

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR ASSESSOR PARCEL NUMBERS 090-550-64 AND -65 BY CHANGING THE COMMERCIAL, NEIGHBORHOOD ZONING DESIGNATION TO COMMERCIAL, GENERAL (P25-0025)

On February 6, 2025, the Applicant, Grove Development Company, submitted a development application for a Project site containing two (2) parcels totaling 2.69± acres. The application is to amend the Zoning map designation for the two (2) parcels and develop two (2) drive-through restaurants and one (1) speculative commercial building with associated site improvements. The Project area is addressed 1530 East Morada Lane and 9450 West Lane; and

The proposed Zoning Map amendment will change the zoning of Assessor Parcels 090-550-64 and -65 from Commercial, Neighborhood (CN) to Commercial, General (CG) which allows the development of drive-through restaurants; and

On November 21, 2025, a public notice for the subject application was published in local newspaper and mailed to all property owners within 300 feet of the project site, in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On December 11, 2025, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.116.040(D), at which point all persons wishing to be heard were provided such opportunity; now, therefore,

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

- A. The foregoing recitals are true and correct and incorporated by reference.
- B. Based on its review of the entire record herein, the Planning Commission makes the following recommended findings to City Council, pursuant to Municipal Code Section 16.116.050.B.1:
 - 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.*

The proposed Rezone is consistent with the site's current General Plan land use designation of Commercial as the CG zoning district is allowed within the Commercial Designation. The proposed rezone will not result in any inconsistencies, endanger the public health and safety, or result in an unforeseen environmental impact beyond what was previously analyzed for the

area.

The Project would further General Plan policies aimed at attracting and retaining companies that offer high-quality jobs with wages that are competitive with the region and State (Goal LU-4), attracting employment and tax-generating businesses in the City (Policy LU-4.2), and prioritizing development and redevelopment of vacant, underutilized, and blighted infill areas (Policy LU-6.2).

As the proposed amendment concerns the Zoning Map, no inconsistencies with the Development Code text would result. The amendment would, however, allow for a wider variety of general commercial uses to serve the existing and growing community.

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.*

The proposed amendment, along with the proposed development, would not result in hazard to the public convenience, health, interest, safety or general welfare for people working or residing in the City. The amendment would allow the site to be considered for a wider variety of commercial uses. Any such use will be required to be compliant with City development standards and have all necessary infrastructure to protect the public health and safety. The accompanying development project will be built pursuant to all existing safety codes and will receive all necessary City services, including Police and Fire protection services. The proposed uses are compatible with the surrounding community which ensures convenience and enhances the general welfare.

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

The proposed Zoning Map Amendment and accompanying development project, is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332, Infill Development Projects, because it is consistent with the applicable general plan designation and all applicable general plan policies, and with approval of Zoning map amendment, the Project will be consistent with the CG zoning designation and development regulations. The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses. The Project site has no value as habitat for endangered, rare, or threatened species. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

4. *The 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(s) and anticipated land use developments.

The Project site is physically suitable for the requested amendment and anticipated development. All necessary on- and off-site roadways, water, wastewater, storm drainage infrastructure, and utilities can be facilitated at the Project site and will be installed by the developer. Nothing about the Project site inhibits Development in compliance with all applicable City standards. It is compatible with existing adjoining land uses due to proper site planning and design.

Planning Commission Action

Based on its review of the entire record herein, including the December 11, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby recommends that City Council approve a Rezone to amend the Zoning Map for 2.69± acres, known as Assessor's Parcel Numbers 090-550-64 and -65 from Commercial, Neighborhood (CN) to Commercial, General (CG), as shown in Exhibit 1, and ordinance included as Exhibit 1A, attached hereto, incorporated by reference.

PASSED, APPROVED, and ADOPTED December 11, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission