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

the Development Code, because the proposed residential and commercial development will still comply with building setbacks, height, lot coverage, and parking requirements contained in the Development Code.

c. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project. Approval of the Vesting Tentative Map extension would not change the character of the site, because the subject development would be compatible with the existing land uses surrounding the project site, and the General Plan designation of Hight Density Residential and Commercial uses for the subject site.

d. There have been no changes to the capacities of community resources, including roads, schools, sewage treatment or disposal facilities, or water supply, so that there is sufficient remaining capacity to serve the project, because all required infrastructure and public facilities will be provided for the project, as per the Conditions of Approval of the Vesting Tentative Map.

e. The environmental consequences of this Vesting Tentative Map (TM3-08-07/P16-0536) have been analyzed in accordance with the provisions of the California Environmental Quality Act (CEQA) under an approved Initial Study/Mitigated Negative Declaration (IS3-08) for the subject project. All mitigation measures for the approved Vesting Tentative Map are still applicable.

f. In accordance with SMC Section 16.90.020A.2 (Floodplain Management Findings), the City finds that the imposed conditions on the Vesting Tentative Map Time Extension to elevate the lowest finished floor elevation of proposed structure(s) on the property will project the structure(s) to the urban level of flood protection standard. A civil engineer's report prepared by A.R. Sanguinetti and Associates entitled "Technical Memorandum – Vesting Tentative Map Extension 03-08 (VTM 03-08) 200-Year Flood Impact (dated February 17, 2017)", provides the substantial evidence that the placement of fill to raise the existing ground will provide for the lowest floor elevation of the proposed structure(s) to be protected to the urban level of flood protection.

 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