

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STOCKTON TO APPROVE A MASTER DEVELOPMENT PLAN FOR THE ST. JOSEPH'S MEDICAL CENTER OF STOCKTON HOSPITAL EXPANSION PROJECT AT 1800 NORTH CALIFORNIA STREET (P21-0958)

On October 19, 2020, the applicant, Port City Operating Company, LLC, also known as Dignity Health St. Joseph's Medical Center of Stockton, submitted a request for a Master Development Plan, Development Agreement, Use Permit, Use Permit Amendment, and historic demolition, for the expansion of their 18.7-acre campus at 1800 North California Street; and

The Master Development Plan (MDP) is intended to provide flexibility in the planning review process so that land use requirements are identified in a master development plan and there is minimal review of subsequent approvals if they are consistent with the adopted plan; and

Additionally, the MDP provides a process for reviewing, processing, and approving master development plan applications which are intended to provide a comprehensive framework for the development of property which have a mixed use or university designation on the General Plan or for a specified geographical area that will be developed as a single concept; and

The MDP may include development standards, proposed land uses including density and intensity of uses, infrastructure components, implementation measures, and also discusses the relationship of the Project to the General Plan; and

Approving the proposed Master Development Plan would support a wide range of General Plan goals and policies focused on economic development, creation of new jobs for Stockton residents, provision of housing, and removal of blighted and underutilized buildings;

On September 4, 2023, a public notice for the subject application was published in the local newspaper in accordance with the Stockton Municipal Code (SMC) Section 16.88.030; and

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On September 14, 2023, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.88.040, at which point all persons wishing to be heard were provided such opportunity; and

At the September 14, 2023, public hearing, and prior to acting on this request, the Planning Commission considered and recommended certification of an EIR (SCH #2020120283) prepared pursuant to the California Environmental Quality Act (CEQA), and Master Development Plan among other considerations;

On September 26, 2022, the City Council convened a public hearing regarding the Planning Commission's decision. In such meeting, the City Council considered the requested recommendations of the Planning Commission based on the findings indicated in said resolution; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Council hereby approves the Master Development Plan for the St. Joseph's Medical Center of Stockton Hospital Expansion Project based on the following findings pursuant to SMC Section 16.140.080:
 - a. The proposed master development plan would be consistent with the objectives, policies, general land uses, programs, and actions of all applicable elements of the General Plan. The St. Joseph's MDP lays the foundation for an expansion of the Medical Center campus that will occur over many years and several phases. The MDP is intended to provide a single, unified concept for future growth that will be implemented at the Medical Center, and provides a Site Master Plan, development parameters for new structures, design guidelines (including identified deviations from the Municipal Code) for proposed and potential future structures, landscaping guidelines, signage guidelines, traffic improvements and circulation, and provisions for all infrastructure (sewer, water, dry utilities, and fire suppression). The project and site are consistent with the 2040 General Plan Land Use Map designation of Commercial and further policies aimed at attracting and retaining companies that offer high-quality jobs with wages that are competitive with the region and state (Goal LU-4), attracting employment and tax -generating businesses in the city (Policy LU-4.2), and prioritizing development and redevelopment of vacant, underutilized, and blighted infill areas (Policy LU-6.2).
 - b. The master development plan would adequately address the physical development characteristics of the subject site(s). The St. Joseph's MDP includes development standards and guidelines for comprehensive development of the medical center campus in its entirety.
 - c. The development standards identified in the master development plan would serve to protect the public convenience, health, safety, and general welfare. The St. Joseph's MDP will provide for safe and efficient site planning, building construction and regulation of land use. Additionally, the

project includes the Environmental Impact Report mitigation measures as part of the project, ensuring protection of the environment from significant environment effects of the project.

- d. Development of the subject site(s) covered by the St. Joseph's MDP would ensure a compatible land use relationship with the surrounding neighborhood. The St. Joseph's Medical Center campus has been at this location for over 120 years, and the expansion of their campus, including additional heliport services, only strengthens their continuing commitment to the City and its residents.
- e. The St. Joseph's MDP would be in compliance with all applicable requirements of this Development Code, local ordinances, and State law. The St. Joseph's MDP complies with provisions of the Stockton Municipal Code, Chapter 16.140, regarding establishment of a master development plan, as well as other applicable local ordinances and provisions of state law.
- f. The proposed master development plan or amendment would be in compliance with the provisions of CEQA and the City's CEQA Guidelines. The environmental assessment for the St. Joseph's project has been prepared in accordance with the provisions of CEQA, resulting in adoption of an Environmental Impact Report, Statement of Overriding Considerations, Findings, and Mitigation and Monitoring Reporting Program.

2. DEVELOPMENT CONDITIONS

Pursuant to SMC, Section 16.140.100, in approving or amending a master development plan, the City Council may impose specific development conditions relating to the construction (both on- and off-site improvements), establishment, location, maintenance, and operation of the proposed activities, as it finds are reasonable and necessary to ensure that the approval would be in compliance with the above-listed findings, and to carry out the purpose and requirements of the applicable General Plan designation and this Development Code. The following conditions are therefore imposed for the St. Joseph's Medical Center of Stockton Hospital Expansion Project:

- a. The Project shall be developed consistent with the provisions of the MDP except as noted in the conditions herein.
- b. Mitigation Measures contained in the Final EIR for the St. Joseph's Medical Center Hospital Expansion Project (SCH #2021120439) are hereby incorporated into the Project.
- c. All development projects within the St. Joseph's Medical Center of

Stockton Hospital Expansion Project shall be subject to review and approval by the Community Development Department, consistent with operational provisions contained within the MDP. This shall include project site plan and design review, revisions, and attachment of project conditions of approval, as necessary to ensure MDP consistency, prior to permit issuance. Plan review shall include other City departments and agencies, as appropriate. The City may require development submittal of technical and related studies and information to assist in project plan review and permit issuances.

- d. All development projects shall be subject to obtaining all necessary local, regional, and state agency approvals and permits, as may be required.
 - e. The Director shall have the authority to interpret the precise language of the MDP to determine if a proposed use, while not specifically listed as an allowable use, would be consistent with and share the same or similar characteristics of an allowed use identified in the adopted MDP.
3. The City Manager is authorized to take any and all necessary and appropriate steps to carry out the purpose and intent of this resolution.

PASSED, APPROVED, and ADOPTED September 26, 2023.

KEVIN J. LINCOLN II
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton