



USE PERMIT



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N. EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8266

www.stocktonca.gov/planningpermits

What is a Use Permit?

There are certain uses of land, or types of businesses, that have an impact on the community. The City strictly controls such uses through the Use Permit process. Conditional uses are only allowed in certain zones and only with the approval of a Use Permit. Some examples of such uses are listed below:

- Alcoholic beverage sales
- Recycling facilities
- Gasoline service stations
- Private schools or colleges
- Child-Care Facilities
- Apartment projects

See [Table 2-2 of the Development Code](#) for Allowable Land Uses and Permit Requirements (Stockton Municipal Code 16.20.020).

What is Considered?

There are numerous factors that are considered individually and as a whole. The proposed use must meet the Development Code and General Plan requirements for the site. It must maintain the health and safety of the community and should be compatible with existing land uses in the area. The site must also be able to accommodate the proposed use. Other items considered, but not limited to, are listed below:

- Building size and setback
- Parking/handicapped parking
- Density for residential uses
- Access to streets and public utilities
- Hours of operation
- Landscaping
- Traffic generation/Traffic sight distance
- Nuisance potential

Who Approves Use Permits?

Use Permits are approved by the Community Development Director or the Planning Commission.

The Community Development Director is authorized to approve conditionally approve or deny Administrative Use Permits after notice to the neighborhood. If requested, the Director may refer the request to the Planning Commission. Decisions of the Director may be appealed to the Planning Commission within a 10-day appeal period.

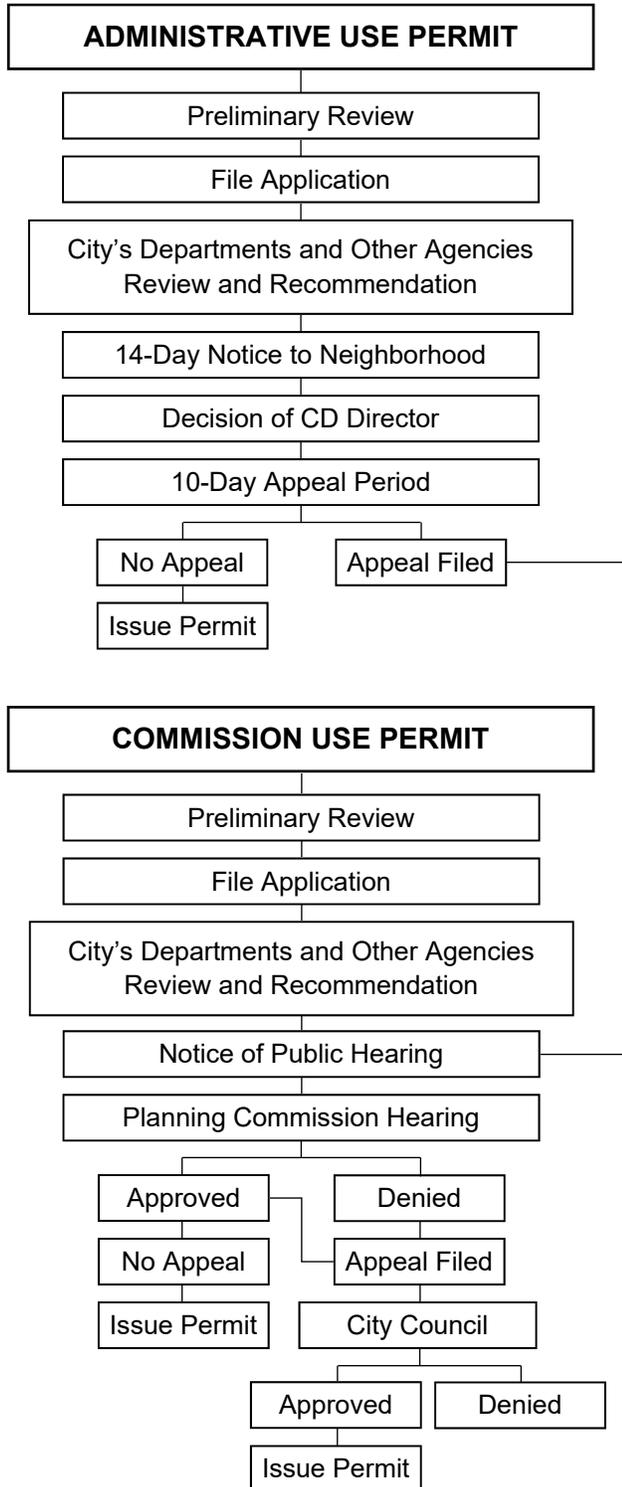
Certain uses require Commission Use Permits which must go directly to the Planning Commission for public hearing. The Planning Commission can approve, conditionally approve or deny the permit. The Planning Commission usually meets every 2nd Thursday of each month, starting at 6:00 p.m. in the City Council Chambers at 425 North El Dorado Street, 2nd Floor. The Commission listens to the proposal of the applicant and the concerns of any opponents, discusses the issues and votes on the proposal.

The Planning Commission's decision may be appealed to the City Council. The Council also conducts a public hearing where public input may be provided. The decision of the City Council is final.

What is Environmental Review?

Besides addressing the factors previously listed, State law (California Environmental Quality Act) requires a determination regarding each project's potential environmental effects. This is accomplished through the environmental review process. The environmental process is based upon the specific project, and not required for every project. A separate application for the environmental review may be required by City Planning and Engineering Services Division.

What is the Process?



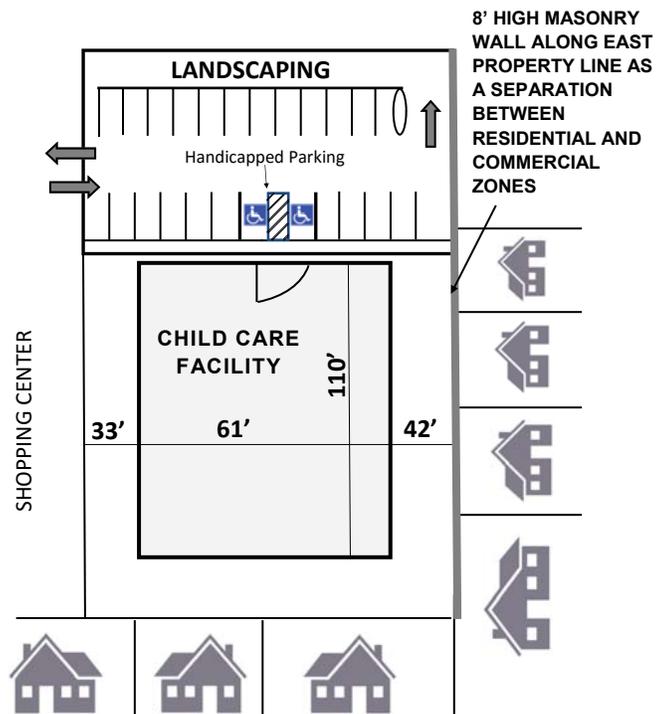
In most cases, the process takes about 60 days. You can help expedite the process by making sure your application is complete and your proposal is clearly stated. Staff from the City Planning and Engineering Services Division can answer your questions regarding any application requirements.

What do I need to File?

The items to be included are summarized below:

- Completed application with property owner's signature.
- Development plans consisting of: site, floor and elevation and possible landscaping plans (requirements for the submittal can be obtained at www.stocktonca.gov/planningpermits)
- Environmental review application if needed.
- Filing Fee.

Example of a Site Plan



Staff from the City Planning and Engineering Services Division encourages preliminary review of all Use Permit applications. This review of your plans by staff is a time-saving process intended to reduce any subsequent revisions to your project. Please allow adequate time for staff review prior to formally applying for the Use Permit.