

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A REZONE FOR A PORTION OF ASSESSOR PARCEL NUMBER 177-050-09 BY MODIFYING THE BOUNDARY OF THE EXISTING COMMERCIAL, GENERAL, AND INDUSTRIAL, LIMITED ZONING FOR THE PROPOSED SOUTH STOCKTON COMMERCE CENTER PROJECT, LOCATED AT MULTIPLE PARCELS ALONG SOUTH AIRPORT WAY (P20-0024)

The applicant, Trevor Smith, representing Five Corners Group, LLC, proposes a Rezone to modify the Zoning Map for a portion of Assessor's Parcel Number 177-050-09 for the existing Commercial, General (CG) and Industrial, Limited (IL) designations to accommodate the alignment of the future Commerce Drive and location of future drive entrance to surrounding developments; and

On August 22, 2025, a public notice for the subject application was published in local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On September 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 and B3:
 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 Zoning Map Amendment would maintain consistency with applicable General Plan goals and policies, including:

- Commercial land use designation: This land use designation allows for a wide range of retail, service and commercial recreational uses.
- Industrial land use designation: This land use designation allows for a wide range of industrial uses.

- Policy LU-4.1: Encourage large-scale development proposals in appropriate locations that include significant numbers of higher-wage jobs and local revenue generation.

As the proposed amendment concerns the Zoning Map, no inconsistencies with the Development Code text would result.

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 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 development will be subject to compliance with City development standards and for provision of all necessary infrastructure. All necessary City services will be provided as part of the project, including for Police and Fire protection services.

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

A complete CEQA analysis for the development project was performed in completing an Environmental Impact Report (EIR). The project would result in creation of potentially significant environmental impacts, for which a Mitigation and Monitoring and Reporting Program must be adopted for and impacts which cannot be reduced to a less-than-significant level, a Statement of Overriding Consideration must be approved by the City Council.

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 development(s).*

The project site is physically suitable for the proposed development. All necessary on- and off-site roadways, water, wastewater, and storm drainage infrastructure and utilities will be installed by the developer. Development will meet all applicable City standards. There would be no conflict with adjacent land uses due to proper site planning and design.

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Planning Commission Action

Based on its review of the entire record herein, including the September 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 an Ordinance to Rezone a portion of Assessor's Parcel Number 177-050-09 as described in a legal description for the existing Commercial, General (CG), and Industrial, Limited (IL) lands, as shown in Exhibit 1 and 1a.

PASSED, APPROVED, and ADOPTED September 11, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission