

**CITY OF TRACY CITY COUNCIL  
PUBLIC HEARING**

The City of Tracy City Council will conduct a Public Hearing on **Tuesday, January 20, 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 the following:

**Project Number ZA25-0005: Housing Policy Implementation – Density**

**Bonus** – Public hearing to: 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. (Project is exempt from CEQA pursuant to Guidelines Section 15061(b)(3)).

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](mailto:craig.hoffman@cityoftracy.org).*

The City of Tracy will allow for remote participation at the upcoming City Council meeting on Tuesday, January 20, 2026.

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 Project Number ZA25-0005 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

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