

Resolution No. **2022-01-27-0502-01**

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL CERTIFY A MITIGATED NEGATIVE DECLARATION AND ADOPT AN ORDINANCE TO PREZONE ASSESSOR'S PARCEL NUMBER 070-56-047, 070-57-013, 070-14-035, 070-14-010, 070-14-011, AND 070-14-034 (P21-0589) TO COMMERCIAL, GENERAL (CG) ZONE

Strategic Land Planning (hereafter "Applicant") requests the annexation of six parcels totaling ±8.76-acres. Four of the parcels (APN 070-56-047, 070-57-013, 070-14-035, and 070-14-010) will be used to develop a new ±100,850 square foot 570-unit personal storage facility with 1,200 square-foot caretakers residential unit located at 692 Grider Way. The proposed personal storage facility requires an Administrative Use Permit (AUP) for processing and will include accompanying drive aisles, parking stalls, landscaping, lighting, and utility services. The proposed annexation also includes two developed parcels (APN 070-14-011 and 070-14-034) adjacent to the Grider Way and Lower Sacramento Way intersection; and

Since the project site is presently located within the County of San Joaquin, Annexation must occur and be preceded by "Prezoning" it through a Zoning Map Amendment; and

Since the 2040 General Plan Land Use Map designates the project site as Commercial, the Project includes a request to Prezone the site to Commercial, General (CG) Zone, pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan; and

Per CEQA guidelines, it has been determined that the Project involves potential significant effects on the environment. Still, these effects could be reduced to a less-than-significant level with recommended mitigation measures. A Notice of Intent (NOI) to adopt the CEQA IS/MND was published in The Record on November 15, 2021. Since the review did not require State agency approval, the NOI provided notice of a 20-day public review/comment period on the draft CEQA IS/MND document. Members and other public agencies were allowed to review the draft CEQA IS/MND document. The review/comment period ended on December 6, 2021, with one comment received and incorporated into the final CEQA IS/MND; and

On October 28, 2021, per SMC Section 16.88.025, the Applicant held a neighborhood meeting to present the development proposal and receive feedback. Mailing notice was provided to property owners within 300 feet of the project site at least ten days in advance. City staff attended the meeting along with the Applicant and two members of the public. Questions were raised at the meeting; however, no formal comment on the Project has been submitted to staff in opposition or support; and

On January 27, 2022, the Planning commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider certifying the Project Mitigated Negative Declaration and the proposed Rezoning, 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. CEQA Document

a. The Project initial study identified potentially significant effects of the Project. The proposed mitigated negative declaration (MND) and initial study were released for public review were determined by the City to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned would have a significant effect on the environment.

b. A Notice of Intent to Adopt the MND (NOI) was circulated for public comment for 20 days (November 15, 2021, through December 6, 2021). The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies. The comments of such persons and agencies were sought.

c. The NOI was published in the Stockton Record, a newspaper of general circulation, and the NOI was posted in the office of the Stockton Community Development Department.

d. The Planning Commission has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The Planning Commission has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

e. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

2. Zoning Map Amendment (Prezone SMC Section 16.116.050):

a. The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code; The 2040 General Plan Land Use Map designates the subject site Commercial. Pursuant to Table 2-1 (General Plan Relationship to Development

Code) of the General Plan, the CG Zone is compatible with the Commercial General Plan Land Use Map designation of Commercial. The proposed Prezone 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.

The proposed Prezone 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.

b. The proposed Prezone 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 CG Zone designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site.

c. The proposed Prezone action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines because a Mitigated Negative Declaration was prepared and demonstrated that with mitigation, no significant environmental effects would result from either the Prezone action or other related actions constituting the Project.

d. Additional Finding for Zoning Map Amendments. The site(s) would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development(s). (Prior code § 16-510.050): Based on the information included in the Project MND and the General Plan EIR, 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 II. PREZONE CLASSIFICATION

3. The Planning Commission recommends that City Council certify the Grider Personal Storage Project Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program (Exhibit 1) and adopt the attached Ordinance (Exhibit 2) for a Zoning Map Amendment, attached hereto as Exhibit 3, to Prezone Assessor's Parcel Number 070-56-047, 070-57-013, 070-14-035, 070-14-010, 070-14-011, and 070-14-034, presently located in the County of San

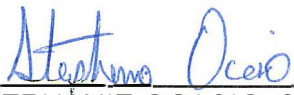
Joaquin, State of California, is hereby reclassified, upon annexation to the City of Stockton, to Commercial, General (CG) Zone.

PASSED, APPROVED, and ADOPTED January 27, 2022.



ANNE MALLET, CHAIR
City of Stockton Planning Commission

ATTEST:



STEPHANIE OCASIO, SECRETARY
City of Stockton Planning Commission

Resolution No. **2022-01-27-0502-02**

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING ADMINISTRATIVE USE PERMIT AND DESIGN REVIEW FOR A NEW PERSONAL STORAGE FACILITY (APPLICATION NO. P21-0589)

Strategic Land Planning (hereafter "Applicant") applied for an Administrative Use Permit and Design Review to develop a new ±100,850 square foot 570-unit personal storage facility with 1,200 square-foot caretakers residential unit located at 692 Grider Way (APN 070-56-047, 070-57-013, 070-14-035, 070-14-010, 070-14-011, and 070-14-034). The proposed personal storage facility requires an Administrative Use Permit (AUP) for processing and will include accompanying drive aisles, parking stalls, landscaping, lighting, and utility services. The proposed annexation also includes two developed parcels adjacent to the Grider Way and Lower Sacramento Way intersection; and

On December 8, 2021, the Site Plan Review Committee (SPRC) and Architectural Review Committee (ARC) conducted a review of the proposed Project and forwarded a recommendation of approval, and submitted supporting findings to the Director, who concurs with the recommendation; and

Because the Project requires more than one application under the provisions of the Development Code, the applications are being processed concurrently; and

On January 27, 2022, the Planning Commission conducted a public hearing and received and considered all evidence on the Retail Commercial Center Project; now, therefore,

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

The Planning Commission approves the Administrative Use Permit and Design Review application, illustrated in Exhibit 1, and based on the following findings and the Conditions of Approval incorporated herein:

Administrative Use Permit Finding per SMC 16.168.050

1. The proposed use is allowed within the subject zoning district with the approval of a use permit and complies with all other applicable provisions of this Development Code and the Municipal Code. (§ 16.168.050(A)(1)); The proposed storage facility is defined as "Personal Storage Facilities (mini storage)," which requires an Administrative Use Permit (AUP) per SMC Section 16.20.020 (Allowable Land Uses) for the proposed CG (Commercial-General) Prezone. As conditioned, the proposed Project meets all city development standards. There are no applicable overlays or specific plans for this site.

2. The proposed use would maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located. (§ 16.168.050(A)(2)); The existing business is located within a predominately industrial area. The Project proposal of the truck wash would be compatible with surrounding uses, and therefore, the use would maintain the integrity and character of the neighborhood and zoning district.
3. The proposed use would be consistent with the general land uses objectives, policies, and programs of the General Plan and any applicable specific plan or master development plan. (§ 16.168.050(A)(3)); The proposed storage facility will comply with the General Plan and Zoning Code development standards for site coverage, height, setbacks, and design. The proposed design will not negatively affect vehicular circulation, bike paths, or pedestrian circulation.
4. The subject site would be physically suitable for the type and density/intensity of use being proposed, including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.). (§1 6.168.050(A)(4)); The Project is required to incorporate a variety of design treatments for the purposes of ensuring the development is compatible with the surrounding area and is integrated into the built environment. The proposed facility that complies with the Development Code will be similar in design to other commercial buildings and storage facilities within the area. The proposed personal storage facility would have minimal impacts on the surrounding neighborhood. All storage will be kept indoors, and the entire Project will be screened behind a six and eight-foot tall masonry screening wall.
5. The establishment, maintenance, or operation of the proposed land use activity at the location proposed would 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 neighborhood of the proposed use. (§ 16.168.050(A)(5)); The Project is consistent with all applicable development provisions as the proposed uses are consistent with the General Plan land use designation for the site. As such, the Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or the City's general welfare. The proposed storage facility will comply with the General Plan and Zoning Code development standards for site coverage, height, setbacks, and design. The proposed design will not negatively affect vehicular circulation, bike paths, or pedestrian circulation.
6. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing, and future land uses on-site and in the vicinity of the subject property. (§ 16.168.050(A)(6)); The Project is consistent with all applicable development provisions as the proposed uses are consistent with the General Plan land use designation for the site. As such, the Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or the City's general welfare. The proposed storage facility will

comply with the General Plan and Zoning Code development standards for site coverage, height, setbacks, and design. The proposed design will not negatively affect vehicular circulation, bike paths, or pedestrian circulation..

7. The proposed action would comply with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines; The requested action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines because a Mitigated Negative Declaration was prepared and demonstrated that with mitigation, no significant environmental effects would result from construction of the facility or other related actions constituting the Project as the development of the facility will be consistent with the General Plan and Development Code.

Design Review Findings per SMC 16.120.060

1. The proposed development is consistent with all applicable provisions of this Development Code and other applicable City ordinances; The Project has been evaluated against all applicable development code standards. Representatives of each department within community development, municipal utilities, and fire prevention have reviewed the Project and have found it to be in compliance with all applicable city ordinances. The Architectural Review Committee has found the Project to be in substantial compliance with provisions of the Stockton City-wide Design Guidelines for Commercial properties.
2. The general design considerations, including the character, quality, and scale of design, are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City; The SPRC and ARC have reviewed the site plan and building elevations, materials, and design in a comprehensive manner. The proposed Project will incorporate high-quality, durable materials according to the design review guidelines.
3. The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., awnings, exterior lighting, screening of equipment, signs, etc.) have been incorporated into the Project to further ensure its compatibility with the character and uses of adjacent development and/or between the different types of uses in a mixed-use development; The corporate design is visually compatible with other commercial developments near the project site. The Project has incorporated screening from the adjacent homes and other equipment using decorative landscaping elements.
4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings: the site design and development pattern are consistent within the context of the surrounding developments. There are no protected views that would be blocked from the proposed development.
5. The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, planned maintenance, and

protection of landscape elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment; the Project has incorporated landscaping into the overall design, using landscaping to highlight and enhance entrances, screen unattractive elements, and provide shade and beautification to internal parking lots. A detailed irrigation plan will be approved by the building department prior to the issuance of a Certificate of Occupancy.

6. The design and layout of the proposed Project will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazards; The Stockton Design Guidelines establish criteria for residential and non-residential development to achieve a product of high-quality design that is compatible with the character of the surrounding area. The Project is required to incorporate a variety of design treatments for the purposes of ensuring the development is compatible with the surrounding area and is integrated into the built environment. The proposed architecture and site improvements are consistent with the Development Code will be like surrounding commercial and storage uses within the area.
7. The building design and related site plans, including on-site parking and loading, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site; The site plans have been evaluated by all departments within Community Development have reviewed the site plan for the Project. On-site parking and loading have been incorporated per development code standards. The engineering department and Public works have evaluated the layout to ensure adequate circulation for patrons. Frontage improvements have been incorporated into the design and shall be installed by the Applicant prior to construction of the facility.
8. Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, open space, utilities, etc.). (Prior code § 16-515.060) ADA requirements per the Uniform Building Code have been evaluated by the building department and incorporated in the final design. Emergency vehicle access and other standards have been evaluated by fire prevention, and all comments have been incorporated into the final design. Individual departments will review other standards during plan check to ensure compliance with all other standards.

Conditions of Approval- Administrative Use Permit

On-Going

1. This approval authorizes a Personal Storage Facility located at 629 Grider Way (APN 070-56-047, 070-57-013, 070-14-035, and 070-14-010) consistent with the Applicant's Project Description and approved Project Plans shown as Exhibit 1 on the Planning Commission Resolution to approve the Administrative Use Permit.
2. Compliance with these conditions is mandatory. Failure to comply with these conditions is unlawful, constitutes a public nuisance, and is subject to the

remedies and penalties identified in the Stockton Municipal Code (SMC), including but not limited to monetary fines and revocation or modification of said Administrative Use Permit.

3. The Administrative Use Permit shall become valid ten days after the date of approval unless the action is appealed, and shall be maintained by both the property owner and the business operator and shall be made available upon request by a City official.
4. This Administrative Use Permit shall be void unless the approved use or construction is initiated within 12 months of the permit being issued and diligently pursued to completion. An extension may be requested in accordance with SMC section 16.168.080(C).
5. The property owners, developers, and/or successors-in-interest (ODS) shall be responsible for and defend, indemnify and hold the City harmless for any and all fees and costs associated with any legal challenge to the approvals for this Project or its related environmental determination.
6. If applicable, the subject development must comply with the requirements of the San Joaquin Council of Government's San Joaquin County Multi-Species Habitat Conversation and Open Space Plan and demonstrate such compliance to the City prior to the submittal of a grading permit for the Grider Way Storage Facility project.
7. Pursuant to the California Environmental Quality Act Guidelines, the Project shall be subject to all applicable feasible mitigation measures identified in the certified Final Mitigated Negative Declaration and in the Mitigation Monitoring and Reporting Program for the 2040 General Plan

Planning

8. The ODS shall install a solid masonry wall along the boundary of the project in accordance with SMC 16.80.200.C (Perimeter Wall) prior to issuance of a building permit for construction of the main storage structures.
9. No signage is approved with this Administrative Use Permit. The ODS shall submit signage plans to the Community Development Department for review and approval prior to issuance of a Building Permit for installation of any off-site signs.
10. The ODS shall install directional signage and restripe the parking areas for two existing buildings. All proposed signage and parking improvements shall comply with Title 16 (development code) of the Stockton Municipal code.
11. The ODS shall submit for a Lot Line Adjustment (LLA) or Parcel Map to reconfigure the existing property lines around the proposed structures. The LLA or Parcel Map must be completed and recorded prior to issuance of a building permit for construction of the main storage structures. Comply with all applicable Federal, State, County, and City codes, regulations and adopted standards and pay all applicable fees.

Engineering

12. ODS shall dedicate right-of-way (R/W) to the City to provide their half of the street section per the SMC 16.72.060. The limit of R/W dedication shall be from Lower Sacramento Road to the westerly property line, sufficient to include the necessary width for the intersection receiving lane/transition lane from Lower Sacramento Road and 36 feet half street section measured from the roadway centerline.
13. Roadway facility shall be designed as a collector Street Non-Residential (Std.Dwg. R-8) with minimum design requirements per City Std. Dwg. R14.
14. ODS shall design and install off-site improvements along the Grider Way, from Lower Sacramento Road to the westerly property line per the SMC 16.72.070 and City Standards. Off-site improvements shall include but are not limited to curb, gutter, sidewalk, bicycle lane, ADA curb-ramp, pavement widening, driveways, landscaping, and street lighting prior to receiving any Certificate of Occupancy for any building permit. Construction frontage Improvement shall seamlessly tie to the existing frontage improvements.
15. No driveway access will be allowed to the site from Lower Sacramento Rd.
16. ODS shall file an application for a street name change with the San Joaquin County to change Grider Way to Whistler Way prior to the public hearing for LAFCO consideration of the project site annexation. Should the ODS be unsuccessful in receiving approval of street name change from the County prior to site annexation into the City limits, the ODS shall file an application with the City to change the street name.
17. Driveway access to/from site shall be limited to right in and right out turning movements, unless ODS prepare a traffic operational and safety analysis demonstrating to the City's satisfaction that full turning movement access could be permissible.
18. The ODS shall submit subdivision master plans for water, storm and sanitary sewer service. These plans shall show all on-site and off-site utilities necessary to provide water, storm and sanitary sewer utility service. These plans shall be approved by the Assistant Director of Municipal Utilities prior to the submittal of any improvement plans.

Public Works

19. Access control upon Grider Way will be dictated by the designation of street classification.
20. Offsite improvement plans will be designed per City standards.

Municipal Utilities Department (MUD):

21. MUD will require a Stormwater Quality Control Plan (SWQCP) and WDID number for the State approved Stormwater Pollution Prevention Plan (SWPPP) at the time of building permit submittal.
22. MUD will also require the applicant to comply with the terms and conditions of the City will serve letter.
23. Dedicate stormwater easement to the City of Stockton.

24. there must not be any direct water connections to the existing 30" water transmission main. A 12" water service main must be constructed with this project and the irrigation connections can be made to this main.

Stockton Fire Department

25. Fire Department will need to review existing fire hydrant locations with the project design team for Grider Way, Whistler Way and Lower Sacramento Road. Additional public fire hydrants may be required pending further review of public improvements along the streets noted that are being annexed into the city. Fire hydrant spacing shall be at every 300-feet apart to meet city standards for commercially developed areas.
26. Access to the existing buildings that will be included in this annexation shall meet the California Fire Code, Chapter 5 for requirements. Specifically, perimeter access to each building shall be reviewed and evaluated with the project design team. Any security fencing and gates shall be equipped with Fire Department key boxes and key switches. Automated gates will require a Fire Department key switch. "Click-to-Enter" requirements shall also be applied to this development.
27. All existing buildings being annexed into the city will require a minimum 12-inch address sign on the building in a conspicuous location to be seen from the public street.
28. Prior to construction, the applicant shall obtain City of Stockton Fire Department approval for all matters subject to local control under the Grider Way Storage Facility Act and Stockton Municipal Code (e.g., fire hydrant locations outside of the project boundary).

Outside Agency

29. The ODS shall provide the Community Development Department (CDD) a copy of the completed Air Impact Assessment Application for Indirect Source Review (ISR). Confirmation of San Joaquin Valley Air Pollution Control District (SJVAPCD) approval shall be submitted to CDD staff prior to issuance of an Encroachment Permit to extend utilities to the approved site plan.

Conditions of Approval- Design Review Specific

30. This approval authorizes the plans included as Exhibit 1 (Project Plans).
31. Comply with all applicable Federal, State, County, and City codes, regulations, and adopted standards, and pay all applicable fees.
32. The property owners, developers, and/or successors-in-interest (ODS) shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approvals for this Project or its related environmental document.
33. In order to minimize any adverse financial impact on the City of Stockton (COS) associated with development and/or use of the subject site, the ODS agrees that it will not challenge or protest any applicable fees associated with the

development of the site, but if such fees are amended or modified, the ODS agrees to pay such fees as they may be amended or modified from time to time.

PASSED, APPROVED, and ADOPTED January 27, 2022.



ANNE MALLET, CHAIR
City of Stockton Planning Commission

ATTEST:



STEPHANIE OCASIO, SECRETARY
City of Stockton Planning Commission