

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE (SMC), DIVISION 2, CHAPTER 16.20 ALLOWALBE LAND USES AND PERMIT REQUIREMENTS

On July 09, 2024, the City Council adopted the City of Stockton 2023-2031 Housing Element (Housing Element) consistent with state regulation and subsequently received certification from the State Department of Housing and Community Development (HCD). HCD considers this 8-year planning period to be the 6th planning cycle statewide.; and

The Housing Element contains Goal HE-1 Implementation Programs, and more specifically includes "Program 3. Sites Included in Previous Housing Elements". Program 3 identifies the need for the City to commit to update the Development Code provisions to allow projects that have 20 percent affordable units (extremely low, very low and low) without discretionary review or "by right" in compliance with California Government Code section 65583.2; and

On September 9, 2025, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.128.070(G)), to consider the proposed code amendment, at which all times all interested parties had the opportunity to be heard. After consideration, the Planning Commission recommended the adoption of an ordinance to approve the proposed code amendment; now, therefore,

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

The Planning Commission hereby recommends the City Council adopt the Proposed Ordinance, included as Exhibit 1, subject to the following Findings Pursuant to SMC Section 16.116.050 (Amendments - Findings and decision):

- A. **Finding #1:** 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.

Evidence: The proposed amendment is to carry out implementation of the City of Stockton 2023-2031 Housing Element program and comply with State Government Code section 65583.2, subdivisions (c) and (i) relating to a streamlined review process for development of vacant Regional Housing Needs Assessment (RHNA) opportunity sites identified in prior Housing Element cycles, and ensure consistency with the General Plan.

- B. **Finding #2:** 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.

Evidence: The purpose of the proposed amendment is to carry out implementation of the City of Stockton 2023-2031 Housing Element program and comply with State Government Code section 65583.2, subdivisions (c) and (i) relating to a streamlined review process for development of vacant Regional Housing Needs Assessment (RHNA) opportunity sites identified in prior Housing Element cycles, and ensure consistency with the General Plan. The amendment is within the scope and consistent with the City's General Plan Environmental Impact Report (EIR) (SCH No. 2017052062). There is no evidence or expectation that the proposed amendment will 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.

- C. **Finding #3:** The proposed amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

Evidence: On December 4, 2018, the City certified the Envision Stockton 2040 General Plan Environmental Impact Report (GPEIR) (SCH No. 2017052062). The GPEIR provides a programmatic review of the potential impacts associated with the implementation of the General Plan. The proposed amendment is to carry out implementation of the City of Stockton 2023-2031 Housing Element program and State Government Code section 65583.2, subdivisions (c) and (i) relating to a streamlined review process for development of vacant Regional Housing Needs Assessment (RHNA) opportunity sites identified in prior Housing Element cycles and will not result in intensification beyond what was previously analyzed in the GPEIR. The proposed amendment will not impact the analysis or conclusions of the GPEIR. Additionally, the proposed amendment does not create any specific impacts not considered in the GPEIR, any significant impact not evaluated in GPEIR, any significant off-site or cumulative impacts not evaluated in the GPEIR, or any identified impacts more severe based on new information not known when the GPEIR was certified. Therefore, pursuant to CEQA Guidelines § 15183 the proposed amendment is compliant with the CEQA and the City's CEQA Guidelines and does not require additional environmental review.

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- D. **Finding #4 (Development Code Amendments):** The proposed amendment would be internally consistent with other applicable provisions of this Development Code.

Evidence: The proposed amendment is to provide a streamlined review process for development of vacant Regional Housing Needs Assessment (RHNA) opportunity sites identified in prior Housing Element cycles and is required for the City's Development Code to be compliant State Government Code section 65583.2, subdivisions (c) and (i) This amendment will maintain consistency with other application provisions of the Development Code.

PASSED, APPROVED, and ADOPTED September 11, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission