

Resolution No. **2025-03-27-0502-01**

## **STOCKTON PLANNING COMMISSION**

**RESOLUTION RECOMMENDING THE CITY COUNCIL 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 (P24-0150)**

On August 13, 2024, the Applicant, ZM Car Washes, LP, submitted a development application for a Project site containing 11 parcels. The applicant wishes to amend the General Plan land use designation, and Zoning map designation for nine (9) of these 11 parcels, and also develop a self-serve drive through tunnel style car wash (the "Car Wash") facility on seven (7) of these 11 parcels. The Project area is near 200 North Wilson Way; and

The proposed General Plan Amendment to modify the Land Use Map is specific to Assessor's Parcel Numbers 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04. This amendment will change the land use from Industrial to Commercial, which in turn enables the Car Wash to be developed; and

On March 17, 2025, a public notice 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; now, therefore,

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOW:**

- A. The foregoing recitals are true and correct and incorporated by reference.
- B. Based on its review of the entire record herein, the Planning Commission makes the following recommended findings to City Council, pursuant to SMC 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 Project and 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 Car Wash, 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 General Plan amendment and Zoning Map Amendment regarding the Project site, inclusive of the 11 parcels, is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332, Infill Development Projects, because with approval of a General Plan Amendment and Rezone, the Project will be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses. The Project site has no value as habitat for endangered, rare or threatened species. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Additionally, the proposed Car Wash 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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Planning Commission Action

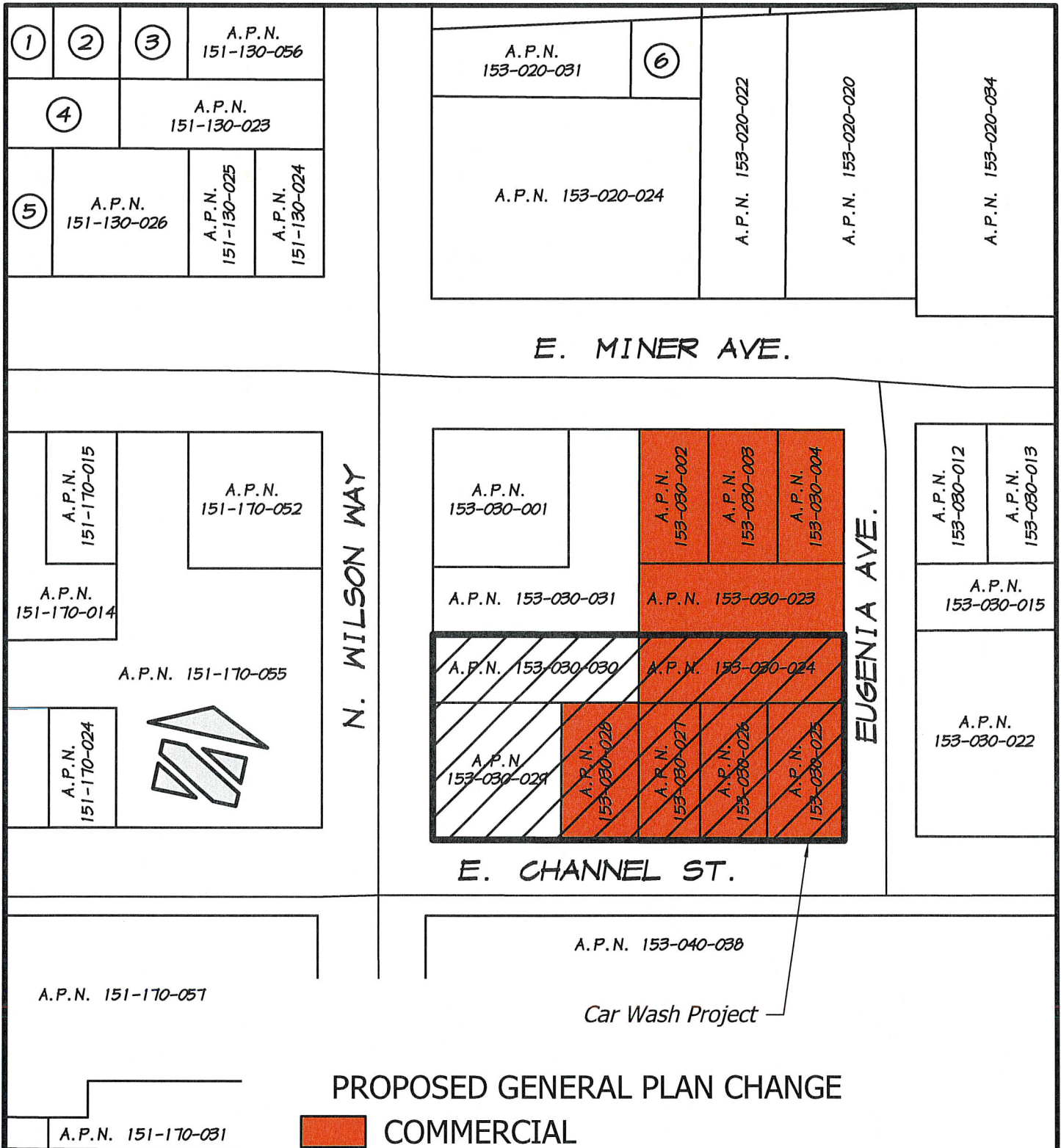
Based on its review of the entire record herein, including the March 27, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby recommends that City Council approve a General Plan Amendment to modify the 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 attached hereto and incorporated by reference.

PASSED, APPROVED, and ADOPTED March 27, 2025.

  
\_\_\_\_\_  
JEFF SANGUINETTI, CHAIR  
City of Stockton Planning Commission

ATTEST:

  
\_\_\_\_\_  
MICHAEL MCDOWELL, SECRETARY  
City of Stockton Planning Commission



DRAWN: B.C.F.

DATE: 2/11/25 1:48

SCALE: NTS

JOB #: 1552-23

DWG: 1552-EXHIBIT

GENERAL PLAN AMENDMENT

MONTY'S CAR WASH

SAN JOAQUIN COUNTY

CALIFORNIA



**ASSOCIATED  
ENGINEERING  
GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356  
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

Resolution No. **2025-03-27-0502-02**

## **STOCKTON PLANNING COMMISSION**

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### **RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR ASSESSOR PARCEL NUMBERS 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04 BY CHANGING THE INDUSTRIAL, LIMITED ZONING DESIGNATION TO COMMERCIAL, GENERAL (P24-0150)**

On August 13, 2024, the Applicant, ZM Car Washes, LP, submitted a development application for a Project site containing 11 parcels. The applicant wishes to amend the General Plan land use designation and Zoning map designation for nine (9) of these 11 parcels, and also develop a self-serve drive through tunnel style car wash (the "Car Wash") facility on seven (7) of these 11 parcels. The Project area is near 200 North Wilson Way; and

The proposed Zoning Map amendment is specific to Assessor's Parcel Numbers 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04. This amendment will change the zoning of these parcels from Industrial, Limited (IL) to Commercial, General (CG) which in turn enables the Car Wash to be developed; and

On March 17, 2025, a public notice 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; now, therefore,

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOW:**

- A. The foregoing recitals are true and correct and incorporated by reference.
- B. Based on its review of the entire record herein, the Planning Commission makes the following recommended findings to City Council, 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 Zoning Map Amendment would maintain consistency with 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.

As the proposed amendment concerns the Zoning Map, no inconsistencies with the Development Code text would result.

- 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 Project and Car Wash 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 General Plan amendment and Zoning Map Amendment regarding the Project site, inclusive of the 11 parcels, is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332, Infill Development Projects, because with approval of a General Plan Amendment and Rezone, the Project will be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses. The Project site has no value as habitat for endangered, rare or threatened species. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Additionally, the proposed Car Wash 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.

- 4. The site would be physically suitable (including access, provision of utilities,*



*compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use developments.*

The Project site is physically suitable for the proposed development, including the Car Wash. All necessary on- and off-site roadways, water, wastewater, and storm drainage infrastructure and utilities will be installed by the developer. Development will meet all applicable City standards. There would be no conflict with adjacent land uses due to proper site planning and design.

#### Planning Commission Action

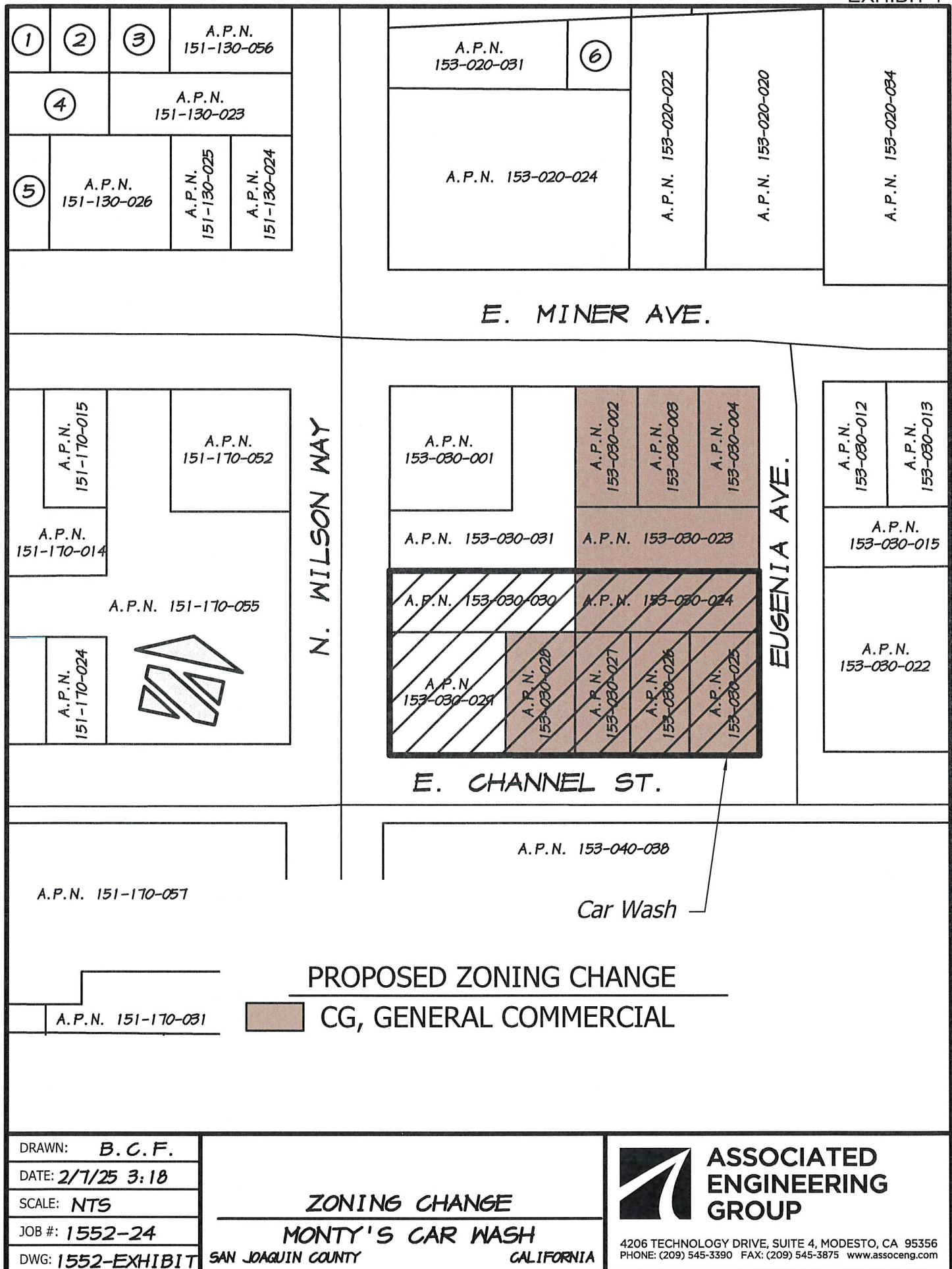
Based on its review of the entire record herein, including the March 27, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby recommends that City Council approve a Rezone to modify the Land Use Map for a portion of Assessor's Parcel Numbers 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04 from Industrial, Limited (IL) to Commercial, General (CG), as shown in Exhibit 1, and ordinance included as Exhibit 1A, attached hereto, incorporated by reference.

PASSED, APPROVED, and ADOPTED March 27, 2025.

  
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 JEFF SANGUINETTI, CHAIR  
 City of Stockton Planning Commission

ATTEST:

  
 \_\_\_\_\_  
 MICHAEL MCDOWELL, SECRETARY  
 City of Stockton Planning Commission





**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE STOCKTON ZONING MAP FOR REZONING 1.19-ACRES, INCLUSIVE OF ASSESSOR'S PARCEL NUMBERS APNs 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04, BY ASSIGNING COMMERCIAL, GENERAL (CG) ZONING DESIGNATION IN PLACE OF THE CURRENT INDUSTRIAL, LIMITED (IL) ZONING DESIGNATION (P24-0150)**

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

**SECTION 1. FINDINGS AND INTENT**

The City Council of the City of Stockton finds, pursuant to SMC Section 16.116.050(B)(1) and (3), that:

- a. Finding #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 Rezone is consistent with the General Plan land use designation of Commercial as the CG zoning district is allowed within the Commercial Designation. The proposed rezone will not result in any inconsistencies, endanger the public health and safety, or result in an unforeseen environmental impact beyond what was previously envisioned for the area.

The Project would further General Plan 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. Finding #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 Rezone of the proposed parcels will be consistent with the existing surrounding parcels to the north, west and south. This amendment will result in physical development on five (5) of the nine (9) parcels, and all will comply with all applicable CG zoning standards as well as all building and fire regulations for health and safety. The remaining four (4) lots are currently vacant with no proposed project; all future development would be required to comply with the municipal code standards and any other regulations at the time of submittal to the City for a Planning application or Building permits.

Therefore, the proposed rezone 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.

- c. Finding #3: The proposed amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

Evidence: The Project site, inclusive of the 11 parcels, is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332, Infill Development Projects, because with approval of a General Plan Amendment and Rezone, the Project will be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses. The Project site has no value as habitat for endangered, rare or threatened species. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services

Additionally, the proposed Car Wash 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

The Project site is on a city block with both Industrial, Limited (IL) and Commercial, General (CG) zoning. City blocks to the north, west, and south are currently zoned CG. Thus, the proposed rezone from IL to CG would not create any inconsistencies with the existing zoning of the surrounding vicinity.

- d. Finding #4: The site would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development(s).

Evidence: Based on the information provided by the applicant and each Department's analysis, the subject site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated

land use development.

**SECTION II. REZONE CLASSIFICATION**

Based on its review of the entire record herein, including the accompanying staff report, all supporting, referenced, and incorporated documents, and all comments received, the City Council hereby approves an Amendment for the boundary modification to the Zoning Map for APNs 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04, changing the existing designation of Industrial, Limited (IL) zoning to Commercial, General (CG) zoning as shown in Exhibit 1, attached and incorporated by this reference.

**SECTION III. SEVERABILITY**

If any part of this Ordinance is held invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance if such invalid portion thereof had been deleted.

**SECTION IV. EFFECTIVE DATE**

This Ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

\_\_\_\_\_  
CHRISTINA FUGAZI  
Mayor of the City of Stockton

ATTEST:

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

Resolution No. **2025-03-27-0502-03**

## **STOCKTON PLANNING COMMISSION**

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### **RESOLUTION APPROVING A USE PERMIT AND DESIGN REVIEW FOR THE PROPOSED CAR WASH DEVELOPMENT, LOCATED AT 200 NORTH WILSON WAY (P24-0150)**

On August 13, 2024, the Applicant, ZM Car Washes, LP, submitted a development application for a Project site containing 11 parcels. The applicant wishes to amend the General Plan land use designation, and Zoning map designation for nine (9) of these 11 parcels, and also develop a self-serve drive through tunnel style car wash (the "Car Wash") facility on seven (7) of these 11 parcels. The Project area is near 200 North Wilson Way; and

The proposed General Plan Amendment to modify the Land Use Map is specific to Assessor's Parcel Numbers 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04. This amendment will change the land use from Industrial to Commercial, which in turn enables the Car Wash to be developed; and

On February 26, 2025, the Architectural Review Committee considered the proposed Car Wash, and made recommendations on adjustments to the site plan parking and circulation and access; and

On March 17, 2025, a public notice 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; now, therefore,

**BE IT RESOLVED BY THE PLANNING COMMISSION 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 Planning Commission makes the following recommended findings:

#### Administrative Use Permit

1. The Car Wash is allowed within the proposed CG (Commercial, General) zoning districts, subject to the approval of a Use Permit by the Planning Commission and approval of a General Plan Amendment and Rezone.

2. The Car Wash, as conditioned, would maintain the integrity and character of the surrounding neighborhood, because the Car Wash facility has been reviewed by the City's Architectural Review Committee (ARC) and determined to be in compliance with applicable provisions of the City Wide Design Guidelines, as modified by the Project applicant.
3. The Car Wash, as conditioned, would be consistent with the general land uses, objectives policies, and programs of the General Plan. The Car Wash site will have a General Plan Land Use designation of Commercial and the subject use is consistent with the following General Plan goals and policies:

Policy 4.5 (Land Use- Commercial Area Aesthetics) - The City shall require that new commercial development incorporate landscaping and good design in accordance with Citywide Design Guidelines. The City's ARC has reviewed and determined that the Car Wash's proposed elevations, renderings, and materials are substantially in compliance with applicable provisions of the Citywide Design Review Guidelines; and

4. The Car Wash would be physically suitable for the type and density/intensity of the use being proposed, including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.), because a portion of the Project site will be occupied by a Car Wash facility that will be provided with adequate services and accesses. The subject development is not hindered by physical constraints.

The establishment, maintenance, or operation of the Car Wash, at the location proposed and for the time period(s) identified, is not expected to endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the subject use, because the use is designed in accordance with City development standards.

5. The design, location, size, and operating characteristics of the Car Wash are expected to be compatible with existing and future land uses on-site and in the vicinity of the subject property because the planned automated Car Wash facility is compatible with Commercial designation on the subject site.
6. The proposed General Plan amendment and Zoning Map Amendment of the Project site, inclusive of the 11 parcels, is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332, Infill Development Projects, because with approval of a General Plan Amendment and Rezone, the Project will be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses. The Project site has no value as habitat for endangered, rare or threatened species. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served



by all required utilities and public services.

Additionally, the proposed Car Wash 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.

### Design Review

1. The proposed development is consistent with all applicable provisions of this Development Code and other applicable City ordinance, because the proposal is consistent with the Citywide Design Guidelines that are used to meet the requirements of Design Review as outlined in SMC Section 16.120.020(A)(2).
2. The general design, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City, because the Architectural Review Committee (ARC) has reviewed the Car Wash facility building, parking areas, access uses, and architectural design in comprehensive manner. The Car Wash will incorporate high quality, durable materials and provide an efficient site layout to serve the surrounding neighborhood.
3. The architectural design of structure and their materials and colors are visually compatible with surrounding development. Design elements have been incorporated into the Car Wash to further ensure its compatibility with the character and uses of adjacent development. The architectural style and layout would be compatible with other buildings in the area.
4. The location and configuration of structure is compatible with the site and with surrounding sites and structures and would not unnecessarily block views from other structures or dominate their surroundings, because the commercial structure on the subject site will be located towards the rear of the property facing Channel Street. The configuration of the building would not block or dominate the surroundings.
5. The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, planned maintenance and protection of landscape elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment, because the proposed landscape design will provide the extensive use of landscaping to enhance views of the site by screening unattractive elements such as trash enclosures, drive lane and parking areas.

6. The design and layout of the proposed Car Wash will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazards. The site has been designed to clearly identify points of access into the site, as well as a clearly marked pedestrian path off Eugenia Avenue. Significant queueing space is designed for each wash lane limiting instances of vehicular conflicts onto Channel Street. There are no points of access onto North Wilson Way. The subject site with the installation of the barriers will not result in vehicular or pedestrian hazards.
7. The building design and related site plans, including on-site parking, have been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site, because the City staff has reviewed the site plan to ensure that the plans comply with the City Codes and provide the best serve to the patrons of the site.
8. Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, open space, utilities, etc., because other standards will be reviewed by individual departments during plan check with Building Life and Safety Division.

#### Planning Commission Action

Based on its review of the entire record herein, including the March 27, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the Administrative Use Permit and Design Review for Planning Application Number P24-0150, subject to the following conditions of approval, and contingent upon City Council approval of the proposed General Plan Amendment and Rezone:

#### *Conditions of Approval (Standard)*

1. The Car Wash approved by this action shall conform to the site plan and elevations included as Exhibit 1.
2. Changes to this approval shall be reviewed under SMC Chapter 16.04 (Changes to an Approved Project).
3. Plans submitted for purposes of obtaining building permit(s) shall reflect compliance with Development Code Section 16.56.040 (Landscape Standards).
4. Plans submitted for purposes of building permit(s) shall reflect compliance with the American Disabilities Act and standards at Development Code Table 2-3, including all other aspects of Municipal Code Title 16 (Development Code), as applicable.

5. The use shall be carried out in compliance with all applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.
6. Compliance with these conditions is mandatory. Failure to comply with these conditions is unlawful, constitutes a public nuisance, and is subject to the remedies and penalties identified in the Stockton Municipal Code, including but not limited to, monetary fines and revocation or modification of said Design Review Approval.
7. The permit shall not become effective until and unless the City Council authorizes the General Plan Amendment and Zoning Map Amendment included with this application.
8. This approval shall become void unless the required building permit(s) is submitted within 12 months of the approval effective date. An extension may be requested in accordance with SMC Section 16.120.080(D).

*Conditions of Approval*

9. Applicant shall provide visual breaks in the Channel Street elevation by providing vertical architectural articulations such as metal grills or raising the brick/stone veneer.
10. Applicant shall merge existing lots to accommodate the footprint of the proposed building structure. Lot Merger application to be submitted to CDD- Engineering.
11. Applicant shall submit off-site improvement plans to CDD- Engineering for approval by the City Engineer.
12. Applicant shall protect all existing property pins or other survey monuments in place.
13. Rolling gate and perimeter fence will need to comply with the City vehicle sight area requirements at all access points.
14. The trash enclosure shall be located on an accessible route.
15. Provide a Stormwater Quality Control Plan (SWQCP) at the time of building permit submittal.
16. Provide a WDID number for the State approved Stormwater Pollution Prevention Plan (SWPPP) prior to approval of any building permit plans.
17. Provide a City Standard Plan Drawing No. S-21Sand/Oil separator for the proposed Car Wash.
18. Building permit(s) required from the City of Stockton Building & Life Safety Division for new construction or any alterations to the site. A Planning entitlement approval

does not authorize construction or the use of the building/site until the appropriate building permits have been obtained.

19. Separate demolition permits are required from the City of Stockton Building & Life Safety Division for the removal of each individual structure. Demolition permits shall be issued to a California licensed demolition contractor holding a C-21 classification with the Contractors State License Board. Demolition activities shall be in accordance with SMC Chapter 15.56.
20. Per SMC 8.36 (Property Maintenance), Applicant shall maintain fencing and property maintenance for parcels not associated with the car wash, which are Assessor's Parcel Numbers 153-030-02; -03; -04; and -23.

PASSED, APPROVED, and ADOPTED March 27, 2025.

  
\_\_\_\_\_  
JEFF SANGUINETTI, CHAIR  
City of Stockton Planning Commission

ATTEST:

  
\_\_\_\_\_  
MICHAEL MCDOWELL, SECRETARY  
City of Stockton Planning Commission





**MONTY'S  
EXPRESS  
CAR WASH**  
200 N. WILSON WAY  
STOCKTON, CA.

PLANNING  
ARCHITECTURE  
api

**api**

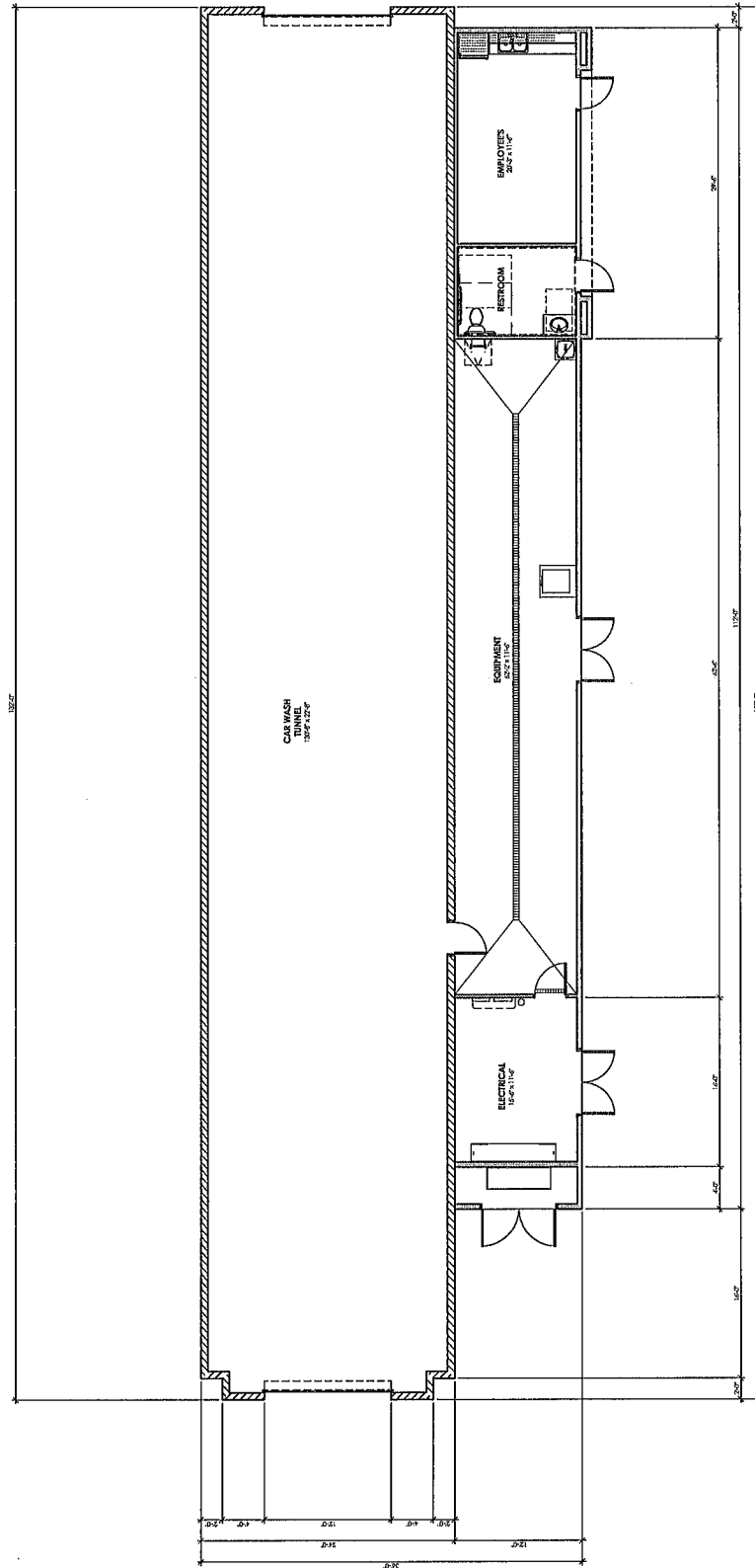
ARCHITECTURE PLUS INC.  
4354 EIGHTH STREET  
MIDWINTER, CA 95356

PH. 209.577.4661  
FX. 209.577.5215

WWW.APIARC.COM

SHEET:

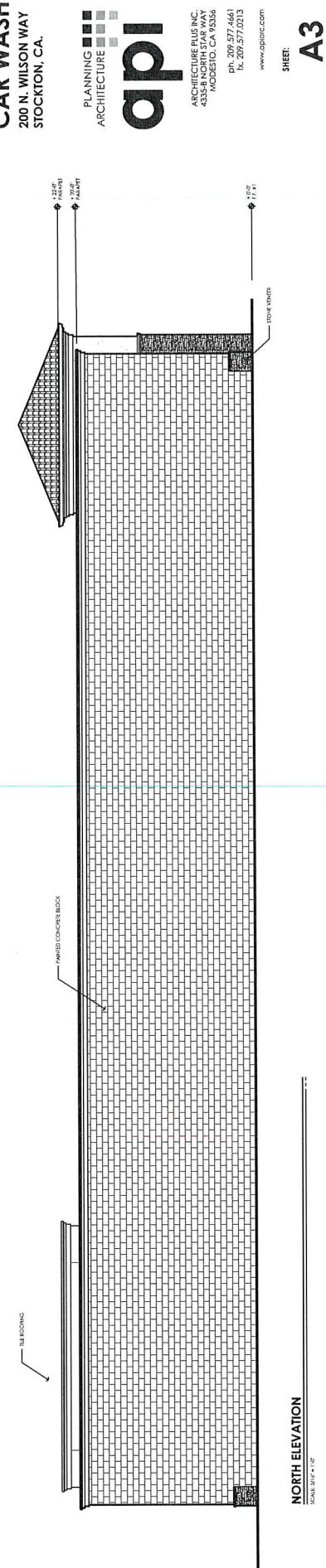
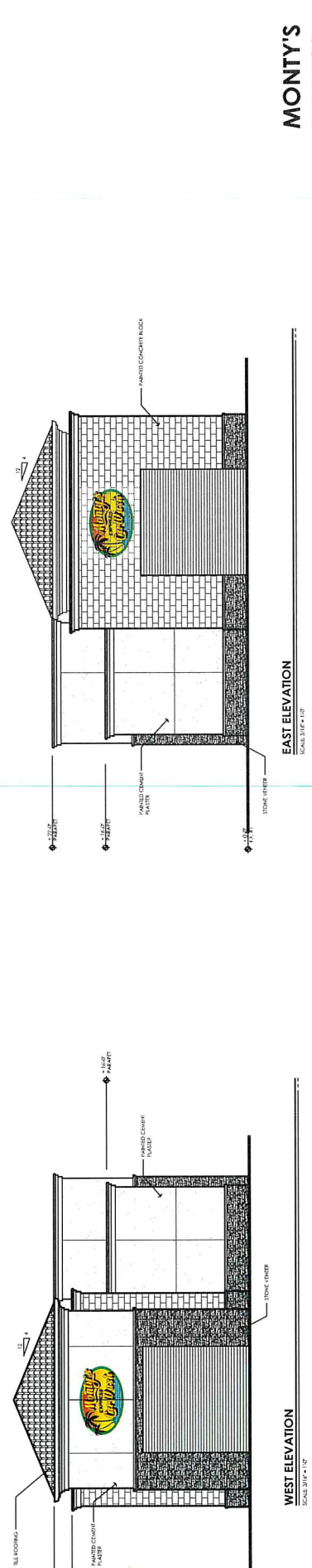
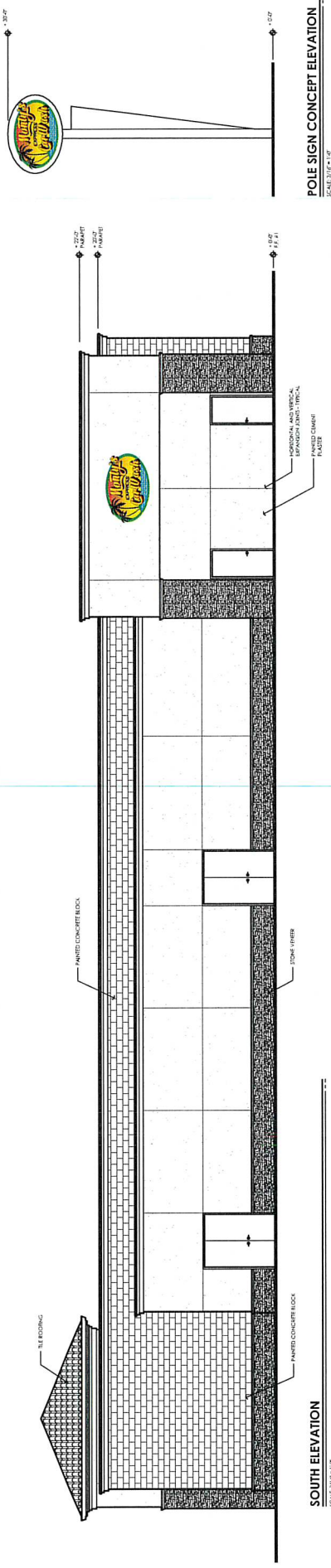
**A2**



PRELIMINARY FLOOR PLAN

SCALE 1/4" = 1'-0"

EXHIBIT 1



**MONTY'S  
EXPRESS  
CAR WASH**  
200 N. WILSON WAY  
STOCKTON, CA.

PLANNING  
ARCHITECTURE  
**api**  
ARCHITECTURE PLUS INC.  
4335 JENSEN AVENUE  
MODesto, CA 95356  
PH. 209.577.6441  
FX. 209.577.0213  
WWW.APIINC.COM

SHEET:  
**A3**

**MONTY'S  
EXPRESS  
CAR WASH**  
200 N. WILSON WAY  
STOCKTON, CA.



ARCHITECTURE PLUS INC.  
4335 UNIVERSITY AVENUE  
MODesto, CA 95356  
PH: 209.577.4401  
FX: 209.577.0213  
www.apiac.com

SHEET:

**A4**

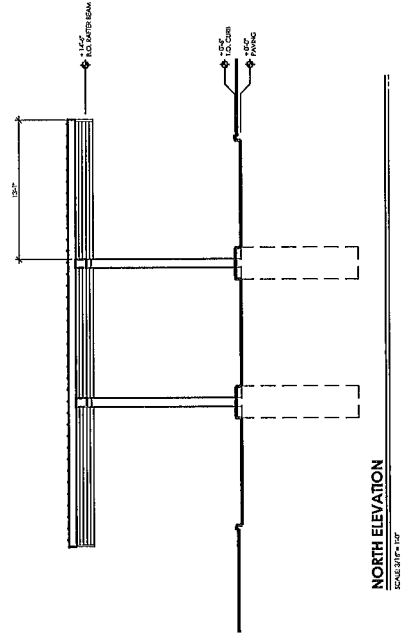
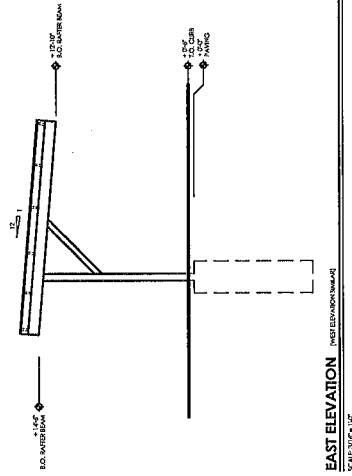
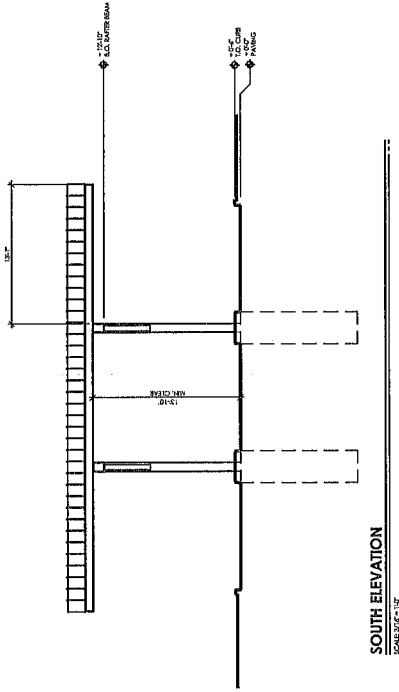


EXHIBIT 1

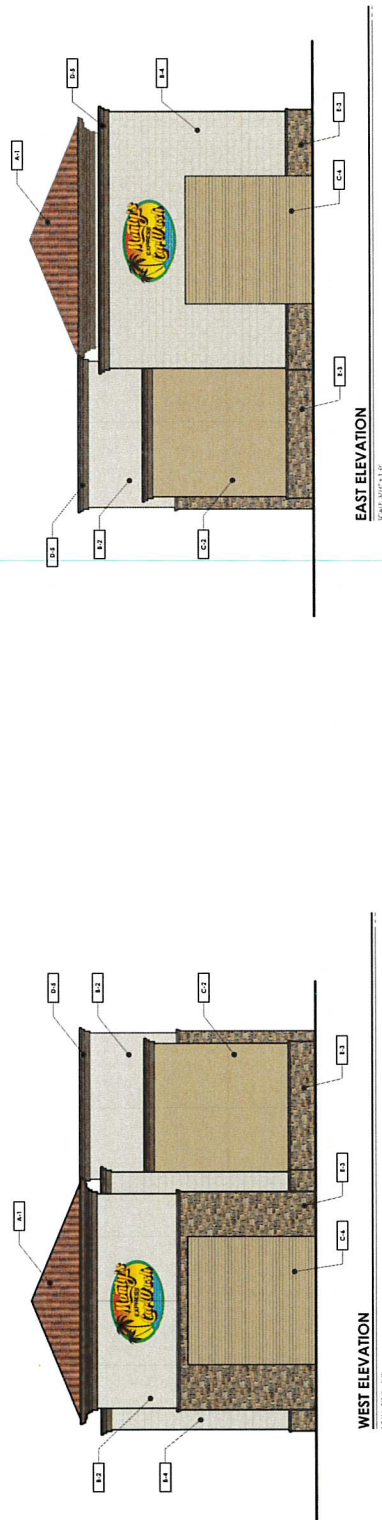
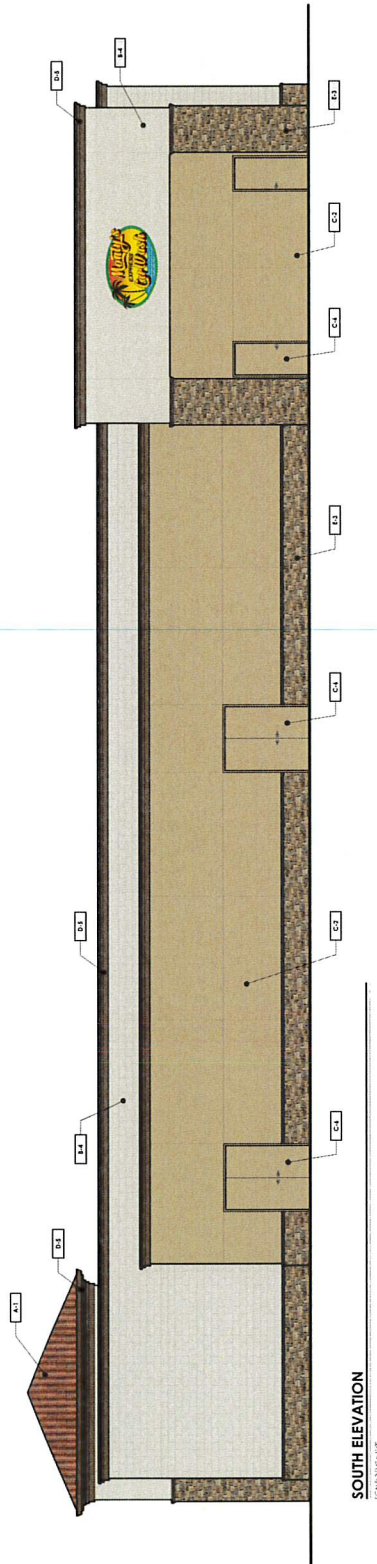
**MONTY'S  
EXPRESS  
CAR WASH**  
200 N. WILSON WAY  
STOCKTON, CA.

PLANNING  
ARCHITECTURE  
**api**

ARCHITECTURE PLUS INC.  
4335 H NORTH STAR WAY  
MIDWINTER, CA 95356  
PH: 209.577.4661  
FX: 209.577.0213  
WWW.APIINC.COM

SHEET:

A5



EAST ELEVATION

SCALE: 3/16" = 1'-0"

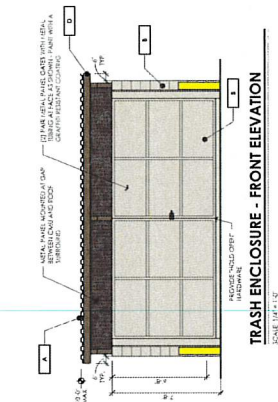
## REFERENCE KEY

- 1 COMPOSITE TIA ROOFING
- 2 EXTERIOR CEMENT PLASTER
- 3 MANUFACTURED STONE VENEER
- 4 CONCRETE BLOCK
- 5 PRECAST CONCRETE SLAB
- 6 EXTERIOR DOOR

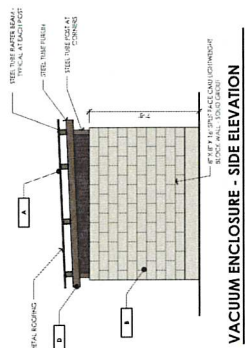
## FINISH LEGEND

- A** 3/4" T&G  
3/4" T&G  
MANUFACTURED STONE VENEER
- B** BROWN STAIN  
ON  
WOOD
- C** CONCRETE BLOCK  
PAINTED  
WITH LIGHT  
GRAY PAINT
- D** VINO  
WOOD GRAIN  
PAINTED  
WITH LIGHT  
GRAY PAINT
- E** SPANISH STONE  
MANUFACTURED  
STONE VENEER

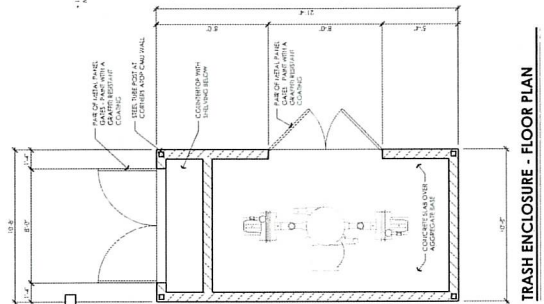




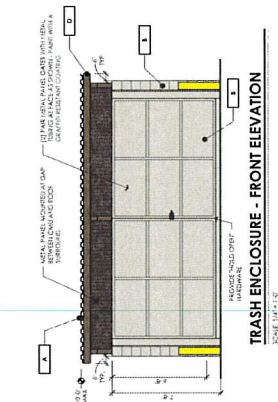
VACUUM ENCLOSURE - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



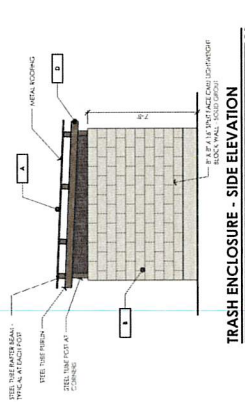
VACUUM ENCLOSURE - SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



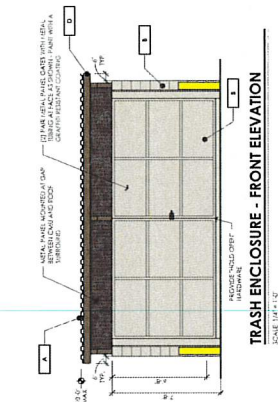
VACUUM ENCLOSURE - FLOOR PLAN  
SCALE: 1/4" = 1'-0"



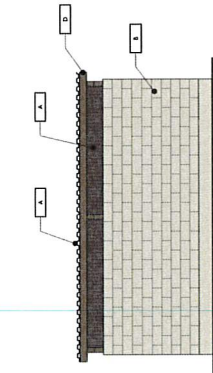
TRASH ENCLOSURE - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



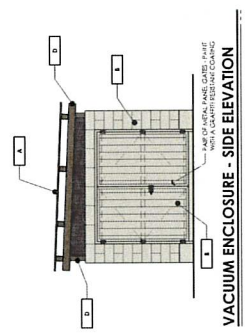
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SCALE: 1/4" = 1'-0"



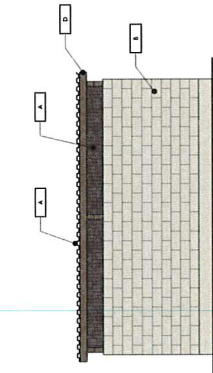
TRASH ENCLOSURE - FLOOR PLAN  
SCALE: 1/4" = 1'-0"



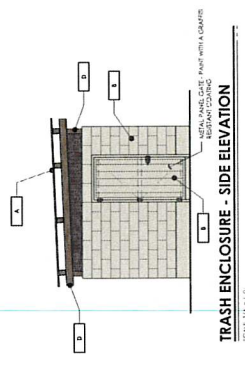
VACUUM ENCLOSURE - BACK ELEVATION  
SCALE: 1/4" = 1'-0"



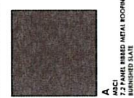
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SCALE: 1/4" = 1'-0"



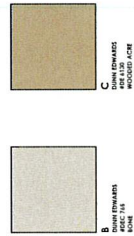
TRASH ENCLOSURE - BACK ELEVATION  
SCALE: 1/4" = 1'-0"



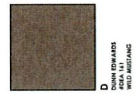
TRASH ENCLOSURE - SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FINISH LEGEND

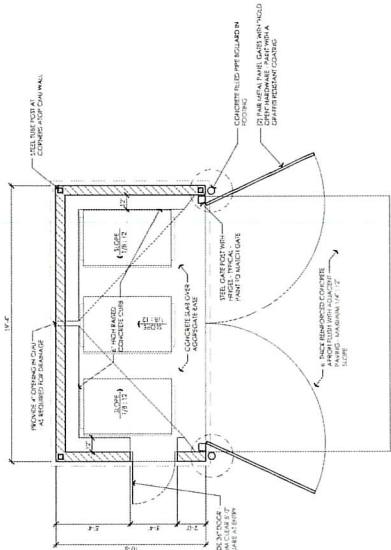


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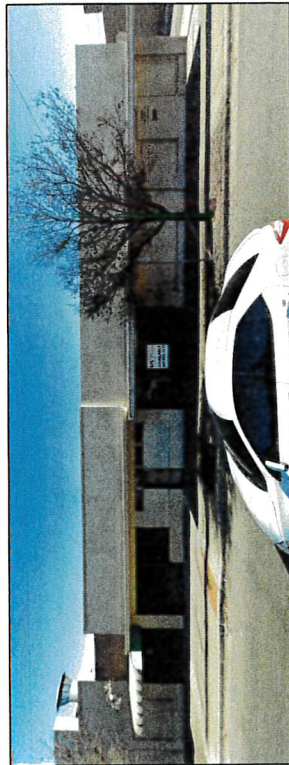
FINISH LEGEND

MONTY'S  
EXPRESS  
CAR WASH  
200 N. WILSON WAY  
STOCKTON, CA.



TRASH ENCLOSURE - FLOOR PLAN  
SCALE: 1/4" = 1'-0"





NORTH WILSON WY.



CORNER OF NORTH WILSON WY. & CHANNEL ST.



1501 CHANNEL ST.



1505 CHANNEL ST.



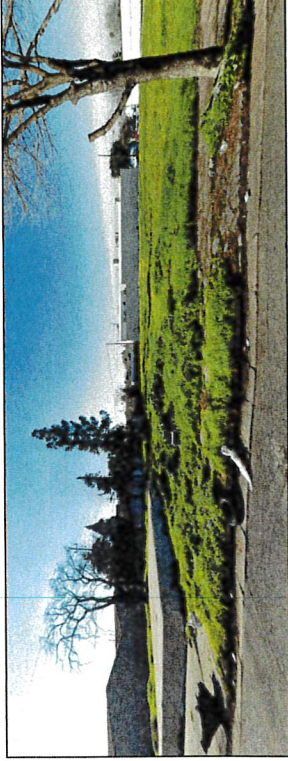
1527 CHANNEL ST.



CORNER OF CHANNEL ST. & EUGENIA AVE.



230 EUGENIA AVE.



221 EUGENIA AVE.

**MONTY'S  
EXPRESS  
CAR WASH**  
200 N. WILSON WAY  
STOCKTON, CA.

PLANNING  
ARCHITECTURE

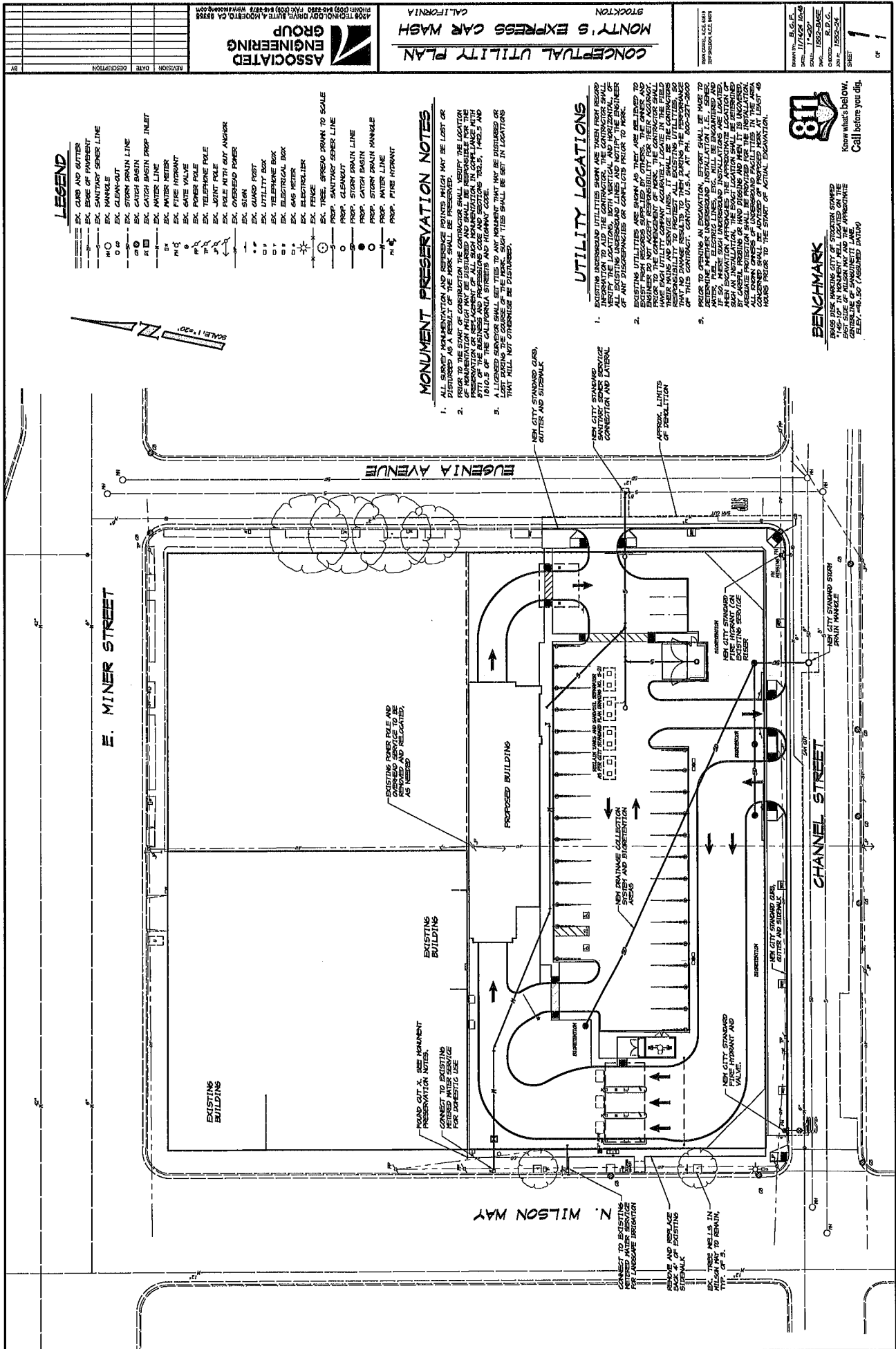
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ARCHITECTURE PLUS INC.  
4335-B NORTH STAR WAY  
MODESTO, CA 95356  
PH: 209.577.4661  
FX: 209.577.0213  
WWW.APIARCH.COM

SHEET:





















**A7**

EXHIBIT 1





[illegible]

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WIGGLES
							
	SHADE TREE						
	ACE OOL CIN CAM ZEL VL	Acer rubrum 'Oxboye Gray' Cornus alternifolia Zelkova serrata 'Village Green'	Oxboye Gray Red Maple Campyris Tree Village Green Japanese Zelkova	2	15 gal. 15 gal. 15 gal.	35' 35' 35'	Moderate Moderate Moderate
	PALM TREE						
	CHM HAM TIN FOR	Chamaecyparis thurberi Washingtonia filifera	Mediterranean Fan Palm Washingtonia Palm	14	24" box 24" box	per palm per palm	Low Moderate
	STREET TREE						
	ACE OOL ACE CRK GEI PAR	Acer palmatum 'Columae' Acer palmatum 'Common King' Gleditsia parvifolia	Columae Branch Maple Common King Norway Maple Australian Wattle	6	15 gal. 15 gal. 15 gal.	per palm per palm per palm	Moderate Moderate Low
	ACCENT SHRUB						
	Callus Muhlenbergia Panicum Rosa Rosa wild	Callunetum's acutatum 'Karl Froster' Muhlenbergia capillaris Panicum near 190 Rosa 'Flower Carpet' Evergreen SPRINGBIDGE	Karl Froster Feather Reed Grass Pink Lady Grass Panicum New Zealand Flax, medium size Flower Carpet Rose - White	184	5 gal. 5 gal. 5 gal. 5 gal. 5 gal.	4' 5' 5' 5' 3'	Low Low Low Moderate Low
	Call (p Call (p Call (p Call (p Call (p	Callunetum's viviparum 'Little John' Callunetum's viviparum 'Little John' Callunetum's viviparum 'Little John' Callunetum's viviparum 'Little John' Callunetum's viviparum 'Little John'	Little John Weeping Bottlebrush Little John Weeping Bottlebrush Little John Weeping Bottlebrush Little John Weeping Bottlebrush Little John Weeping Bottlebrush	83	5 gal. 5 gal. 5 gal. 5 gal. 5 gal.	4' 4' 4' 4' 4'	Low Low Low Low Low
	Die in Die in Die in Die in Die in	Die in Die in Die in Die in Die in	Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy	7	5 gal. 5 gal. 5 gal. 5 gal. 5 gal.	3' 4' 4' 4' 4'	Low Low Low Low Low
	Die in Die in Die in Die in Die in	Die in Die in Die in Die in Die in	Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy	7	5 gal. 5 gal. 5 gal. 5 gal. 5 gal.	3' 4' 4' 4' 4'	Low Low Low Low Low
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	Die in Die in Die in Die in Die in	Die in Die in Die in Die in Die in	Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy	7	5 gal. 5 gal. 5 gal. 5 gal. 5 gal.	3' 4' 4' 4' 4'	Low Low Low Low Low
	Die in Die in Die in Die in Die in	Die in Die in Die in Die in Die in	Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy	7	5 gal. 5 gal. 5 gal. 5 gal. 5 gal.	3' 4' 4' 4' 4'	Low Low Low Low Low
	Die in Die in Die in Die in Die in	Die in Die in Die in Die in Die in	Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy	7	5 gal. 5 gal. 5 gal. 5 gal. 5 gal.	3' 4' 4' 4' 4'	Low Low Low Low Low
	Die in Die in Die in Die in Die in	Die in Die in Die in Die in Die in	Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy Fountain Ivy	7	5 gal.<		

Hydrologic Equivalency				ETAF <sub>1</sub> =		ETAF <sub>2</sub> =		ETAF <sub>3</sub> =		Estimated Total Rainfall (mm)	
Reference	Peak Rainfall Intensity (mm/hr)	Peak Rainfall Intensity (in/hr)	ETAF <sub>1</sub> (PREF)	ETAF <sub>2</sub> (PREF)	ETAF <sub>3</sub> (PREF)	Landscaped Area (sq ft)	Landscaped Area (sq ft)	ETAF <sub>1</sub> (LRA)	ETAF <sub>2</sub> (LRA)	ETAF <sub>3</sub> (LRA)	Estimated Total Rainfall (mm)
Regular Landscape Areas (RLA) - See Hydrologic Descriptions for Referenced Numbers											
Struc.	0.36	Drop	0.81	0.81	0.81	0.0	0.0	0.0	0.0	0.0	0.0 gph
Struc.	0.36	Drop	0.81	0.81	0.81	6,563.4	2,092.4	61.349	61.349	61.349	61.349 gph
Struc.	0.36	Drop	0.81	0.81	0.81	6,563.4	3,371.0	102.781	102.781	102.781	102.781 gph
Rowland	0.46	Drop	0.81	0.81	0.81	12,250.0	5,473.0	166.320	166.320	166.320	166.320 gph
Special Landscape Areas (SLA)											
SLA1				1.00	0.81	0.0	0.0	0.0	0.0	0.0	0 gph
				Sub-slab	0.81	0.0	0.0	0.0	0.0	0.0	0 gph
				Total Landscape Area (RLA+SLA)	0.81	12,250.0	6,473.0				
						ETAF <sub>1</sub> Total		166.320 gph		171.236 gph	
						Maximum Rainfall Water Retention (MRAW)		171.236 gph			
$\text{MAXIMUM ALLOWABLE WATER CALCULATION (MRAW)} = \left[ \left( \text{ETAF}_1 \times \text{LRA} \right) + \left( \text{ETAF}_2 \times \text{SLA} \right) \right]$											
ETAF CALCULATIONS											
171.236 gph			48 in/hr	0.81	0.81	12,250.0	0.96	0.81			
Regular Landscape Area (RLA)											
ETAF			Max = 0.81			ETAF					
Total ETAF			5,473.0			ETAF					
Divided by Total RLA			12,250.0			ETAF					
Average ETAF (RA)			0.45			ETAF					

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

**IRRIGATION DESIGN**

The irrigation on this site will drip irrigation will meet the CUYA requirements, and will comply with the requirements of MWELO. Equipment will include dedicated mainlines, lateral, weather sensor, and electric irrigation system, rainwater sensors, and other equipment.

**PLANTING DESIGN**

The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable. Uses trees to provide shaded areas, and plants have been grouped into hydro-zones. Rainwater used for the landscape design include: from the hydro-zone, from the south pond, from the north pond, from the storm drain and the wetlands.

Total Site Area	45,900 sf
Total Landscape Area	12,500 sf
Irrigated planter	5,663 sf
Irrigated bio-orientation area	6,387 sf
Percentage of Total Site as Landscape	27 %

Number parking spaces:	3
Rest'd trees (1 tree per 5 parking spaces):	1
Trees Provided:	1

1 mth P-SH04

15 November 2024

