

Resolution No.

# STOCKTON PLANNING COMMISSION

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## **RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE PREZONING OF ASSESSOR'S PARCEL NUMBERS 173-030-110 AND 173-040-750 TO RESIDENTIAL, LOW ZONING AT 2560 HALL AVENUE AND 2530 EAST SECTION AVENUE (P23-0346)**

On December 8, 2023, the applicant, Tim Lewis Land Group LP, submitted a request to, amongst other requests, Prezoning of Assessor's Parcel Numbers APN 173-030-110 and 173-040-450 to Residential, Low (RL) Zoning; and

On April 10, 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, at which all times all interested parties had the opportunity to be heard; and

On April 10, 2025, and prior to acting on this request, the Planning Commission considered, and recommended approval of Prezoning of the parcel to Residential, Low to the City Council; now, therefore,

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

### **SECTION I. 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 Exhibit 1 to Prezoning of Assessor's Parcel Numbers 173-030-110 and 173-040-750, presently located in the County of San Joaquin, State of California, is hereby reclassified, upon annexation to the City of Stockton, to Residential, Low (RL) 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 Residential. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the RL Zone is compatible with the General Plan Land Use Map designation of Residential.

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 project is consistent with the 2040 General Plan Land Map designation of Low Density Residential applicable to the site. The project also furthers General Plan policies aimed at prioritizing development of vacant, underutilized, and blighted infill areas (Policy LU-6.2). All of this is accomplished in a development proposal that is compliant with applicable development standards within SMC Title 16 (Development Code) and the proposed Planned Development Permit request.

D. The proposed Rezoning 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 RL Zone designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site.

E. The proposed Rezoning action complies with the California Environmental Quality Act (CEQA) and specifically Public Resources Code Section 21083.3, and the City's CEQA Guidelines, because the Project is consistent with California Environmental Quality Act (CEQA) Guidelines Section 15183, which states that "... (P)rojects which are consistent with... general plan policies for which an EIR was certified shall not require additional environmental review...", no project-level CEQA analysis is necessary. The proposed project is consistent with the adopted Envision Stockton 2040 General Plan land use designation for the Project site and the Project was evaluated in the certified Stockton 2040 General Plan EIR (SCH# 2017052062), with City Council action taken on December 4, 2018. The Project is also consistent with the applicable general plan designation and all applicable general plan policies; it does not result in any significant effects related to traffic, noise, air quality, or water quality; and has no apparent value as a habitat for endangered, rare or threatened species.

F. Based on the information included Project plans and Department evaluation of the Project, 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.

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## **SECTION II: PLANNING COMMISSION ACTION**

Based on its review of the entire record herein, including the April 10, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby recommends approval to the City Council Rezoning of the site (Assessor's Parcel Numbers APN 173-030-110 and 173-040-450) to Residential, Low (RL) Zoning.

PASSED, APPROVED, and ADOPTED April 10, 2025.

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JEFF SANGUINETTI, CHAIR  
City of Stockton Planning Commission

ATTEST:

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MICHAEL MCDOWELL, SECRETARY  
City of Stockton Planning Commission