REQUEST FOR ANNEXATION AND PREZONING FOR A PROPOSED 217 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 2560 HALL AVENUE (P23-0346)

City Council Meeting Agenda Item 16.2 July 15, 2025

LOCATION

2560 Hall Avenue

The Project site is located south of E. Charter Way and North/East of Mariposa Road.



GENERAL PLAN & ZONING





GENERAL PLAN

Designation of Residential, which supports residential land uses.

ZONING

No current zoning. Site will be pre-zoned to Residential, Low Density (RL) zoning.

PROJECT ENTITLEMENTS

PC Approval	City Council Consideration	LAFCo Consideration
CEQA Determination	CEQA Determination	LAFCo Hearing
Vesting Tentative Map	Pre-zoning of Site to Residential Low Density (RL)	Site is Annexed into City of Stockton
	Approval of a City Services Plan	
Planned Development Permit		
	Filing of Application to LAFCo	
Waiver & Heritage Tree		
Removal		
PC Recommendation to CC for Pre-zoning		

PREZONING

PROJECT SITE HAS NO CITY ZONING Proposal is for Residential, Low Density (RL) Zoning

> PROJECT IS CONSISTENT WITH THE GENERAL PLAN General Plan designation is Low Density Residential, and RL Zoning is consistent with this designation.

> > PC RECOMMENDATION TO CITY COUNCIL The PC recommended approval. With Council's approval, the application can be submitted to LAFCo for annexation to Stockton

ENVIRONMENTAL CLEARANCE

CEQA Section 15183 – Consistent with General Plan EIR

Can be used when projects are:

- Consistent with the current General Plan Policies
- Consistent with certified General Plan EIR
- Technical studies still prepared to evaluate traffic, biology, etc.
- No "Project Specific" significant effects related to traffic, noise, air quality, or water quality.



+ 37.4 Acre Site

Includes: + 217 units

+ 3 lots sizes (45x80, 50x90, 50x95)

+ Landscaping and park spaces



PUBLIC COMMENTS

4/10/2025 PLANNING COMMISSION HEARING

- Hall Avenue residents expressed concerns in opposition citing traffic, biological resources, and noticing process
- Planning Commission Approved recommendation to City Council (6-0 unanimous vote)

5/7/2025 NEIGHBORHOOD MEETING

- Mostly attended by neighbors from Hall Avenue and City staff
- Concerns raised about loss of neighborhood feel, heavy truck traffic during construction, wanting assurances park would be built in the project

NOTICING

Noticed in the Record and mailers - 6/25/2025

RECOMMENDATION

Find No further environmental review is necessary

Adopt anFor the Pre-zoning of APNs 173-030-11 and 173-040-75 toOrdinanceResidential, Low (RL)

Adopt aAuthorizing the filing of an annexation application with the SanResolutionJoaquin Local Agency Formation Commission

Authorize the City Manager

To take appropriate and necessary actions to carry out the purpose and intent of the approved resolutions and ordinance.