

Resolution No.

# STOCKTON PLANNING COMMISSION

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## **RESOLUTION APPROVING A DESIGN REVIEW FOR THE RETAIL COMMERCIAL CENTER PROJECT (APPLICATION NO. P19-0718)**

The applicant Hammer Lane, LLC, has submitted an application for a design review to establish a retail commercial center project on the southeast corner of East Hammer Lane and Maranatha Drive; and

On November 24, 2020, and on January 7, 2021, the Architectural Review Committee conducted a review of the proposed project and forwarded a recommendation of approval and submitted supporting findings to the Director; and

On June 14, 2021, public notice for the subject application was published in the local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On June 24, 2021, 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 recommends that the City Council approve the Design Review application, attached as Exhibit 1, and incorporated by this reference, based on the following findings.

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. Representative 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 ARC has reviewed the building elevations, materials, and design in a comprehensive manor. The Retail Commercial Center development will incorporate high quality, durable materials in conformance with 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 large commercial developments adjacent to the site.
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 is consistent within the context of the surrounding commercial developments. Buildings are typically set back from the street with limited parking adjacent to the street. 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 design of the project has preserved sight distance and other safety features. The design of the site has incorporated pedestrian walkways and access and is compatible with existing and future commercial development in proximity of the project. The 2021 Ken Anderson Traffic Study indicates that the Retail Commercial Center development will have little impact to the traffic generated at key intersection and roadway segments of the site. The development of the proposed Retail Commercial Center Project will not cause vehicular or pedestrian traffic.
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 Retail Commercial Center Project. Onsite parking and loading have been incorporated per development code standards and the layout has been evaluated by the engineering department and Public works to ensure adequate circulation for patrons who will arrive primarily by car.
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.). 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. Other standards will be reviewed by individual department during plan check to ensure compliance with all other standards.

#### Conditions of Approval

1. This approval authorizes the plans included as Exhibit 1 (Project Plans).
2. Comply with all applicable Federal, State, County, and City codes, regulations and adopted standards and pay all applicable fees.
3. 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.
4. 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.

#### Project-Specific Conditions

5. This approval shall not be effective until and unless APN 130-030-13 is annexed into the City of Stockton.
6. Pursuant to CEQA Guidelines section 15162, the Project shall be subject to all applicable mitigation measures identified in the EIR Addendum and identified in the Mitigation Monitoring/Reporting Program included by separate Resolution of the Planning Commission Staff Report.
7. Prior to the issuance of a Certificate of Occupancy, all off-site improvements (e.g., curb, gutter, sidewalk, street lighting) shall be installed.

PASSED, APPROVED, and ADOPTED June 24, 2021.

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ANNE MALLETT, CHAIR  
City of Stockton Planning Commission

ATTEST:

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WILLIAM CREW, SECRETARY  
City of Stockton Planning Commission