

CITY OF TRACY PLANNING COMMISSION PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, January 14, 2026, 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 ZA25-0007: Housing Policy Implementation – Phase 3

(1) Recommending that the City Council adopt an ordinance amending Chapter 10.08 Article 7 – Low Density Residential, Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10 Article 11 – Cluster Development, Chapter 10.10 Article 12 – Tiny Homes, Chapter 10.10 Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code, and (2) Determine that these ordinances are exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §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 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, January 14, 2026.

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 this item 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: **2552 131 0371** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2552 131 0371, 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