

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL PREZONE ASSESSOR'S PARCEL NUMBERS 130-030-13 TO COMMERCIAL, GENERAL (CG) ZONE

On September 19, 2019, the applicant, Hammer Lane, LLC submitted a request to, amongst other requests, Prezone Assessor's Parcel Number 130-030-13 to Commercial, General (CG) Zone; 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 held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

On June 24, 2021, and prior to acting on this request, the Planning Commission considered and recommended adoption of an Initial Study/Addendum to the previously certified 2040 General Plan Environmental Impact Report (SCH #2017052062)(EIR Addendum) prepared pursuant to the California Environmental Quality Act (CEQA); now, therefore,

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

1. Pursuant to SMC Section 16.116.050(B):

a. The proposed Prezone action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance. 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.

b. 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.

c. 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.

d. 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.

e. The proposed Prezone action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, because an EIR Addendum has been prepared and the analysis included therein demonstrates no significant environmental effects would result from either the Prezone action or other related actions constituting the project.

f. Based on the information included in the accompanying EIR Addendum, 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

2. The Planning Commission hereby recommends the City Council adopt the attached Ordinance for a Zoning Map Amendment, attached hereto as Exhibit 1, to Prezone Assessor's Parcel Numbers 130-030-13, 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 June 24, 2021.

ANNE MALLET, CHAIR
City of Stockton Planning Commission

ATTEST:

WILLIAM CREW, SECRETARY
City of Stockton Planning Commission