

CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, November 17, 2021, at 7:00 p.m.** or as soon after as possible, via WebEx videoconference to consider the following:

Application Number CUP21-0005: Art Studio in CBD – Applicant is Suzanne Spragge – Public Hearing to consider approval of a Conditional Use Permit to allow an art studio at 618 N. Central Ave. The project is categorically exempt from the California Environmental Quality Act (CEQA) requirements pursuant to CEQA Guidelines Section 15301, which pertains to existing facilities where the project does not involve expansion of an existing development. The Project Planner is *Kenny Lipich, Assistant Planner, (209) 831-6443, or email kenneth.lipich@cityoftracy.org*

Evans Street/Third Street Rezone from Light Industrial to Medium Density Cluster and Medium Density Residential; Applicant is Juan Bautista and the City of Tracy; Application Number R21-0002. The proposal is to amend the zoning from Light Industrial to Medium Density Cluster (MDC) for eight lots and from Light Industrial to Medium Density Residential (MDR) on two lots. The property is located on the north side of E. Third Street and west side of Evans Street, between Evans Street and the Union Pacific Rail line. The properties proposed to be rezoned to MDC include the following: 209, 221 and 243 E. Third Street; and 323, 329, 335, and 342 Evans Street (APNs 235-120-03, 04, 05, 06, 07, 08, 09, and 10). The properties proposed to be rezoned to MDR are 205 and 207 E. Third Street (APNs 235-120-01 and 02). The proposal will make the zoning consistent with the existing General Plan designation, which is Residential Medium. A building permit application for a single-family home has been submitted for one lot at 243 E Third Street, but no development application is currently proposed or being processed for any of the other property. The proposal does not increase the development density established by the City's General Plan and therefore, in accordance with CEQA Guidelines Section 15183, does not require additional environmental review. The Project Planner is *Alan Bell, Senior Planner, (209) 831-6426, or email alan.bell@cityoftracy.org*.

Mission Court/Valpico Road Rezone from Light Industrial to High Density Residential; Applicant is the City of Tracy; Application Number R21-0005. The proposal is to amend the zoning from Light Industrial to High Density Residential on five lots, totaling approximately 35 acres. The property is located on the north side of Valpico Road (between Valpico Road and the Sycamore Village Apartments and single-family Sycamore Village subdivision), approximately one-quarter mile east of Tracy Boulevard; the property is located between the Red Maple Village shopping center and the Altium Packaging business; it includes the chain link fence-enclosed storage yard and vacant property adjacent to the north and east of that yard (Assessor's Parcel Numbers 246-130-03, 04, 05, 06, the (unbuilt) Mission Court right-of-way, and a portion of the Byron Bethany Irrigation District Upper Main Canal, a portion of 246-010-08). The proposal will amend the zoning of the property from Light Industrial to High Density Residential, making the zoning consistent with the existing General Plan designation, which is Residential High. No development application is currently proposed or being processed for this site by the City. The proposal does not increase the development density established by the City's General Plan and therefore, in accordance with CEQA Guidelines Section 15183, does not require additional environmental review. The Project Planner is *Alan Bell, Senior Planner, (209) 831-6426, or email alan.bell@cityoftracy.org*.

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on November 17, 2021.

All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org **before the start of the Commission 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: **2554 565 6260** and Event Password: **Planning**; or via phone by dialing (209) 831-6010 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 Department of Development Services, (209) 831-6400.

William Dean
Interim Director, Development Services