

CITY OF TRACY CITY COUNCIL  
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on **Tuesday, December 2, 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 the following:

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

(1) 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) 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 §15378 (not a “project” within the meaning of CEQA) and §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 reviews.

*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 City Council meeting on December 2, 2025.

All interested persons may submit statements in writing via email to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) **before the start of the Council meeting at 7:00 p.m.** Please identify this item in the subject line of your email; or submit statements orally by visiting the City’s WebEx Event at <https://cityoftracyevents.webex.com> and using the following Event Number: **2552 715 3541** and Event Password: **TracyCC** (8722922 when dialing from a phone or video system); or via phone by dialing (408) 418-9388, Access code: 2552 715 3541, during the public comment portion of this item.

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

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

APRIL B. A. QUINTANILLA  
City Clerk