

Resolution No.

# STOCKTON CITY COUNCIL

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## **RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO MODIFY THE LAND USE MAP FOR A PORTION OF ASSESSOR PARCEL NUMBER 070-670-32 BY CHANGING THE HIGH-DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL, FOR THE PROPOSED CAR WASH DEVELOPMENT PROJECT, LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND THORNTON ROAD (P19-0411)**

On October 26, 2017, the Planning Commission approved Resolution 2017-10-26-0501 for development of the 'Thornton Road/Eight Mile Road ARCO Station' project, which proposed a commercial development of approximately 2.1 acres on an approximately 10.1-acre site, with the remaining 8.0 acres available for planned high-density residential development. The project included a car wash; and

On January 23, 2018, the City Council approved an amendment to the General Plan Land Use Map from High Density Residential to Commercial, and an amendment to the Zoning Map from RH (Residential, High Density) to CG (Commercial, General) allowing for the commercial center development project (Resolution 2018-01-23-1502 and Ordinance 2018-01-23-1502); and

The applicant now proposes a General Plan Amendment to modify the Land Use Map for a portion of Assessor's Parcel Number 070-670-32 from High-Density Residential to Commercial; and

On May 4, 2020, a public notice for the subject application was published in a local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On May 14, 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. Following close of the public hearing the Planning Commission adopted Resolution No. 2020-05-14-0501-02 recommending the City Council approve the General Plan Amendment; and

On July 16, 2020, a public notice for the subject application was published in the local newspaper in accordance with SMC Section 16.88.030; and

On July 28, 2020, the City Council conducted a public hearing on the application, in accordance 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 CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. Pursuant to Municipal Code Section 16.116.050(B)(1), the City Council of the City of Stockton makes the following findings:

- 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 proposed General Plan Amendment would maintain consistency with other applicable General Plan goals and policies, including:

- Commercial land use designation: This land use designation allows for a wide range of retail, service and commercial recreational uses.
- Goal LU-6: Provide for orderly, well-planned and balanced development.

With the adoption of a companion Zoning Map Amendment, the project would not create any inconsistencies with the Development Code.

- b. The proposed amendment 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.

The proposed development would not result in hazard to the public convenience, health, interest, safety, or general welfare for people working or residing in the City. The car wash development will be subject to compliance with City development standards and for provision of all necessary infrastructure. All necessary City services will be provided as part of the project, including for Police and Fire protection services.

- c. The proposed amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

A complete CEQA analysis for the development project was performed in completing an Addendum to the original project IS/MND, including updated traffic, noise, and air quality analyses. The project would not result in creation of any new potentially significant environmental impacts compared to the original project, though revisions made to the project resulted in reduction in noise impacts, allowing for elimination of two noise Mitigation Measures.

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2. Based on its review of the entire record herein, including the accompanying staff report, all supporting, referenced, and incorporated documents, and all comments received, the City Council hereby approves a General Plan Amendment to modify the Land Use Map for a portion of Assessor's Parcel Number 070-670-32 from High-Density Residential to Commercial as shown at Exhibit 1, attached and incorporated by this reference.

PASSED, APPROVED, and ADOPTED: July 28, 2020.

MICHAEL D. TUBBS  
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC  
City Clerk of the City of Stockton