

**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 ZA25-0005: Housing Policy Implementation – Density Bonus

(1) Recommending that the City Council adopt an ordinance approving an amendment to repeal Article 36.5 in its entirety and readopt Article 36.5 – Density Bonus zoning regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code and determining that the ordinance is not a project within the meaning of Section 15378 of the CEQA Guidelines because it has no potential for resulting in physical change in the environment, either directly or ultimately. In the event that the ordinance is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment

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.*

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 ZA25-0005 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