

Resolution No.

# STOCKTON CITY COUNCIL

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**RESOLUTION TO APPROVE A GENERAL PLAN AMENDMENT TO MODIFY THE LAND USE MAP FOR ASSESSOR PARCEL NUMBERS 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04 BY CHANGING THE INDUSTRIAL DESIGNATION TO COMMERCIAL, FOR THE PROPOSED CAR WASH DEVELOPMENT PROJECT, LOCATED AT 200 NORTH WILSON WAY (P24-0150)**

On August 13, 2024, the Applicant, ZM Car Washes, LP, submitted a development application of the Project site for a self-serve drive through tunnel style car wash facility; and

To develop the use, the applicant proposes a General Plan Amendment to modify the Land Use Map for Assessor's Parcel Numbers 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04 from Industrial to Commercial; and

On March 17, 2025, a public notice for the Planning Commission hearing for the subject application was published in local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On March 27, 2025, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.116.040(D), at which point all persons wishing to be heard were provided such opportunity; and

At the Planning Commission hearing of March 27, 2025, the Planning Commission voted 6-0 in favor of the Project, voting to approve the Administrative Use Permit and Design Review actions, and recommending to the City Council approval of the General Plan and Zoning map amendments; and

On May 3, 2025, a public notice for the City Council hearing for the subject application was published in the local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On May 13, 2025, the City Council conducted a public hearing on the application, in compliance with SMC Section 16.116.040(D), at which point all persons wishing to be heard were provided such opportunity; now, therefore,

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

- A. The foregoing recitals are true and correct and incorporated by reference.
- B. Based on its review of the entire record herein, the City Council makes the following recommended findings pursuant to Municipal Code Section 16.116.050.B.1:
  - 1. *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.*

The proposed General Plan Amendment would maintain consistency with other applicable General Plan goals and policies, including:

- Commercial land use designation: This land use designation allows for a wide range of retail, service and commercial recreational uses.
- Goal LU-6: Provide for orderly, well-planned and balanced development.

With the adoption of a companion Zoning Map Amendment, the project would not create any inconsistencies with the Development Code.

2. *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.*

The proposed development would not result in hazard to the public convenience, health, interest, safety or general welfare for people working or residing in the City. The car wash development will be subject to compliance with City development standards and for provision of all necessary infrastructure. All necessary City services will be provided as part of the project, including for Police and Fire protection services.

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

The proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15303(c), New Construction or Conversion of Small Structure, since it includes the construction of a store, motel, office, restaurant or similar structure, not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four (4) commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

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Based on its review of the entire record herein, the City Council hereby approves a General Plan Amendment to modify the Land Use Map for Assessor's Parcel Numbers 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04 from Industrial to Commercial as shown at Exhibit 1.

PASSED, APPROVED, and ADOPTED May 13, 2025.

CHRISTINA FUGAZI  
Mayor of the City of Stockton

ATTEST:

KATHERINE ROLAND, CMC, CPMC  
City Clerk of the City of Stockton