



CITY-INITIATED GENERAL PLAN **AND ZONING MAP AMENDMENTS**

Stockton City Council
Agenda Item 16.2
May 23, 2023



Background

- 2007- General Plan Adopted but did not update zoning
- 2018 - New 2040 General Plan Adopted
- 2019 - State law now requires Charter Cities to have General Plan-Zoning consistency
- 2020 to 2022 - numerous general plan map, zoning map, and zoning text changes were made
- Since 2022, more split designations have been discovered
- 4/13/23 The Planning Commission unanimously voted to recommend approval of the proposed changes



Current Request

Map amendments for 116 properties that include:

- 102 properties with split General Plan land use and/or zoning designations
- 14 Property owner requested changes
 - 8 properties included in the 2022 amendments but requested changes.

What is “Consistency”?

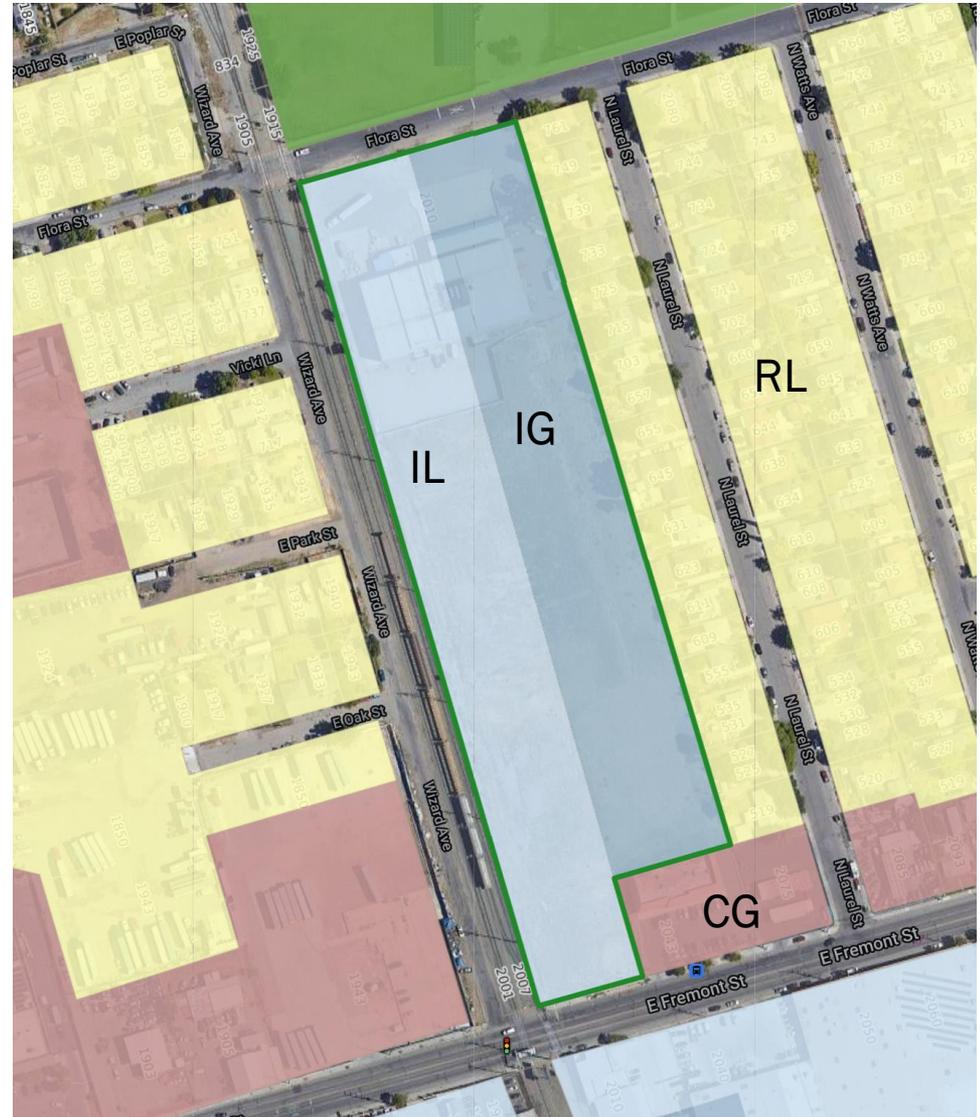
“THE VISION”

“THE TOOL”

General Plan Land Use (GPLU)	Implementing Zoning Designation
LDR (Low Density Residential)	RL (Residential, Low Density)
MDR (Medium Density Residential)	RM (Residential, Medium Density)
HDR (High Density Residential)	RH (Residential, High Density)
C (Commercial)	CN (Commercial, Neighborhood)
	CG (Commercial, General)
	CD (Commercial, Downtown)
	CL (Commercial, Large-Scale)
	CA (Commercial, Auto)
	RH (Residential, High Density)
PR (Parks and Recreation)	PF (Public Facilities)

Source: General Plan Table 2-1

Examples of “Split Designation”



Examples of “Owner Requested”





Guiding Principles for Changes

**SUSTAINABLE GROWTH &
PUBLIC HEALTH**

A light blue leaf icon is positioned behind the text, symbolizing sustainability and environmental health.

STRENGTHEN PROPERTY RIGHTS

A light blue dumbbell icon is positioned behind the text, symbolizing strength and fitness.

**STREAMLINE HIGH-QUALITY
DEVELOPMENT**

A light blue double arrow icon is positioned behind the text, symbolizing forward movement and streamlining.



Overall Outreach

- Some owners were part of the 2022 changes
- Interactive online map available for property owners to review changes
- Mailers sent to all property owners
- Neighborhood Meeting held on 3/23/23
- Notices posted in the Record
- Owners expressed support at the Planning Commission Meeting

Summary

- Removal of split designations would maximize the useability of identified properties while implementing General Plan Policies
- Corrections for inconsistencies needed for General Plan and State Law compliance
- No further environmental review is required. Proposed sites consistent with General Plan buildout projections.

Recommendation

Staff Recommends that City Council:

- Find no further environmental review is needed per CEQA Section 15183; and
- Approve a Resolution amending the Stockton General Plan Land Use Map; and
- Approve an Ordinance amending the Stockton Citywide Zoning Map