

AGENDA ITEMS 16.1 and 16.2
APPLICATIONS

#P19-0718

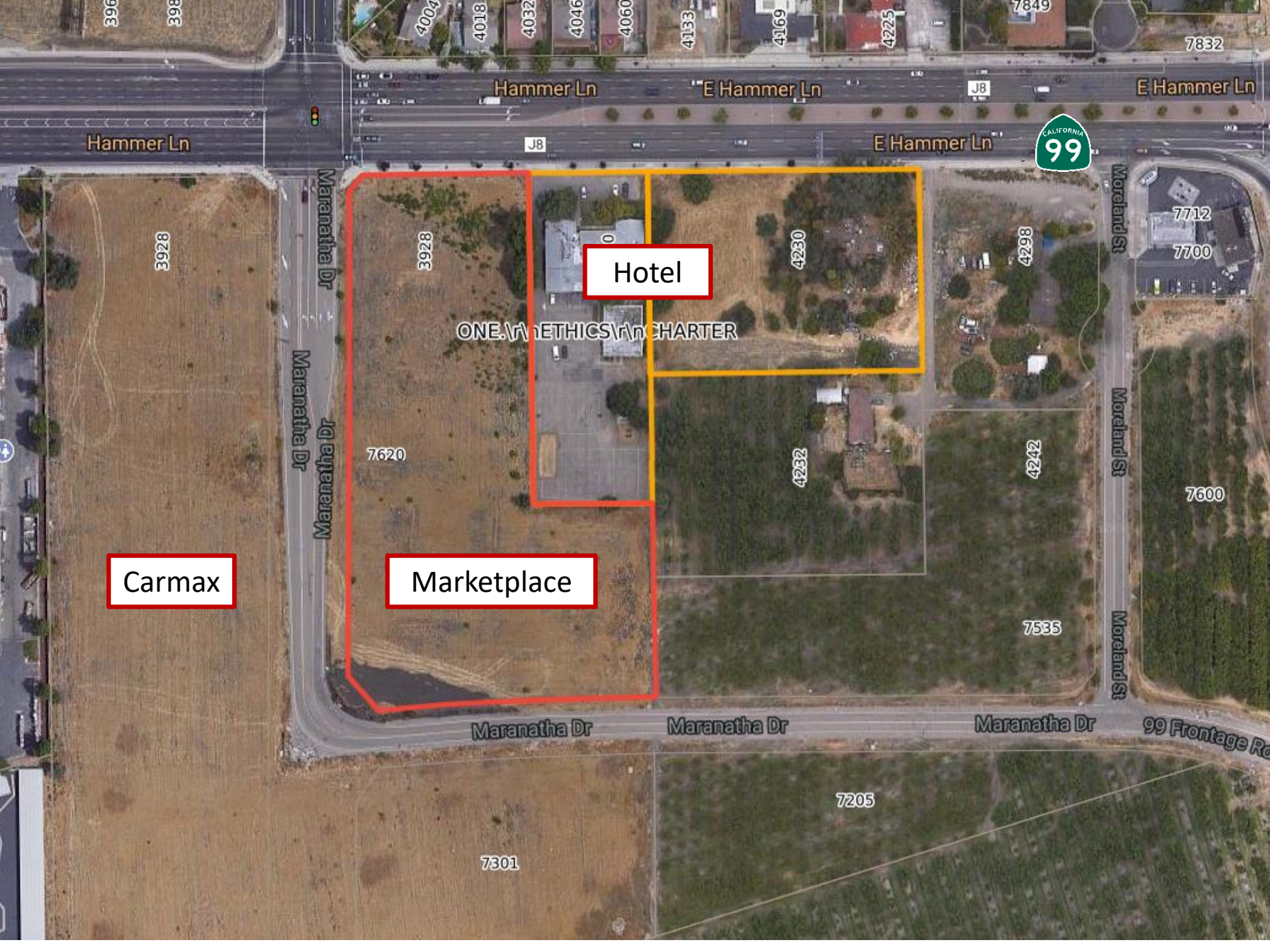
APN: 130-030-13

#19-0851

APNs: 130-030-06; -07

General Plan EIR Addendum
Prezoning
Annexation Requests

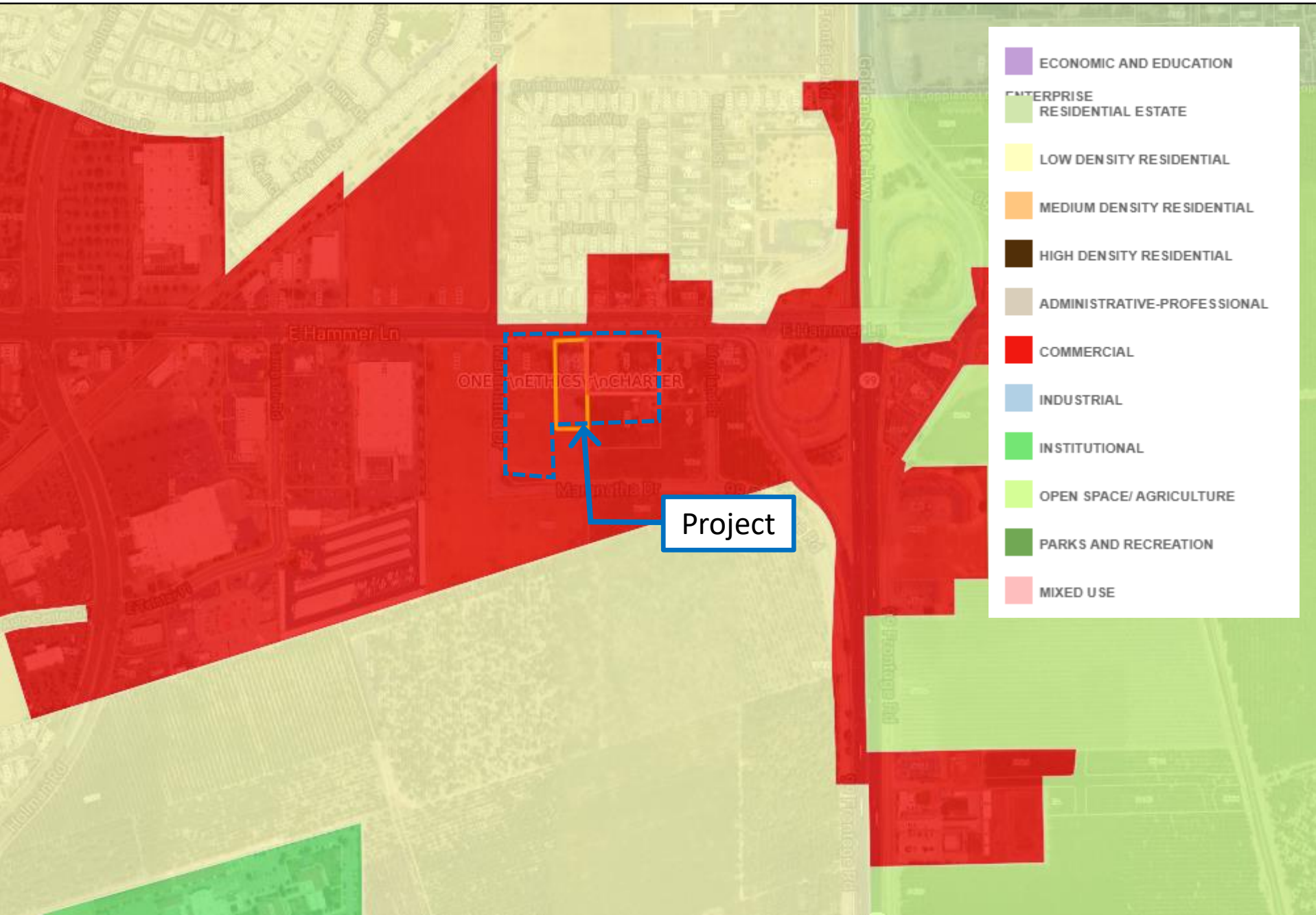
City Council Meeting
September 28, 2021



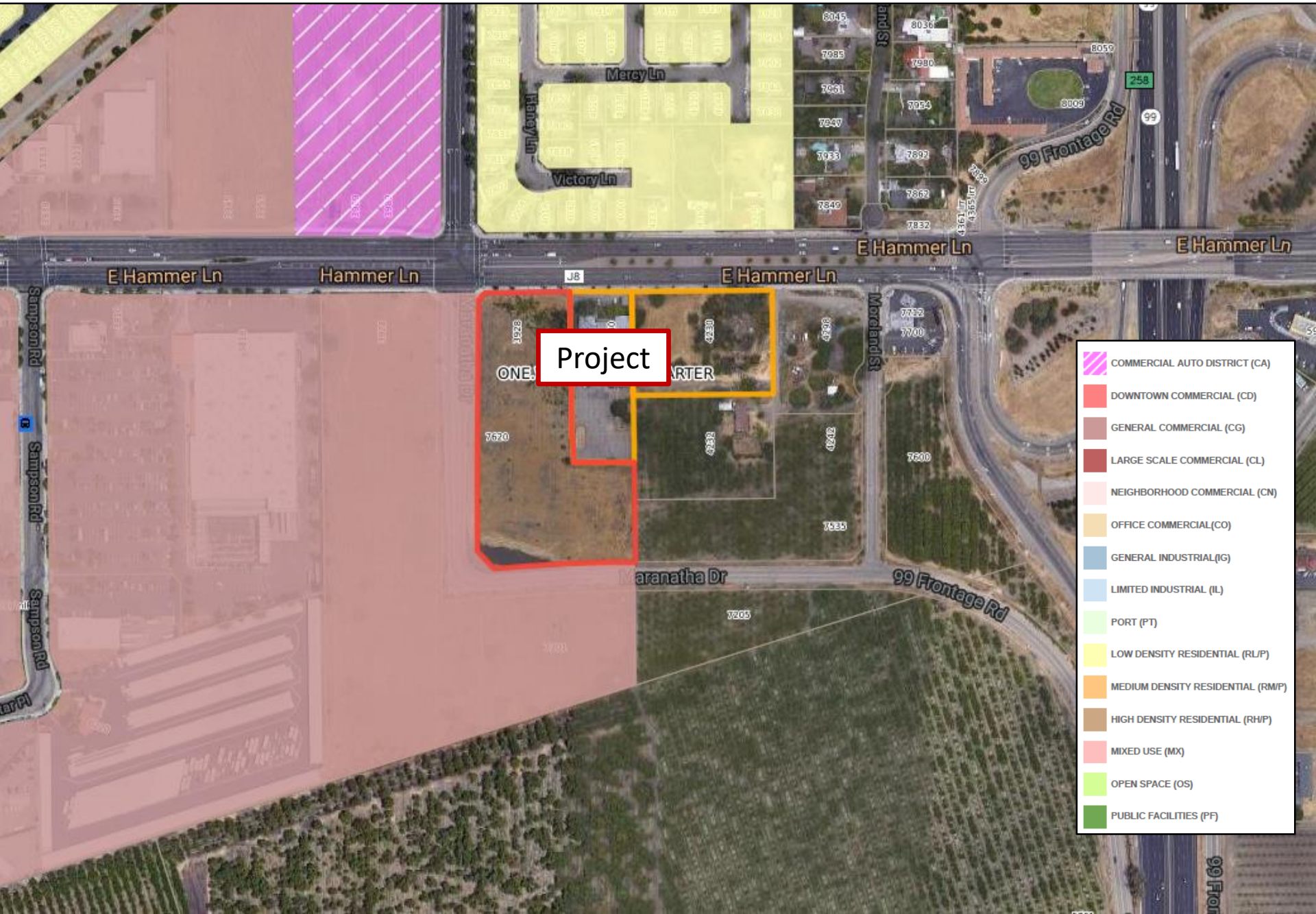
City of Stockton

San Joaquin County

Stockton General Plan – Land Use Map



Stockton – Zoning Map



PROJECT DESCRIPTIONS

1. Annexation total of 7.76 acres to City of Stockton

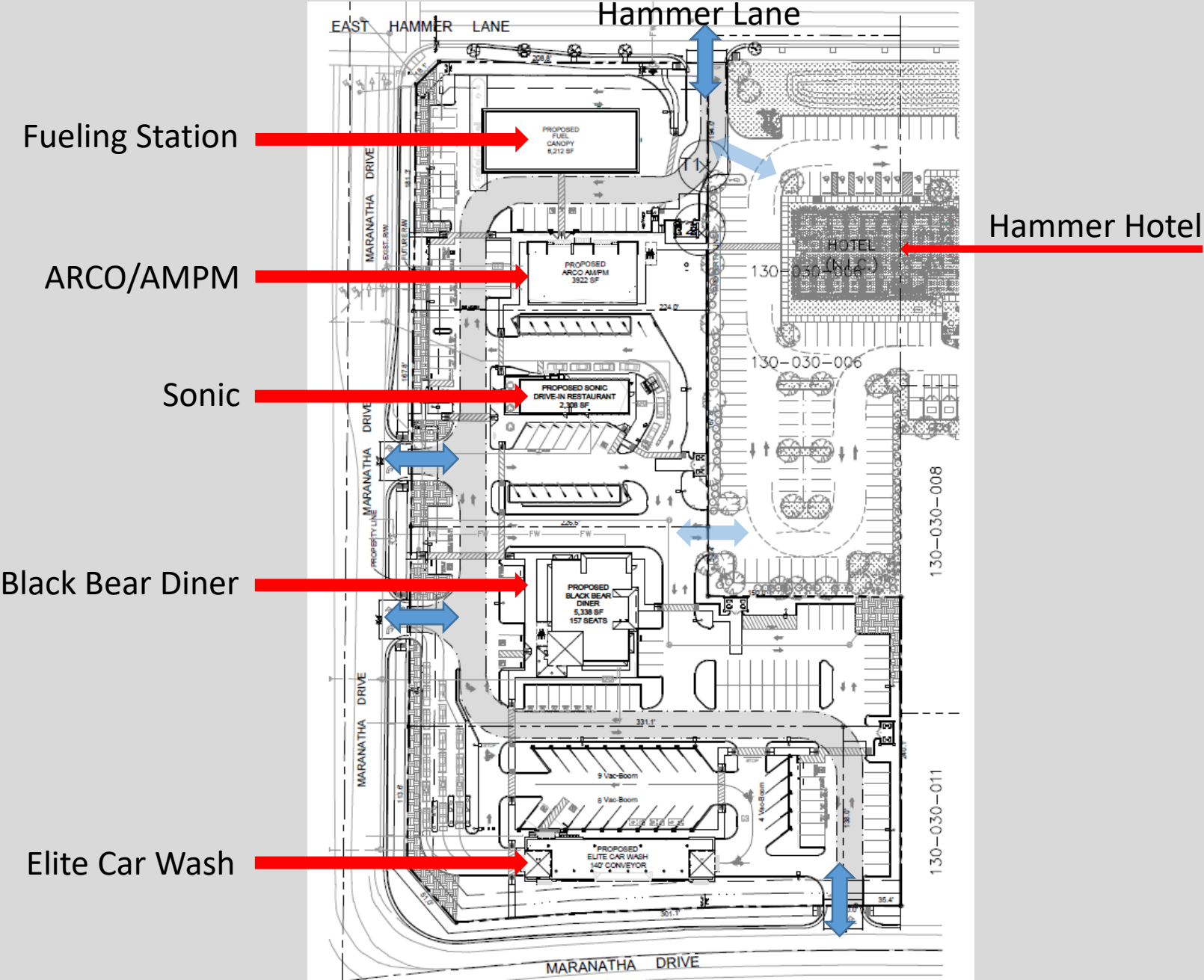
2. Development of the Hammer Lane Marketplace

- ARCO/AMPM Fueling Station & Convenience Store
- Sonic quick-serve restaurant
- Black Bear Diner
- Elite Car Wash

3. Development of a Hotel

- 141 hotel suites, dual branded (4-story, 81,454 SF)
 - Fairfield Inn and Suites – 81 suites for short stays
 - TownePlace Suites – 60 suites for long-term stays
- Lobby, registration area, lounge, restaurant and bar, meeting room, fitness center, gift shop, and ancillary rooms to support the hotel use.

PROPOSED SITE PLAN

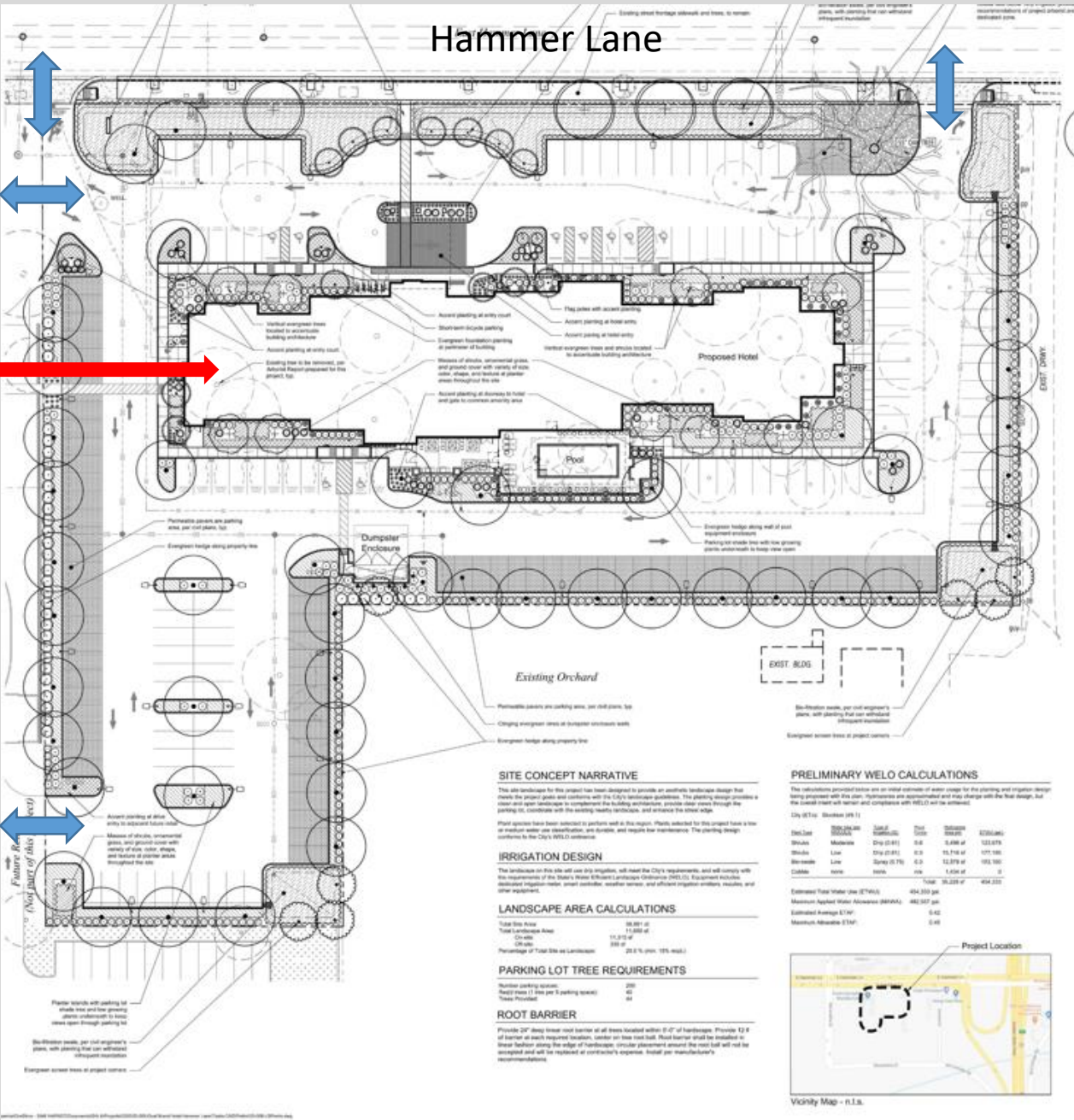


PROPOSED SITE PLAN

Connection to
ARCO/AMPM

Hotel

Connection
between
Sonic and
Black Bear
Diner



MARKETPLACE RENDERINGS



SOUTHEAST PERSPECTIVE RENDERING



REVIEW STEPS

1. Planning Commission

- Addendum to the General Plan EIR
- Prezone
- Land Development Permit/Design Review

2. Development Review Committee

- Annexation & City Services Plan

3. City Council

- Addendum to the General Plan EIR
- Prezone
- Annexation & City Services Plan

4. San Joaquin Local Agency Formation Commission

- Annexation & City Services Plan

STAFF RECOMMENDATION

1. Approval recommendation for:

- a) Addendum to the General Plan EIR
- b) Prezone to CG Zone
- c) City Services Plan
- d) Annexation Application with LAFCo