

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE TO REFLECT CHANGES TO STATE LAW AND ACCOMMODATE HOUSING DEVELOPMENT CONSISTENT WITH THE 2040 STOCKTON GENERAL PLAN

On December 4, 2018, the Stockton City Council adopted the Envision Stockton 2040 General Plan which was a comprehensive update of the 2035 General Plan. This plan outlines the City's vision for the next 20 years and amended the City's Goals, policies, and land use map to achieve that vision; and

On July 9, 2024, the Stockton City Council adopted the General Plan's sixth cycle 2023-2031 Housing Element, intended to ensure that the City is able to meet its share of the Regional Housing Needs Allocation (RHNA). The Housing Element includes goals and policies to allow for, and streamline the process of, residential development in the City; and

California State Law and the Stockton Municipal Code requires the General Plan to be internally consistent and consistent with the Title 16 Development Code and other visioning and regulatory documents; and

To streamline housing projects that are consistent with City requirements, staff proposes revisions to the Development Code to update uses and regulations, increase ministerial approvals, establish design standards, clarify housing typology, further update accessory dwelling unit (ADU) provisions, and non-substantive modifications. These amendments are designed to incentivize and facilitate approval of housing, which is a key component of the General Plan; and

To be consistent with the adopted General Plan and changes to state law, staff proposes to amend Title 16 (Development Code) to bring sections of the development standards into compliance with state law and ensure consistency with the General Plan; and

City staff held three study sessions with the Planning Commission and two public workshops regarding the proposed amendments; and

To facilitate preliminary review and feedback to staff by the Planning Commission, the Planning Commission formed an Ad Hoc Committee to review and provide comments on the proposed amendments prior to a public hearing. The proposed amendments reflects input from the Ad Hoc Committee members; and

On May 8, 2025, the Planning Commission conducted a duly noticed public hearing to amend Title 16 Division 1, Chapters 16.04, 16.08, and 16.12; Division 2,

Chapters 16.16, 16.20, 16.24, 16.28; Division 3, Chapters 16.32, 16.36, 16.38, 16.40, 16.48, 16.52, 16.64, 16.68, 16.72, 16.80; Division 5, Chapters 16.112, 16.164, 16.176, Chapter 6, Chapters 16.196, 16.210; Division 7, Chapters 16.214, 16.220; and Division 8, Chapters 16.240 and 16.250; and

After receiving testimony from City staff during the May 8, 2025, public hearing, the Planning Commission voted to recommend the City Council adopt an ordinance making the proposed amendments, now, therefore,

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

1. The Planning Commission is authorized by Section 16.212.040 of the Stockton Municipal Code (SMC) to review and make recommendations to the Council for amendments to the provisions of Title 16 based on the ability to make the following mandatory findings of fact in support of the amendments pursuant to section 16.116.050.B:

Mandatory Findings of Fact for All Amendments.

a. 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.

Basis for Making this Finding: The proposed amendments accommodate housing development consistent with General Plan policies HE-1.5, HE-1.8, HE-1.11, LU-3.1, and LU-4.1. Further, the amendments revise land use standards by adding land use performance measures, removing clerical errors, update references, and ensuring internal consistency within the Development Code, consistency with the General Plan and supportive regulatory documents, and compliance with state law.

b. 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.

Basis for Making this Finding: The purpose of the proposed amendments is to comply with provisions of state law relating to housing, accommodate housing development in the City, and ensure consistency with the General Plan. The amendments are 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 these text amendments 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. The proposed amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

Basis for Making this Finding: 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 amendments implement the General Plan policies necessary to achieve the General Plan goals. These amendments clarify existing standards and processes and will not result in intensification beyond what was previously analyzed in the GPEIR. None of the proposed amendments will impact the analysis or conclusions of the GPEIR. The potential impacts of the amendments are within the scope of the GPEIR. Additionally, the proposed amendments do 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 amendments are compliant with the CEQA and the City's CEQA Guidelines and do not require additional environmental review.

Additional Finding for Development Code Amendments.

d. The proposed amendment would be internally consistent with other applicable provisions of this Development Code.

Basis for Making this Finding: Many of the proposed amendments are required for the City's Development Code to be compliant with changes to state law relating to housing or to bring the development standards into compliance with the adopted General Plan policies. These changes will amend land use standards by adding land use performance measures, removing clerical errors, update references, and allow for compliance with state law and internal consistency with applicable provisions of the Development Code. Additionally, these amendments are internally consistent with all policy and supportive regulatory documents.

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2. The Planning Commission recommends that the City Council adopt the proposed ordinance amending Title 16 Division 1, Chapters 16.04, 16.08 and 16.12; Division 2, Chapters 16.16, 16.20, 16.24, and 16.28; Division 3, Chapters 16.32, 16.36, 16.38, 16.40, 16.48, 16.52, 16.64, 16.68, 16.72, and 16.80; Division 5, Chapters 16.112, 16.164, and 16.176; Division 6, Chapters 16.196 and 16.210; Division 7, Chapters 16.214 and 16.220; and Division 8, Chapters 16.240 and 16.250, set forth in Exhibit 1 Proposed Ordinance, attached hereto and incorporated by this reference.

PASSED, APPROVED and ADOPTED May 8, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission