Standards for emergency homeless shelters, to Chapter 10.10, Housing Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code, and (2) Recommending the City Council determine that the Housing Policy Implementation Part I project is exempt from environmental review requirements in accordance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15061(b)(3), the common sense exemption.

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 Breanna Alamilla, Associate Planner, (209) 831-6464, breanna.alamilla@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 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