

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING DESIGN REVIEW FOR THE INDUSTRIAL BUILDING AND RECOMMENDING THE CITY COUNCIL APPROVE PREZONING OF ASSESSOR'S PARCEL NUMBER 193-020-34 TO INDUSTRIAL, LIMITED (IL) ZONE AT 6505 SOUTH MCKINLEY AVENUE (P23-0125)

On May 20, 2023, the applicant, Go Industrial submitted a request to, amongst other requests, Prezoning of Assessor's Parcel Number APN 193-020-34 to Industrial, Limited (IL) Zone and Design Review; and

On March 27, 2025, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed Prezoning and Design Review, at which all times all interested parties had the opportunity to be heard; and

At the March 27, 2025, public hearing, and prior to acting on this request, the Planning Commission considered and recommended adoption of a Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA), and recommended the Project be continued to the April 10, 2025, public hearing with additional Conditions of Approval added related to truck idling and buffering to sensitive receptors with trees; and

On April 10, 2025, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.88.040, 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:

SECTION I. DESIGN REVIEW

1. The proposed development is consistent with all applicable provisions of this the Development Code, including general development standards for all development and specific development in the Industrial, Limited zone.

2. The general design considerations, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Citywide Design Guidelines for industrial development.

3. The proposed structure was designed to complement the architectural design of the existing industrial buildings. The proposed structure is visually compatible with surrounding industrial type developments.

4. The location and configuration of the proposed structure is compatible with its sites and with surrounding sites as it was designed to complement the existing industrial type developments in the area and does not unnecessarily block view from other structures or dominate their surroundings.

5. The proposed preliminary landscape plan is consistent with the State Mandated MWELO Program. The project proposes 20-foot landscaped frontages to ensure visual relief and to complement structures and provides for an attractive environment.

6. The design and layout of the proposed project does not interfere with the use and enjoyment of neighboring existing or future development as it alleviates the need to use the public right-of-way or adjoin parcels for the operations and as a benefit improves the right-of-way, reducing any pedestrian or vehicular hazards.

7. The building design and related site plan, including on-site parking and loading, has been designed and integrated to ensure the intended use will best serve patrons of the site. The dedicated drive isles allow for the efficient movement of vehicles in and out of the site and separate it from the parking lot for employees and visitors to the site.

SECTION II. PREZONING CLASSIFICATION

The Planning Commission hereby recommends the City Council adopt the attached Ordinance for a Zoning Map Amendment and Proposed Ordinance, attached hereto as Exhibits 1 and 1a, to Prezoning Assessor's Parcel Number 1193-020-34, presently located in the County of San Joaquin, State of California, is hereby reclassified, upon annexation to the City of Stockton, to Industrial, Limited (IL) Zone.

Pursuant to SMC Section 16.116.050(B), Mandatory Findings of Fact for All Amendments, all of the following findings of fact, as applicable to this type of amendment, shall be made to approve an amendment:

A. The proposed Prezoning action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance. The 2040 General Plan Land Use Map designates the subject site Industrial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the IL Zone is compatible with the General Plan Land Use Map designation of Industrial.

B. The proposed Prezoning action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only. The text of Title 16 (Development Code) would remain unchanged under this action.

C. The proposed Prezoning action would further the following General Plan

policies:

- i. Goal LU-4: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.
- ii. Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the city.
- iii. Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.

D. The proposed Prezoning action 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 because the IL Zone designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site.

E. The proposed Prezoning action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, because a Mitigated Negative Declaration (MND) has been prepared and the analysis included therein demonstrates where feasible, application of mitigation measures that would reduce the impacts to a level of less than significant, from either the Prezone action or other related actions constituting the project.

F. Based on the information included in the accompanying MND, the subject 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 and anticipated land use development.

SECTION III: CONDITIONS OF APPROVAL

Based on its review of the entire record herein, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the Design Review request, subject to the following conditions of approval.

1. The Design Review approval shall become effective following the completion of a ten (10) day appeal period following approval of the application and approval by the City Council of prezoning of the site and adoption of the Mitigated Negative Declaration, as well as annexation approval into the City of Stockton by LAFCo.

2. The Project approved by this action shall conform to the project pursuant to Exhibit 2, attached and incorporated by reference.

3. A Building Permit shall be required prior to any grading or site work.

4. The project shall comply with all applicable requirements of the current version of the California Building Code.

5. A Stormwater Quality Control Plan shall be submitted as part of the Building Permit application.

6. A Water Discharge I.D. number for the State approved Stormwater Pollution Prevention Plan shall be submitted prior to Building Permit approval.

7. Show and label any recorded easements on building permit plans. Note: Easements are to be clear of any structures.

8. On building permit plans note all property pins to be protected in place.

9. The Project shall conform and comply with all applicable Fire Code requirements.

Conditions of Approval: Project Specific

10. The parking area shall be developed in conformance with Chapter 16.64 of the Stockton Municipal Code (Off-Street Parking and Loading Standards).

11. All exterior illumination shall conform to SMC Section 16.32.070 (Light and Glare).

12. Fences and walls shall comply with SMC Chapter 16.48 (Fences, Hedges, and Walls).

13. Loading and unloading areas and ground-mounted equipment, that are visible from any adjacent public streets shall be screened by a solid, decorative masonry wall or landscaped berm and wall that has a minimum height of eight feet above the adjacent street grade per SMC Section 16.28.070(D)(2)(b).

14. The minimum Traffic Sight Area shall be maintained free from obstructions that could block the sight distance of motorists entering or leaving the site per SMC Section 16.36.140.

15. The applicant or ODS shall implement security systems and onsite monitoring plan, per SMC Section 16.28.040(D)(3)(a).

16. Off-site frontage improvement plans will be required to be submitted at the time of building permit submittal. Improvement plans shall include, but not be limited to:

a. Curb, gutter, sidewalk, driveway approaches, streetlighting on City standard poles, and any striping /signage plans, and any required public fire hydrants.

b. Catch basins to be updated to current City Standard Type 2 Basin.

- c. The pavement along Commerce Street and Scotts Avenue is in poor shape and will need to be repaired where impacted by this new construction (form work and any conformance work impacts).
- d. Show any existing property pins and note to protect in place.
- e. Any existing driveway access that is not shown on the approved Site Plan shall be removed and replaced with vertical curb, gutter, & sidewalk.

17. A complete set of Landscape Construction Drawings shall be submitted with the building plans for compliance with the State Mandated MWELO Program, including the requirements of water calculations for the entire project.

18. Gated entrances shall require to be equipped with fire key switches (if automated) or KNOX box for key operated gates (manually operated).

19. Building shall include address numbers in conformance with SMC Section 15.08.090.

20. The Applicant or ODS shall be required to make their best effort to restrict truck idling onsite to a maximum of three minutes, subject to exceptions defined by the California Environmental Protection Agency Air Resources Board (CARB) in the document: commercial_vehicle_idling_requirements_July 2016. Idling restrictions shall be identified on highly-visible signs posted at the site entrances, at other on-site locations frequented by truck drivers, conspicuously included in employee training and guidance material and owner, operator, or tenant direct action as required.

21. The Applicant or ODS shall be required to install a double row of 15-gallon minimum sized trees suitable for screening along the southern property line adjacent to land with the General Plan designation of Low Density Residential.

SECTION IV: PLANNING COMMISSION ACTION

Based on its review of the entire record herein, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the requested Design Review requests and recommends approval to the City Council for the Rezoning of the site.

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The Design Review approval shall become void unless the required building permit is submitted within 12 months of this Permit being issued (SMC Section 16.96.020(A)(1)(c)).

PASSED, APPROVED, and ADOPTED April 10, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission