

Resolution No. **2023-05-23-1602**

STOCKTON CITY COUNCIL

RESOLUTION OF INTENT TO APPROVE AMENDMENTS TO THE GENERAL PLAN LAND USE MAP FOR MULTIPLE PROPERTIES THROUGHOUT THE CITY

In 2016, the Stockton City Council directed City staff to overhaul the 2035 General Plan to better align the community vision with expected growth patterns for the next twenty years. After years of community outreach and analysis, the City Council adopted the Envision Stockton 2040 General Plan ("General Plan") on December 4, 2018; and

As required by State Law (Gov. Code § 65860), the City must amend its Zoning Code (Title 16 Development Code), development standards, and Zoning Map to be consistent with the General Plan; and

In 2020, City staff identified thousands of properties with inconsistencies between the General Plan or Zoning. Due to the significant level of analysis and outreach necessary to make informed recommendations on the inconsistency, Staff proposed a series of amendments to correct these Inconsistencies; and

From 2020 to 2022, the City of Stockton made numerous amendments to the City's General Plan Land Use Map, Citywide Zoning Map, and Development Code (zoning) to align with the General Plan and changes to State Law: and

After the amendments were adopted, City Staff identified 128 additional properties that required further amendments due to a split General Plan or zoning designation of the site and/or owner requests to improve the usability of the property further: and

On March 23, 2023, the City hosted a neighborhood meeting for affected owners in an effort to receive feedback on the proposed amendments. Currently, no comments for or against the project have been received; and

On April 13, 2023, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), and voted 6-0 (Jones Absent) recommending the City Council approve the proposed map amendments; and

Government Code Section 63558(b) of the California Code limits the City to four (4) General Plan Amendments annually; and

To accommodate development and other General Plan amendments requested for the calendar year, the City will consolidate the proposed City-Initiated General Plan Amendment with another proposed General Plan Amendment as one amendment approval to be heard by the City Council under a separate item at a later hearing. That consolidated amendment will be noticed in the Record and presented to the City Council

after the Council has taken action on the other proposed General Plan Amendment; and

On May 23, 2023, the City Council held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed map amendments, at which all times all interested parties had the opportunity to be heard; now, therefore,

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

1. Pursuant to SMC section 16.116.050(B), the City Council makes the following Mandatory Findings of Fact for General Plan Land Use Map Amendments:

- a) *The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code.*

Evidence: The purpose of the proposed City initiated amendments to the General Plan Land Use Map and Zoning Map is to maintain consistency between both maps. The proposed amendments include rezones to create consistency with the General Plan Land Use Map and changes to the General Plan Land Use Map to create consistency with the Zoning Map where staff determined it was more appropriate to support the existing underlying use of a parcel. None of the proposed amendments to the General Plan Land Use Map and Zoning Map will create inconsistencies with the Development Code, and will in fact the proposed changes will make it easier to apply the Development Code by aligning the General Plan and zoning land use designation of parcels. Future development will need to comply with all applicable zoning and development standards as well as all building and fire regulations for health and safety.

The proposed amendments to the General Plan Land Use Map and Zoning Map maintain consistency and are supported by the following General Plan policies:

- Action LU-6.6D Review and update the Zoning District Map to ensure consistency with the updated General Plan.
- Policy LU-6.2 Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.
- Policy LU-1.1 Encourage retail businesses and housing development in mixed-use developments along the region.

- b) *The proposed amendment will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the City.*

Evidence: The purpose of the proposed City initiated amendments to the General Plan Land Use Map and Zoning Map is to maintain consistency between both maps. The proposed amendments include rezones to create consistency with the General Plan Land Use Map and changes to the General Plan Land Use Map to create consistency with the Zoning Map where staff determined it was more appropriate to support the existing underlying use of a parcel and surrounding properties. The proposed map consistency changes to 116 parcels are intended to support and strengthen the existing underlying uses of these parcels and make it easier to apply the Development Code standards and all building and fire regulations on future development uses of these parcels, and as a result will not endanger, jeopardize, or otherwise constitute a hazard to public health and safety.

- c) *The proposed amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.*

Evidence: The proposed amendments do not require further environmental analysis under the California Environmental Quality Act (CEQA) per section 15183 for projects which are consistent with the development impacts established by a Community Plan, General Plan, or zoning for which an environmental impact report ("EIR") has been certified. The GPEIR was prepared and certified by the City Council as part of the Envision Stockton 2040 General Plan process (SCH# 2017052062).

There are approximately 83,327 total properties within the City Limits and the amendments account for only 0.15% of all properties within the City Limits programmatically analyzed in the General Plan EIR. The proposed amendments will not result in a physical change to the properties nor decrease the number of properties designated towards meeting the City's RHNA. None of the potential changes being considered by the Commission will impact the analysis or conclusions of the GPEIR as the proposed amendments will correct zoning inconsistencies and align designations with the existing and/or surround land uses. In addition, tribal consultation was completed consistent with State law for proposed General Plan amendments. Future development proposals based on the amendments would be reviewed case-by-case for consistency with this review and the GPEIR.

2. Pursuant to Government Code section 65863, the City may not reduce the residential density for any parcel to a lower residential density unless it makes written findings supported by substantial evidence of both of the following:

- a) *The reduction is consistent with the adopted General Plan, including the housing element.*

Evidence: None of the proposed amendment sites in listed in the 2015-2023 Housing Element as a property needed towards meeting the City's fair share of Regional Housing Needs Allocation ("RHNA").

b) *The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.*

Evidence: The "no net loss" provision of Government Code section 65683 requires that certain findings be made if the City reduces residential density on any property to a lower residential density. The proposed amendments will not decrease the number of properties available to provide new housing as many are existing residential and nonresidential uses, or amended to reflect the current or surrounding uses on the property.

3. The City Council hereby finds no further environmental analysis is required beyond the Envision Stockton 2040 General Plan Environmental Impact Report per CEQA section 15183 and adopts a Resoltuon amending the Stockton General Plan Land Use Map as shown in Exhibit 1 and described in Exhibit 2, attached hereto.

4. The City Manager is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent to this Resolution.

PASSED, APPROVED, and ADOPTED May 23, 2023.



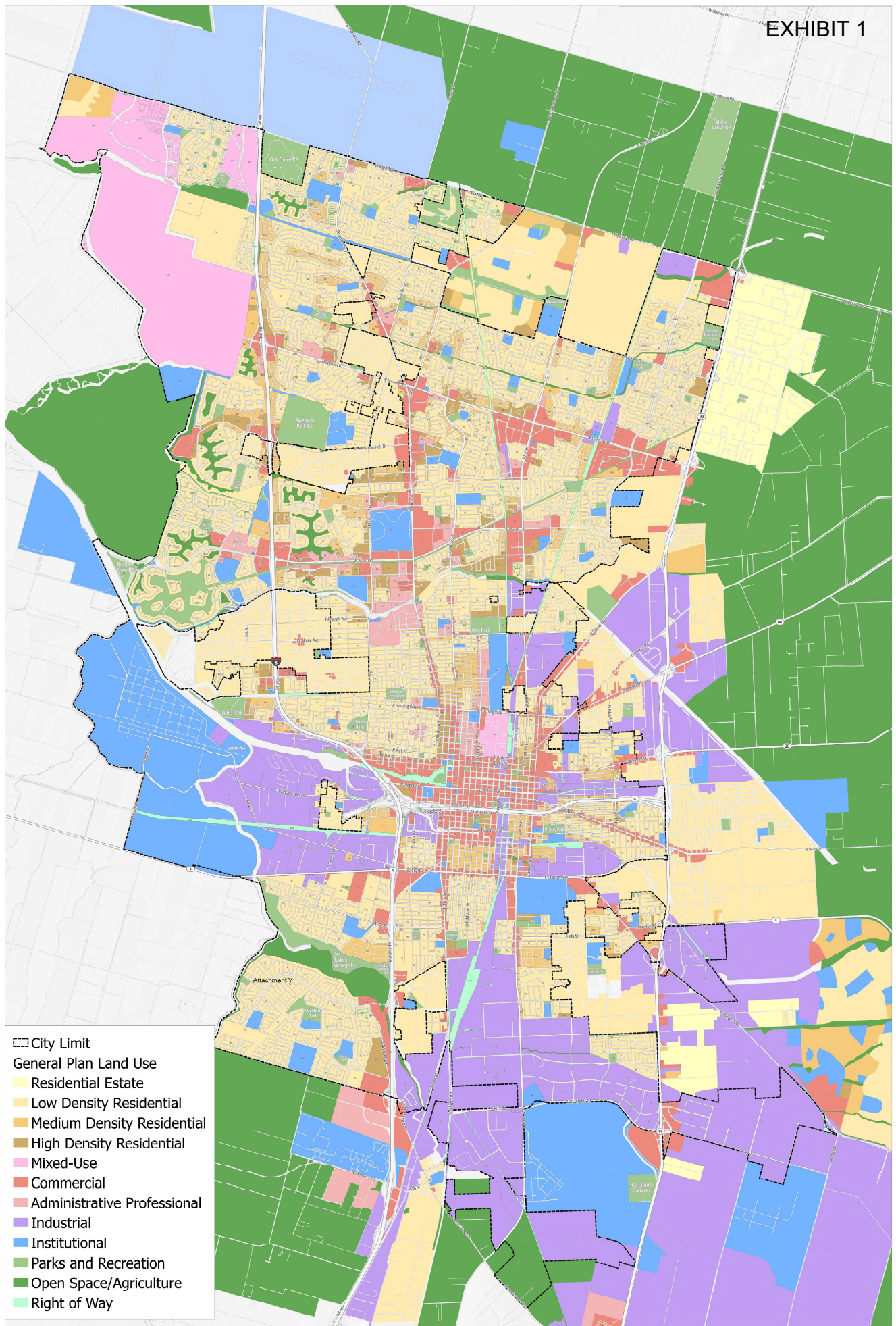
KEVIN J. LINCOLN II
Mayor of the City of Stockton

ATTEST:





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



- City Limit
- General Plan Land Use
 - Residential Estate
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed-Use
 - Commercial
 - Administrative Professional
 - Industrial
 - Institutional
 - Parks and Recreation
 - Open Space/Agriculture
 - Right of Way



	A	B	C	D	E	F	G	H
1	ApnText	General Plan Neighborhood	Address	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning	Reason
2	9811003	Brookside/Country Club	6727 CUMBERLAND PL	LDR	LDR	RL/RM	RL	Split Zone/Lincoln Village
3	10020041	Brookside/Country Club	3500 W BENJAMIN HOLT	MDR	MDR	RM/RL	RM	Split Zone/Lincoln Village Condos
4	11628001	Brookside/Country Club	3536 BROOKVIEW DR	C	C	CG/RL	CG	Split Zone/Brookside Clubhouse
5	11714016	East Stockton	1800 N WILSON WY	C	C	CG/RL	CG	Split Zone
6	11727025	East Stockton	1604 N WILSON WY	C	C	CG/RL	CG	Split Zone/Homekey Hotel
7	14109033	East Stockton	2054 E FLORA ST STOCKTON CA 95205	IND	IND	IL/IG	IL	Split Zone/Industrial Building
8	15102303	East Stockton	1326 E HARDING WY	C	C	CG/RL	CG	Split Zone/Commercial Business
9	15102304	East Stockton	1346 E HARDING WY	LDR	C	RL/CG	CG	Split Zone/Commercial Business
10	15107211	East Stockton	-no addresses on property-	HDR	HDR	RH/RM	RH	Split Zone/Parking Lot
11	15107609	East Stockton	1431 E PARK ST	HDR	HDR	RH/RM	RH	Split Zone/Residential Building
12	15116017	East Stockton	1119 CHANNEL ST STOCKTON CA 95205	INT	C	PF	CN	Owner Request/Series 3 Carry Over
13	15304022	East Stockton	84 N WILSON WY STOCKTON CA 95205	ROW	IND	ROW	IL	Owner Request/Series 3 Carry Over
14	15310211	East Stockton	2075 E MAIN ST	C	C	CG/RM	CG	Split Zone/Commercial Building
15	15310213	East Stockton	2065 E MAIN ST	C	C	CG/RM	CG	Split Zone/Existing Church
16	15312003	East Stockton	1960 E MINER AV STOCKTON CA 95205	ROW	IND	ROW	IL	Owner Request/Series 3 Carry Over
17	15313016	East Stockton	2040 E FREMONT ST STOCKTON CA 95205	IND	IND	IG/IL	IL	Split Zone/Existing Industrial Building
18	15327031	East Stockton	2475 EAST MINER AVENUE STOCKTON, CA 95205	IND	MDR	IL/RM	RM	Split Zone/Owner Requested
19	15535005	East Stockton	2250 E MAIN ST	MDR	C	CG/RM	CG	Split Zone/Vacant Lot with SFR
20	6808013	Eight Mile/ Bear Creek	10711 THORNTON RD	AP	AP	CO/RL	CO	Split Zone/The Commons on Thorton
21	16707029	Industrial Annex	2402 S CALIFORNIA ST F STOCKTON CA 95206	IND	IND	IG/IL	IG	Split Zone/Industrial Site
22	17745002	Industrial Annex	1 *UNASSIGNED STOCKTON CA 95206	ROW	IND	ROW	IG	Owner Requested
23	17746025	Industrial Annex	1456 SPERRY RD	C	IND	CG	IG	Owner Request/Due to ALUC
24	17926063	Industrial Annex	3665 METRO DR	IND	IND	IL/CG	IL	Split Zone/Industrial Building
25	17746024	Industrial Annex	4607 S AIRPORT WY	C	IND	CG	IG	Owner Request/Due to ALUC
26	11332007	Midtown	2737 PACIFIC AV	HDR	HDR	RH/RL	RH	Split Zone/Church
27	11335420	Midtown	2344 BEVERLY PL	LDR	LDR	RL/CG	RL	Split Zone/House
28	11336307	Midtown	227 DORRIS PL	LDR	C	RL	CN	Split GPLU/Commercial Facility
29	11336401	Midtown	2041 PACIFIC AV	C	C	CN/RL	CN	Split Zone /Commercial Facility
30	11511505	Midtown	4133 N EL DORADO ST	C	C	CN/RL	CN	Split Zone
31	12521001	Midtown	108 BLAIN AV	MDR	MDR	RM/CN	RM	Split Zone/Existing Duplex
32	12536004	Midtown	2020 MARSHALL AV STOCKTON CA 95204	ROW	HDR	ROW	RH	Owner Request/RJ Rail Property next to existing HDR Rail property
33	12702005	Midtown	145 W WYANDOTTE ST	LDR	C	RL/GC	CN	Split Zone/Mirale Mile Parking Lot
34	12702025	Midtown	1926 PACIFIC AV	C	C	CG/RM	CG	Split Zone/Miracle Mile Commercial

EXHIBIT 1

	A	B	C	D	E	F	G	H
35	12702026	Midtown	1906 PACIFIC AV	C	C	CG/RM	CG	Split Zone/Miracle Mile Commercial
36	12715053	Midtown	415 E HARDING WY	AP	AP	CO/CG	CO	Split Zone/Existing Office
37	12717216	Midtown	1901 N CALIFORNIA ST	AP	AP	CO/RM	CO	Split Zone/Existing Office
38	12719032	Midtown	1800 N CALIFORNIA ST	C	C	CG/CO	CG	Split Zone/St. Joes
39	12724012	Midtown	1805 N CALIFORNIA ST	MDR	AP	RM/CO	CO	Split Designation/Existing Office
40	13509007	Midtown	1626 CORNELL CT	ROW	AP	ROW	CO	Series 3 Fix
41	13715421	Midtown	530 W ACACIA ST	AP	AP	CO/RL	CO	Split Zone/Dameron Hospital
42	13715509	Midtown	445 W ACACIA ST	AP	AP	CO/RL	CO	Split Zone/Dameron Hospital
43	13715510	Midtown	1032 N LINCOLN ST	AP	AP	CO/RL	CO	Split Zone /Office
44	13902063	Midtown	1301 N EL DORADO ST	C	C	CG/CO	CG	Split Zone/Church
45	13903008	Midtown	1236 N EL DORADO ST A	C	C	CG/CO	CG	Split Zone/Commercial Building
46	13903045	Midtown	1130 N EL DORADO ST	C	C	CG/CO	CG	Split Zone/Existing Commercial
47	13903046	Midtown	1140 N EL DORADO ST A	C	C	CG/CO	CG	Split Zone/Commercial Building
48	13903061	Midtown	1149 N EL DORADO ST A	C	C	CG/CO	CG	Split Zone/Commercial Building
49	13904002	Midtown	1031 N EL DORADO ST G	C	C	CG/CO	CG	Split Zone/Commercial Building
50	13904006	Midtown	1040 N EL DORADO ST	C	C	CG/CO	CG	Split Zone/Commercial Building
51	13905102	Midtown	845 N EL DORADO ST	C	C	CD/CO	CN	Split Zone/Commercial Building
52	13905104	Midtown	807 N EL DORADO ST	C	C	CD/CO	CN	Split Zone/Commercial Building
53	13905203	Midtown	747 N EL DORADO ST	C	C	CD/CO	CN	Split Zone/Parking lot
54	13917314	Midtown	809 N CALIFORNIA ST	C	C	CG/CO	CG	Split Zone
55	13917406	Midtown	729 N CALIFORNIA ST 5	C	C	CG/CO	CG	Split Zone/Commercial Building
56	13917518	Midtown	826 N CALIFORNIA ST	C	C	CG/CO	CG	Split Zone
57	13917410	Midtown	427 E PARK ST	AP	C	CO	CG	Owner Request
58	10407036	Morada/ Holman Neighborhood	5370 CARRINGTON CI	HDR	HDR	RH/CO	RH	Split Zone /Rivewrwood Healthcare Center
59	07742023	Pacific Avenue/ Lincoln Village	1001 W LINCOLN RD	MDR	MDR	RM/RL	RM	Split Zone/Lincoln Square Condominium
60	08102006	Pacific Avenue/ Lincoln Village	7620 N EL DORADO ST 1	HDR	HDR	RH/RL	RH	Split Zone/Oakwood Apartments
61	08134601	Pacific Avenue/ Lincoln Village	5 W SWAIN RD	AP	AP	CO/RL	CO	Split Zone/Mayfair
62	08152046	Pacific Avenue/ Lincoln Village	445 SAN CARLOS WY SIGN	AP	AP	CO/CG	CO	Split Zone/Mission Park
63	09729029	Pacific Avenue/ Lincoln Village	1691 W SWAIN RD 6	LDR	HDR	RL/RH	RH	Split Zone/Stamford Court Apartments
64	10220006	Pacific Avenue/ Lincoln Village	72 W YORKSHIRE DR	HDR	HDR	RH/RL	RH	Split Designation/Sherwood Village Apartments
65	10220027	Pacific Avenue/ Lincoln Village	-no addresses on property-	MDR	HDR	RH	RH	Split Designation/Sherwood Village Apartments
66	10220036	Pacific Avenue/ Lincoln Village	42 W LANCASTER DR	HDR	HDR	RH/RM	RH	Split Designation/Sherwood Village Apartments
67	10220037	Pacific Avenue/ Lincoln Village	44 W YORKSHIRE DR	MDR	HDR	RM/RH	RH	Split Designation/Sherwood Village Apartments

EXHIBIT 1

	A	B	C	D	E	F	G	H
68	10220075	Pacific Avenue/ Lincoln Village	39 W LANCASTER DR	LDR	LDR	RL/RM	RL	Split Zone
69	10224019	Pacific Avenue/ Lincoln Village	321 W YOKUTS AV	C	C	CL/RL	CL	Split Zone/Sherwood Mall Parking Lot
70	10224022	Pacific Avenue/ Lincoln Village	5400 PACIFIC AV	C	C	CL/RL	CL	Split Zone/Sherwood Mall Parking Lot
71	10802004	Pacific Avenue/ Lincoln Village	5600 ALEXANDRIA PL	MDR	MDR	RM/RL	RM	Split Zone /Flora Arca Mata Elementary
72	10813024	Pacific Avenue/ Lincoln Village	5757 PACIFIC AV A120	C	C	CL/CO	CL	Split Zone/StoneCreek Village
73	11011007	Pacific Avenue/ Lincoln Village	2323 GRAND CANAL BL	AP	AP	CO/CG	CO	Split Zone/Stockton Hilton
74	11020312	Pacific Avenue/ Lincoln Village	1105 EL MONTE ST	LDR	LDR	RL/RM	RL	Split Zone /Home
75	11227018	Pacific Avenue/ Lincoln Village	4901 GROUSE RUN DR	MDR	MDR	RM/RL	RM	Split Zone/QuailBrook
76	14708215	South Stockton	353 W DR MARTIN LUTHER KING JR BL	C	C	CG/RL	CG	Split Zone/Commercial Building
77	14708216	South Stockton	309 W DR MARTIN LUTHER KING JR BL	C	C	CG/RL	CG	Split Zone/Commercial Building
78	14726313	South Stockton	407 E DR MARTIN LUTHER KING JR BL	HDR	C	RH/CG	CG	Split Designation/Commercial Building
79	14734112	South Stockton	619 E DR MARTIN LUTHER KING JR BL	HDR	C	RH/RM	CN	Split Zone
80	14909108	South Stockton	333 S SUTTER ST STOCKTON CA 95203	C	C	CG/CD	CG	Split Zone/Commercial Building
81	15133504	South Stockton	1426 E WORTH ST	MDR	MDR	RM/CG	RM	Split Zone/Existing Home
82	15511002	South Stockton	1022 S WILSON WY	C	C	IL/CG	CG	Split Zone/Existing Hotel
83	15511003	South Stockton	1025 BIEGHLE AL	ROW	IND	ROW	IG	Split Zone/Existing Series 3 Carry Over
84	15512018	South Stockton	1747 E DR MARTIN LUTHER KING JR BL STOCKTON CA 95205	IND	IND	IG/IL	IG	Split Zone/Existing Industrial Building
85	16507435	South Stockton	20 W FOURTH ST	C	C	CG/RL	CG	Split Zone/Commercial Building
86	16508017	South Stockton	5 W FIFTH ST	C	C	CG/RL	CG	Split Zone/Commercial Building
87	16517083	South Stockton	547 W SEVENTH ST	LDR	LDR	RL/RM	RL	Split Zone/Existing Church
88	16518127	South Stockton	2314 TURNPIKE RD	MDR	MDR	RM/RL	RM	Split Zone/Existing SFR
89	16523041	South Stockton	2543 S EL DORADO ST 70	LDR	LDR	RL/CG	RL	Split Zone/Existing Mobilehomes
90	16536023	South Stockton	2233 S EL DORADO ST	LDR	LDR	RL/CG	RL	Split Zone/Vacant Lot
91	16702317	South Stockton	1411 S HUNTER ST	C	C	CG/RL	CG	Split Zone
92	16702503	South Stockton	1415 S SAN JOAQUIN ST	LDR	C	RL/CG	CG	Split Zone/Commercial with SFR Building
93	16702514	South Stockton	210 E DR MARTIN LUTHER KING JR BL	C	C	CG/RL	CG	Split Zone
94	16715060	South Stockton	302 E DR MARTIN LUTHER KING JR BL	C	C	CG/RL	CG	Split Zone
95	16715061	South Stockton	544 E DR MARTIN LUTHER KING JR BL	C	C	CG/RL	CG	Split Zone/Commercial Building
96	16718303	South Stockton	930 E DR MARTIN LUTHER	C	C	CG/IL/IG	CG	Split Zone/Vacant Lot
97	17306031	South Stockton	3120 E FARMINGTON RD	C	C	CL	CG	Owner Request
98	17513045	South Stockton	3417 S EL DORADO ST STOCKTON CA 95206	LDR	C	RL	CG	Owner Request
99	17513052	South Stockton	3515 S EL DORADO ST STOCKTON CA 95206	LDR	C	RL	CG	Owner Request
100	17513053	South Stockton	3531 S EL DORADO ST	LDR	C	RL	CG	Owner Request

EXHIBIT 1

	A	B	C	D	E	F	G	H
101	17918029	South Stockton	3801 S STATE ROUTE 99 W FR RD	ROW	PRI	ROW	PF	Series 3 Carry Over/Landscape Buffer with 69kv line
102	15131012	South Stockton	-no addresses on property-	ROW	IND	ROW	IL	Owner Request
103	14523012	The Port and Mount Diablo Waterfront	-no addresses on property-	MDR	C	RM	CG	Owner Request/Series 3 Carry Over
104	14523013	The Port and Mount Diablo Waterfront	800 W CHURCH ST	MDR	C	RM	CG	Owner Request/Series 3 Carry Over
105	14526010	The Port and Mount Diablo Waterfront	404 S STOCKTON ST STOCKTON, CA 95203	MDR	C	RM	CG	Owner Request/Series 3 Carry Over
106	16334002	The Port and Mount Diablo Waterfront	1624 ARMY CT STOCKTON CA 95206	IND	IND	IG/IL	IG	Split Zone/Existing Industrial Building
107	16334008	The Port and Mount Diablo Waterfront	1681 ARMY CT STOCKTON CA 95206	IND	IND	IG/IL	IG	Split Zone/Existing Industrial Building
108	16334009	The Port and Mount Diablo Waterfront	2441 W CHARTER WY STOCKTON CA 95206	IND	IND	IG/IL	IG	Split Zone/Existing Industrial Building
109	16336012	The Port and Mount Diablo Waterfront	2121 W CHARTER WY STOCKTON CA 95206	IND	IND	IG/IL	IG	Split Zone/Existing Industrial Building
110	16336013	The Port and Mount Diablo Waterfront	1677 TILLIE LEWIS DR STOCKTON CA 95206	IND	IND	IG/IL	IG	Split Zone/Existing Industrial Building
111	16336017	The Port and Mount Diablo Waterfront	2245 W CHARTER WY C STOCKTON CA 95206	IND	IND	IG/IL	IG	Split Zone/Existing Industrial Building
112	06603001	Trinity/Northwest Stockton	5412 PASADENA DR STOCKTON CA 95219	LDR	PRI	PF/RL	PF	Split zone/Levee ROW
113	06603004	Trinity/Northwest Stockton	-no addresses on property-	PRI	PRI	PF/MX	PF	Split zone/Faklis Park
114	06603006	Trinity/Northwest Stockton	1 *UNASSIGNED STOCKTON CA 95219	OSA	OSA	OS/MX	OS	Split zone/Levee ROW
115	07126010	Trinity/Northwest Stockton	8225 MARINERS DR	MDR	MDR	RM/RH	RM	Split zone/Mariners Point
116	08227007	Upper Hammer Lane/Thorton Road	8121 DON AVE	LDR	LDR	RL/RM	RL	Split zone/Creative Childcare
117	16306023	Weston/Van Buskirk	1880 W CHARTER WY	IND	IND	IL/RL	IL	Split Zone/Existing Industrial Building