

ORDINANCE NO. 2024-03-12-1602

AN ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE RELATED TO THE "ZONING MAP," IN SECTION 16.16.030 OF THE STOCKTON MUNICIPAL CODE, TO PREZONE A PROPERTY TO COMMERCIAL GENERAL (CG) LOCATED AT THE SOUTHEAST CORNER OF ARCH ROAD AND 99 FRONTAGE ROAD/KINGLSEY ROAD AT ASSESSOR'S PARCEL NUMBER 181-120-01 (APPLICATION NO. P20-0011)

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, pursuant to SMC Section 16.116.050(B), that:

A. The proposed Pre-zone action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance. The 2040 General Plan Land Use Map designates the subject site Commercial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the CG Zone is compatible with the Commercial General Plan Land Use Map designation of Commercial.

B. The proposed Pre-zone action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only. The text of the Development Code would remain unchanged under this action.

C. The proposed Pre-zone action would further the following General Plan policies:

- i. Goal LU-4: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.
- ii. Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the city.
- iii. Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.

D. The proposed Prezone action 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 CG Zone designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site.

E. The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with the provisions of CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan), as with approval of a Waiver, the Project is consistent with the applicable general plan designation of CG and all applicable general plan policies.

F. Based on the information provided, the subject 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 and anticipated land use development.

SECTION II. PREZONE CLASSIFICATION

G. That the Zoning Map, particularly referred to in SMC Section 16.16.030, and by reference made a part hereof, said Code is hereby amended to provide a Commercial, General (CG) Zone designation for Assessor's Parcel Number 181-120-01 upon annexation to the City of Stockton.

SECTION III. SEVERABILITY

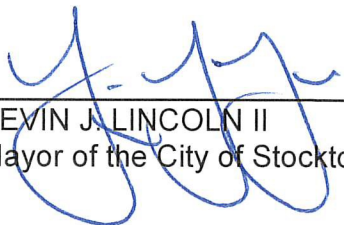
If any part of this Ordinance is held invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion thereof had been deleted.

SECTION IV. EFFECTIVE DATE


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

ADOPTED: 03/12/2024

EFFECTIVE: 04/11/2024



KEVIN J. LINCOLN II
Mayor of the City of Stockton

ATTEST:


ELIZA R. GARZA
City Clerk of the City of Stockton

3568 ARCH ROAD
KARAM INDER SINGH
TENTATIVE PARCEL MAP
ANNEXATION PREZONING DESCRIPTION

Situated in the County of San Joaquin, State of California, and being a portion the Southwest quarter of Section 28 Township 1 North, Range 7 East, Mount Diablo Base and Meridian, being that certain parcel shown on that certain Record of Survey map filed for record in the Office of the Recorder of San Joaquin County in Book 34 of Surveys, at Page 13, being also a portion of the land described in that certain Grant Deed filed for record in the Office of said Recorder in Document No. 2017-133643 of Official Records, described as follows:

Beginning at the northeast corner of said Record of Survey Parcel, said Point of Beginning being located the following two (2) courses from the west 1/4 corner of said Section 28: (1) North 89° 35' 00" East 301.50 feet and (2) South 00° 36' 08" East 30.00 feet; thence from said Point of Beginning, along the east line of said Grand Deed and said Record of Survey South 00° 36' 08" East 258.95 feet to the southeast corner thereof; thence along the south line of said Grant Deed and said Record of Survey South 89° 35' 00" West 271.50 feet to a point on the east right-of-way line of Kingsley Road, being 30.00 feet measured at right angles from the centerline of Kingsley Road, also being the southwest corner of said Record of Survey; thence northerly along the east right of way line of said Kingsley Road and said Record of Survey North 00° 36' 08" West 208.95 feet to the southwest corner of that certain Parcel of land conveyed to the State of California by Instrument recorded December 16, 1954 in Volume 1696 of Official Records, at Page 448, San Joaquin County Records; thence northeasterly along the southerly line of said Parcel of land and said Record of Survey the following two (2) courses: (1) North 44° 29' 30" East 50.60 feet and (2) North 74° 54' 58" East 55.94 feet; thence along the north line of said Record of Survey North 89° 35' 00" East 181.50 feet to the POINT OF BEGINNING; containing 1.579 acres, more or less.

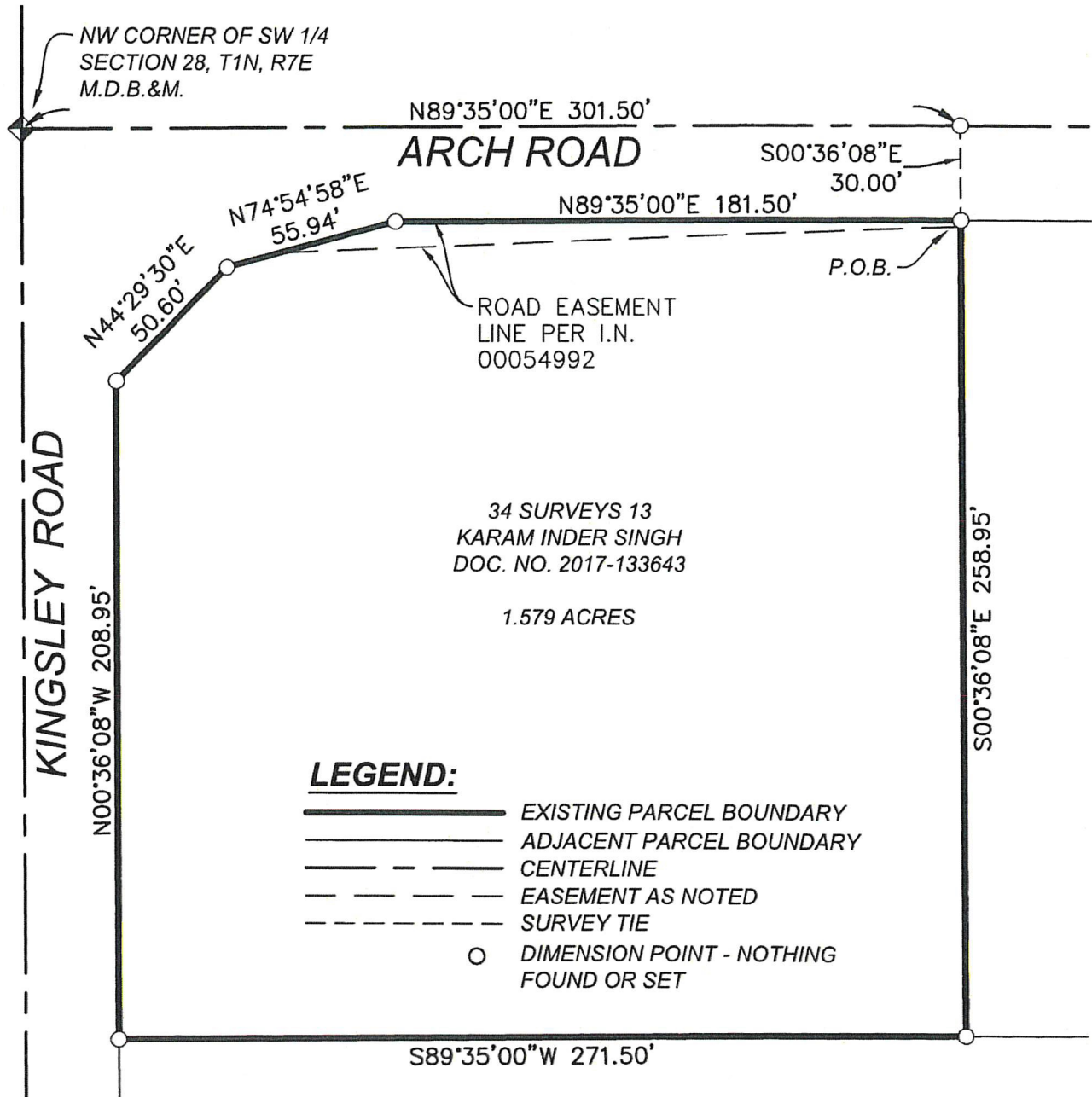
End of Description


William F. McKinney, PLS 4715

AUG 17, 2023
Date

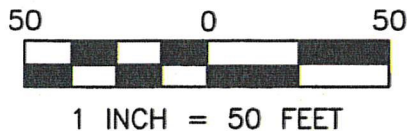


3568 ARCH ROAD TENTATIVE PARCEL MAP ANNEXATION PRE-ZONING EXHIBIT



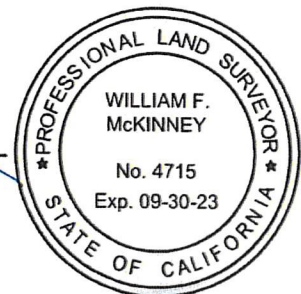
LEGEND:

- EXISTING PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARY
- CENTERLINE
- EASEMENT AS NOTED
- SURVEY TIE
- DIMENSION POINT - NOTHING FOUND OR SET



William F. McKinney
WILLIAM F. MCKINNEY, PLS 4715

AUG 17, 2023
DATE



W:\2019 Projects\190724_2562_arch.f.d. Etoc\Totals_Sur.e\11APR19-AE Initials_190724 Pre-Zoning Exhibit.dwg, Aug 17, 2023, 03:16 pm