

**CITY OF TRACY  
PLANNING COMMISSION  
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, December 17, 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 Numbers D25-0009 and CUP25-0003: Joe Pombo Self Storage Facility**

Continued public hearing to consider (1) determining that the project is exempt from environmental review requirements in accordance with the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 pertaining to certain infill development projects, (2) approving Development Review Permit D25-0009 and (3) granting a Conditional Use Permit CUP25-0003 to permit the development and subsequent operation of a three-story, approximately 130,000 square foot self-storage facility and related improvements, including parking and landscaping, on a vacant 2.35-acre site south of I-205 and north of the intersection of Grant Line Road and Joe Pombo Parkway, Assessor's Parcel Number 214-020-40. This agenda item is a continued public hearing from the November 19, 2025, Planning Commission meeting, due to Commission's request for additional information regarding height of adjacent buildings.

**The project application is Kitchell Development, and the property owner is Tracy Tiger LLC.**

*The Project Planner is Genevieve Federighi, Senior Planner, (209) 831-6435, [genevieve.federighi@cityoftracy.org](mailto:genevieve.federighi@cityoftracy.org).*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, December 17, 2025.

All interested persons may submit statements in writing via e-mail to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) before the start of the Planning Commission meeting at 7:00 p.m. Please identify Project Numbers D25-0009 and CUP25-0003 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: **2555 120 9198** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2555 120 9198, 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