

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF EIGHT MILE ROAD AND DAVIS ROAD (WATERFORD SQUARE SHOPPING CENTER, VTM3-08/P16-0563)

On October 23, 2008, the Planning Commission approved a Vesting Tentative Map to subdivide a 34-acre site into ten lots for the development of commercial and multi-family residential project. The Vesting Tentative Map was due to expire on October 23, 2010; and

The State has granted four automatic time extensions (for a total of seven years) for all Tentative Maps, Vesting Tentative Maps, and Tentative Parcel Maps. The approved Vesting Tentative Map qualified for three of the four- time extensions (a total of six years), and therefore, expired on October 23, 2016; and

Prior to the noted expiration date, the applicant submitted an application requesting an extension of the approved Vesting Tentative Map; and

The Planning Commission is authorized by Section 16.188.100.C.1 of the Stockton Municipal Code (SMC) to approve a request for a three-year extension of the subject Vesting Tentative Map with appropriate findings; now, therefore,

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

1. The Planning Commission hereby approves a request for a three-year time extension of the Vesting Tentative Map to subdivide a 34-acre site into ten (10) lots with the modification of Condition Nos. 11, 26, 27, and 30 and adding new Condition Nos. 31 and 32, for property located on the southwest corner of Eight Mile Road and Davis Road, based on the following findings:

a. There have been no changes to the provisions of the General Plan or any applicable specific plan, precise road plan, or master development plan that would cause the Vesting Tentative Map to be inconsistent with the General Plan. Because the site is still designated for High-Density Residential and Commercial uses, the Vesting Tentative Map remains consistent with applicable General Plan designation for the development of multi-family residences and commercial uses. The site is not affected by a specific plan, precise road plan, or master development plan.

b. There have been no changes to applicable provisions of the Development Code that would cause the Vesting Tentative Map to be inconsistent with

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2. The Vesting Tentative Map extension is approved subject to the original Conditions of Approval as well as the modification of Conditions Nos. 11, 26, 27, and 30 and the addition of two new Conditions: Nos. 31 and 32, attached hereto as Exhibit 1, and incorporated by this reference. The Vesting Tentative Map will extend the expiration date to October 23, 2019.

PASSED, APPROVED, and ADOPTED July 13, 2017.

ELIZABETH MOWRY HULL, CHAIR
City of Stockton Planning Commission

ATTEST:

DAVID KWONG, SECRETARY
City of Stockton Planning Commission