

**CITY OF TRACY
PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, December 3, 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 ZA23-0003: Central Business District Zone Amendments –

(1) Recommending that the City Council adopt an ordinance amending Article 5 – Use Groups for All Zones, Article 18 - Central Business District Zone, and Article 26 – Off-Street Parking Requirements, of Chapter 10.08, Zoning Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code, to amend the Central Business District Zone to allow Use Group 33 as a permitted use, establish a building height limit, add language regarding the ministerial review process, and eliminate parking requirements; and (2) Recommending that the City Council determine that the Central Business District Zone Amendments are exempt from environmental review requirements in accordance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15378 and 15061(b)(3), the common sense exemption.

This project is City initiated in response to City Council direction provided on October 1, 2024.

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, December 3, 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 ZA23-0003 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 218 1013** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: **2557 218 1013**, 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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