

CITY OF TRACY CITY COUNCIL
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on **Tuesday, December 16, 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 ZA23-0003: Central Business District Zone Amendments

A public hearing to consider (1) Introducing 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) Determining that the Central Business District Zone Amendments 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.

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 City Council meeting on December 16, 2025.

All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org **before the start of the Council meeting at 7:00 p.m.** Please identify Project Number ZA23-0003 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: **2557 732 8798** and Event Password: **TracyCC** (8722922 when dialing from a phone or video system); or via phone by dialing (408) 418-9388, Access code: 2557 732 8798, 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