

CITY OF TRACY CITY COUNCIL
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on **Tuesday, February 15, 2022, 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:

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) on 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. By a vote of 5 to 0, on November 17, 2021, the Tracy Planning Commission recommended approval of the rezoning proposal.

All interested persons are invited to be present and to submit statements orally or in writing before or during the meeting.

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 Development Services, 333 Civic Center Plaza, at 209-831-6400. Specific questions may be directed to Alan Bell, Senior Planner, (209) 831-6426, or email alan.bell@cityoftracy.org.

ADRIANNE RICHARDSON
City Clerk