

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION TO DETERMINE THE STATUS OF NONCONFORMING TRUCK SALES USE AT 2546 TURNPIKE ROAD (APN: 165-261-25 & 165-261-26) (P26-0148)

On November 8, 2018, Pride Truck Sales, L.P. was issued a business license for a legal nonconforming use of Truck and Trailer Sales at 2546 Turnpike Road, which consists of two parcels, APNs 165-261-25 and 165-261-26; and

On January 27, 2022, the zoning of 2546 Turnpike Road was changed from IG (Industrial, General) to RL (Residential, Low Density) to conform with the City of Stockton's General Plan; and

On September 20, 2024, the business license for Pride Truck Sales, L.P. expired; and

On September 20, 2025, the legal nonconforming use of the site was deemed to be voluntarily discontinued after one (1) year of inactivity; and

On June 5, 2026, Amtoj S. Randhawa, on behalf of Pride Group Enterprises, submitted payment and applied for an Administrative Interpretation of Code pursuant to Stockton Municipal Code Section 16.08.030(b), requesting an interpretation that Pride Truck Sales, L.P. has a legal nonconforming use allowing truck Sales at 2546 Turnpike Road; and

The Community Development Director elected to forward this interpretation of Code to the Planning Commission in accordance with SMC Section 16.08.030(E); and

On July 9, 2026, the Planning Commission, at its regular scheduled meeting, reviewed the request, 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 FOLLOWS:

A. The foregoing recitals are true and correct and are incorporated herein by reference.

B. Based on its review of the entire record herein, the Planning Commission makes the following findings:

California Environmental Quality Act

The proposed project is not subject to the California Environmental Quality Act (CEQA) as it is not a "Project" as defined in CEQA Guidelines section 15378.

INTERPRETATION OF CODE

Per SMC Section 16.08.030(B), the following findings cannot be made in the affirmative to re-establish truck sales at 2546 Turnpike Road:

1. This interpretation is consistent with the applicable provisions of this Development Code.

Legal truck sales uses were discontinued for a period longer than one (1) year, commencing on September 30, 2024 with the expiration of a valid business license. Re-establishing the truck sales use as nonconforming after one (1) year would be inconsistent with SMC §16.228.060(C).

2. This interpretation will not be detrimental to the public convenience, health, interest, safety, or general welfare of the City or injurious to the property.

The subject property is adjacent to inhabited residential property on two sides. Allowing the re-establishment of truck-related uses adjacent to inhabited residential property would be detrimental to the health, interest, safety, and general welfare of City residents.

3. This interpretation will be consistent with the general land uses, objectives, policies, and programs of the General Plan, any applicable specific plan, precise road plan, or master development plan, and the intent of this Development Code.

The intent of the Development Code for nonconforming uses, as stated in SMC § 16.228.010(b), is to "[...] provide for their eventual elimination, but would allow them to exist under the limited conditions identified in this chapter." The limited conditions identified in Chapter 16.228 include the voluntary discontinuance of use which has been demonstrated to apply to the former truck sales use on the subject property.

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PLANNING COMMISSION ACTION

Based on its review of the entire record herein, including the July 9, 2026, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby determines that truck sales and other truck-related uses are not recognized as legal nonconforming uses at 2546 Turnpike Road (APN 165-261-25 & 165-261-26) on the basis of voluntary discontinuance.

PASSED, APPROVED, and ADOPTED July 9, 2026.

TERRY HULL, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission