

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL AMEND THE GENERAL PLAN LAND USE MAP AMENDMENT FOR AMENDMENTS TO THE PREVIOUSLY APPROVED CANNERY PARK SUBDIVISION PROJECT LOCATED ON MULTIPLE PARCELS AT 3827 PFC JESSE MIZENER STREET (APNs 122-020-32, -33, -38 and -60)(P21-0435)

The applicant Holman Investors, LLC (hereafter “Applicant”), is proposing the subdivision of a 99.87-acre site into 350 total parcels including: 16 commercial lots, 331 single family residential lots, one high-density residential lot, and two common area lots at 3827 PFC Jesse Mizener Street (APNs 122-020-32, -33, -38, and -60); and

The Project includes a Tentative Map, a General Plan Amendment, Rezoning, Development Agreement Amendment, and adoption of an Addendum to the previously certified Cannery Park Environmental Impact Report (SCH # 2003042022) [EIR Addendum], and

On January 29, 2024, the City of Stockton provided public notice for the subject application was published in the local newspaper in accordance with Stockton Municipal Code (SMC) section 16.88.030; and

On February 8, 2024, the Planning Commission held a duly noticed public hearing, pursuant to SMC section 16.116.040(D), to consider the proposed Amendments and addendum, at which all times all interested parties had the opportunity to be heard; now, therefore,

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:

Pursuant to SMC section 16.116.050(B) “Mandatory Findings of Fact for All Amendments,” an amendment to the Stockton Zoning Map may be approved only if all of the findings of fact listed below, can be made.

- I. The project site is currently designated by the Envision Stockton 2040 General Plan as Commercial for 88.61 acres and High Density Residential for 11.27 acres. The proposed General Plan Amendment requests to re-designate the land uses of the subject parcels to Commercial for 19.76

acres, Low Density Residential for 67.78 acres and High Density Residential for 12.34 acres. The proposed commercial parcels north of Bear Creek are consistent with the Commercial designation on the General Plan Land Use Map and will continue to provide future retail and office options for the City and surrounding area. The proposed High-Density parcel maintains a similar size which would result in a similar unit yield for a future high density residential project. The new low density residential land use area will provide more housing options and develop various infill sites that have remained vacant for some time. A new ±4-acre neighborhood park is required per SMC section 16.72.060 and will serve the surrounding area. Although two of the original parks planned for the Cannery Park Project are part of the City's Capital Improvement Plan (CIP) project list, due to funding shortages they remain undeveloped. To avoid adding a third undeveloped park, the Applicant has agreed to construct the neighborhood park as part of the proposed DA amendment and Tentative Map conditions of approval.

- II. The design of the proposed development will not cause serious public health or safety problems. The proposed commercial and high density residential was previously approved on the subject property. The layout is being requested to be revised. The proposed low density residential uses are compatible with the adjacent residential uses to the south and west surrounding the subject site and will not cause serious public health or safety problems. All on-site and off-site improvements to serve the development will be constructed as part of the Project, which provides a public benefit. Any potential health risks have been evaluated in the Addendum to the Cannery Park EIR and are as necessary, addressed.
- III. The proposed project site was previously certified for an EIR by the Cannery Park EIR [SCH # 2003042022]. The EIR Addendum was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA) section 15164, since the project is requesting a change of a previously certified EIR, and the proposal does not result in substantial changes or create new significant environmental effects beyond what was anticipated in the original EIR.

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3. The Planning Commission recommends City Council hereby adopts a Resolution approving amendments to the Stockton General Plan Land Use Map, attached as Exhibit 1, incorporated by reference.

PASSED, APPROVED, and ADOPTED February 8, 2024.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission