

Resolution No.

STOCKTON PLANNING COMMISSION

VESTING TENTATIVE MAP FOR TRA VIGNE EAST, LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND WEST LANE (P16-0052)

The proposed Tra Vigne mixed use development project ("project"), in addition to a Vesting Tentative Map for Tra Vigne East, includes a General Plan Amendment, Annexation and Rezoning, a Vesting Tentative Map for Tra Vigne West, and project-level Environmental Impact Report; and

The Tra Vigne East project would subdivide the approximately 121-acre project site into 418 lots for single family residential use. Residential lot sizes would typically range from 5,000 sf to 6,000 sf. The project also includes park and open space lands, along with expansion of the existing vehicular and non-vehicular circulation system and utility improvements; and

On January 23, 2020, the Planning Commission conducted a workshop to consider the proposed Tra Vigne mixed use development project; and

On March 26, 2020, a public notice for the subject application was published in local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On April 9, 2020, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.116.040(D), at which point all persons wishing to be heard were provided such opportunity; now, therefore,

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

1. The foregoing recitals are true and correct and incorporated here by reference.
2. Based on its review of the entire record herein, the Planning recommends that the City Council adopt the following findings pursuant to Municipal Code Section 16.188.080.B.2:
 - a. *The vesting tentative maps for Tra Vigne East is consistent with the zoning regulations applicable to the property at the time of filing.*

The Vesting Tentative Map lands for Tra Vigne East are consistent with the proposed General Plan Amendment filed for the Tra Vigne Mixed Use Development Project (P16-0052), providing for residential, commercial, public and park lands. All development standards of the underlying zones would be applied to site development.

The proposed subdivision, together with the provisions for its design and

improvement, is consistent with the General Plan (Map Act Section 66473.5).

The proposed project includes amendments to the General Plan based on the Tra Vigne mixed use development site plan and Tra Vigne East Vesting Tentative Map. The project will be consistent with all applicable General Plan goals and policies.

b. None of the findings for disapproval of a tentative map can be made.

The project design and proposed development is physically suitable for the project site. Conditions of vesting tentative map approval will ensure consistency with City development standards. Environmental analysis was completed (project-level Environmental Impact Report), and, for the areas of Aesthetics, Agricultural Resources, Air Quality, and Greenhouse Gases and Climate Change, a Statement of Overriding Considerations was prepared. All necessary utilities and infrastructure will be provided in support of the proposed project.

3. Based on its review of the entire record herein, including the April 9, 2020, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission recommends that the City Council approve the Tra Vigne East Vesting Tentative Map, subject to conditions of approval at Exhibit 1, as part of the Tra Vigne Mixed Use Project (P16-0052).

PASSED, APPROVED, and ADOPTED April 9, 2020.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission