ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 16, CHAPTER 16.16, SECTION 16.16.030 OF THE STOCKTON MUNICIPAL CODE RELATED TO THE ZONING MAP, TO RECLASSIFY A PORTION OF THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND THORNTON ROAD FROM RH (RESIDENTIAL, HIGH-DENSITY) TO CG (COMMERCIAL, GENERAL) (P16-0667)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

SECTION 1. FINDINGS AND INTENT

The City Council of the City of Stockton finds that:

A. The proposed Rezoning ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with the Development Code. The requested Rezoning will be consistent with the following General Plan policies:

i. Land Use-4.8 Neighborhood Serving Commercial – The City shall encourage small neighborhood serving commercial uses adjacent to and within residential areas where such uses are compatible with the surrounding area and mitigate any significant impacts (i.e., traffic, noise, lighting). The development of commercial center will be established adjacent to the residential area to create compatible uses with an opportunity for a jobs-to-housing relationship and minimize the need for vehicle trips.

ii. Housing Element-1.2, Avoid Downzoning – The City shall not downzone parcels identified in the Housing Element inventory unless they are replaced concurrently by comparable zoned land elsewhere within the City, or the City makes findings that there still adequate sites in the inventory to meet the remaining regional housing needs allocation. A future high-density residential development containing 234 units will be constructed on the 7.98-acre remainder site with a density of 29 units per acre. By comparison, the City’s Housing Element, adopted in 2016, projected that 222 housing units would be developed on the entire 10.09-acre parcel, so the number of residential units would exceed the Housing Element projection.

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 because the business owner will be required to install a video surveillance system inside and outside of the commercial buildings and security lighting around the exterior of the premises and the parking lot, helping to provide
a safer environment for the store’s customers and area residents.

C. The proposed Rezoning complies with the California Environmental Quality Act (CEQA) and the City’s CEQA Guidelines because an Initial Study/Final Mitigated Negative Declaration (P16-0667) has been prepared and is intended to provide environmental clearance under the California Environmental Act (CEQA) for the Thornton Road/Eight Mile Road ARCO Station Project.

D. The subject site would be physically suitable for the type and density/intensity of the use being proposed, including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.) because the subject site will be occupied by a gasoline station, convenience store, car wash facility and two commercial buildings that will be provided with adequate services and accesses. The subject development is not hindered by physical constraints

SECTION II. AMENDMENT OF ZONING MAP

Title 16, Chapter 16.16, Section 16.16.030 of the Stockton Municipal Code, is hereby amended as follows:

The subject property, which is in the City of Stockton, County of San Joaquin, State of California, is hereby reclassified in accordance with the rezoning description contained in the Legal Description and Zoning Map, attached hereto as Exhibit 1 and incorporated by this reference.

SECTION III. SEVERABILITY

If any of this ordinance or the application thereof to any person or circumstances is held invalid, that invalidity shall not affect other provisions or applications of the act which can be given without the invalid provision or application, and to this end, the provisions of this act are severable.

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SECTION IV. EFFECTIVE DATE

This Ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: ________________
EFFECTIVE: ________________

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MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:

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BRET HUNTER, CMC
Interim City Clerk of the City of Stockton