

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A TENTATIVE MAP FOR THE PREVIOUSLY APPROVED CANNERY PARK MIXED USE PROJECT LOCATED ON MULTIPLE PARCELS AT 3827 PFC JESSE MIZENER STREET (APNs 122-020-32, -33, -38 and -60)(P21-0435)

In 2004, the City approved the Cannery Park Cannery Park Mixed Use Project which consisted of an Environmental Impact Report (EIR), General Plan Amendment, Eight Mile Road Specific Plan Amendment, Annexation, Rezoning Development Agreement, and a Small and Large lot Tentative Map. These entitlements permitted Holman Investors, LLC, ("Applicant") to construct a mixed-use development on a 448-acre site planned for industrial, commercial retail and office, parks, schools, 1,100 single family and 210 multi-family residential units. Since the original Project approval, progress has been made to construct the single-family units; however, the industrial, retail, and office zones areas of the Project remain undeveloped; and

Citing a change in the retail and office economic markets and the State's current housing crisis, the Applicant is requesting a General Plan Amendment, Rezone, Development Agreement Amendment (extend existing by 10 years), and a Tentative Map to convert a 99.87-acre portion of the existing Cannery Park mixed use Project's commercially zoned areas into 334 additional single family homes and to relocate approximately 12-acres of high-density residential zoned areas adjacent to the commercial areas fronting Eight Mile Road. The proposed Tentative Map also includes retention of 16 commercial lots, a 3.34-acre detention basin, and a new ±4-acre neighborhood park (linear/tot lot); and

As the proposed Project amends a portion of the original EIR project area, an addendum to the original EIR (SCH # 2003042022), for the original Cannery Park mixed use Project was prepared in accordance with the California Environmental Quality Act (CEQA) State Guidelines section 15164. The addendum analyzed the conversion of the regional commercial areas to single family homes and concluded that the proposal did not result in substantial changes or create new significant environmental effects beyond what was anticipated in the original EIR; and

On February 8, 2024, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Chapter 16.88, to consider the proposed Amendments, at which all times all interested parties had the opportunity to be heard; now, therefore,

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BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON AS FOLLOWS:

1. The foregoing recitals are true and correct and incorporated by reference.
2. Based upon its review of the entire record herein, the Planning Commission makes the following findings:

Tentative Map

Per SMC section 16.188.060(A), a tentative map or tentative parcel map may only be approved if the Review Authority makes the following findings:

- A. The subdivision design, lotting size, access, and park are consistent with the General Plan density requirements, parkland dedication, and roadway width. The Applicant has agreed to construct the neighborhood park as part of the project approvals. This is to avoid adding a third undeveloped park for the Cannery Park community. The proposed project will install on-site and off-site improvements, including public streets, sidewalks, curbs, gutters, sidewalk, landscaping, and street lighting. All proposed utilities (e.g., water, sewer, storm drainage) will be extended to the subject site from the existing subdivision to the southwest and comply with the City's Standard Plans and Specifications.
- B. Per SMC section 16.188.060(A)(2), the supplemental findings can also be made which are a) the residential project will construct necessary sidewalk, curb, gutter, water, sewer, and street improvements; b) the map is not creating condominiums or is a condominium conversion; c) the proposed map will not be creating any exactions and any necessary dedications will comply with City standards; and d) there is no waiver request of the parcel map.

SMC Chapter 16.90 (Floodplain Management Findings)

- C. Based on the effective 200-Year Floodplain Analysis Map, and the Technical Memorandum prepared by VVH Consulting Engineers dated January 23, 2024, portions of the project site have areas of potential flooding in excess of three (3) feet from a storm event that has a 1-in-200 chance of occurring in any given year, from sources other than local drainage, in urban and urbanizing areas. The finished floors of future structures shall be elevated to within three (3) feet of the 200-year base flood elevation providing an urban level of flood protection in accordance with SMC 16.90.020(A)2.

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3. The Planning Commission approves a Tentative Map as illustrated in (Exhibit 1), based on the findings and evidence detailed above, and the conditions of approval shown in (Exhibit 2).

PASSED, APPROVED, and ADOPTED February 8, 2024.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission