

CITY OF TRACY CITY COUNCIL  
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on **Tuesday, April 2, 2024, 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:

**Tracy Senior Living Project, Application GPA22-0008: General Plan Amendment, Application R22-0005: Rezone, Application D22-0043: A Development Review Permit, and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.** The proposal is to develop 110 units of very low-income senior housing consisting of two buildings and site improvements on a 1.94-acre portion of an overall 6.85-acre stie located at 301 West St. (APN 235-420-16). The project includes a General Plan Map Amendment (GPA22-0008) to amend the General Plan designation of the site from Residential Medium to Residential High, a Rezone (R22-0005) from Medium Density Residential to High Density Residential, a Development Review Permit (D22-0043) and Density Bonus for construction of 110 units of very low-income senior housing consisting of two buildings and site improvements, and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in compliance with California Environmental Quality Act (CEQA).

**Applicant is Artifex West, Inc. and Property Owner is Housing Authority County of San Joaquin.**

*The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443,  
[Kenneth.Lipich@cityoftracy.org](mailto:Kenneth.Lipich@cityoftracy.org).*

The public may view the City Council meetings live on the City of Tracy's website at [www.CityofTracy.org](http://www.CityofTracy.org) or on Channel 26. To view from the City's website, select "Watch Live Council Meetings" from the drop-down menu "Select an Online Service" at the top of the City's homepage. You will be directed to the "Council Meeting Videos" page where you may select the video for the appropriate date under "Upcoming Events."

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 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:** 2551 335 5651 and **Event Password:** TracyCC. If you only wish to watch the meeting and do not wish to address the Council, the City requests that you stream the meeting through the City's website or watch on Channel 26.

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.

ADRIANNE RICHARDSON  
City Clerk