
How Long Does it Take?

The process takes about 4 to 6 months. Much of this time is required to assess the project's environmental impacts, and to provide notice of the public hearings.

File Application

Environmental Review

City/Other Agency Review &
Recommendation

Notice of Public Hearing

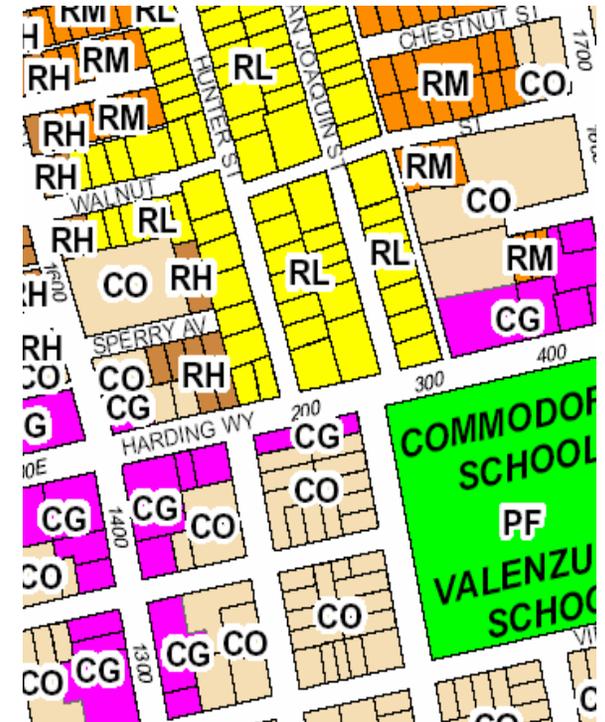
Planning Commission Hearing

Notice of Public Hearing

City Council Hearing

If you have any additional questions regarding the process, please call City Planning at (209) 937-8266.

Rezoning



What is Zoning?

Zoning is the basic means of land use regulations. It ensures that land is used in a manner which best serves the health and safety of the entire community. Zoning separates land uses which are incompatible with each other. It does this by limiting industrial, commercial, and residential development to specified areas or zones. Zoning also regulates the intensity of such uses, the setback from property lines, and the bulk of buildings permitted on a site.

Zoning provides the legal and enforceable land use regulations required to carry out the policies set forth in the City's General Plan. The General Plan serves as the policy guide for future development of the City. It balances economic, housing, and transportation needs, with environmental and neighborhood concern. Each proposed rezoning is reviewed for consistency with the site's General Plan designation.

The City is generally divided into three primary zones: Residential, Commercial, and Industrial. These zones are identified by an "R" for Residential, a "C" for commercial and an "I" for Industrial. There is also a letter after each primary zone designation: i.e. RL or CG or IG. These letters further break down the primary zones into zones of different residential density or intensity groups of commercial or industrial land uses. A full explanation of these zones, the uses they permit and their development standards are found in the Stockton Municipal Code in the section referred to as the "Development Code (Chap. 16)."

What is my Zoning Designation?

If you wish to determine how your property is zoned you can go to www.stocktongov.com; City Department; Community Development Permit Center; Advantage Stockton Parcel Search. You will need either the property address or County Assessor's parcel number (APN).

How Difficult is it to Change my Zoning?

It should be emphasized that the rezoning process entails several public hearings that invite input from the community. Property owners within 300-feet of the proposed site are notified of the rezoning request by the City via mailed notice. If your neighbors feel adversely affected by the proposed rezoning, they may protest your request. Before you apply for rezoning, contact City Planning to see if your General Plan designation is consistent with your zoning request. If it is inconsistent, it is likely that the City will not approve the zoning application unless the General Plan designation is first amended. A request for a General Plan amendment can be processed at the same time as the rezoning request. City Planning will explain the process.

Can I be Guaranteed Approval?

Unfortunately, no. Zoning is a public process that invites input from any interested party. Adjacent property owners or tenants may object to the proposed rezoning. Therefore, a land acquisition, based on the hope of rezoning property in the future, does carry some risk. Also, application fees are not refundable.

How Do I Apply for Rezoning?

An applicant may apply by submitting the appropriate application and fees. It should be noted that in addition to meeting General Plan and zoning standards, each rezoning must obtain an environmental clearance. A separate application for environmental review must therefore, accompany the request. Both forms can be obtained from the website or the City Planning Department.

Before filing your application, a preliminary review of the project is recommended. The review of the proposal by City Planning points out many of the potential problems that may affect or delay your application.

What are the Steps Involved?

Once filed, the application is reviewed by City Planning. Other City departments also review the application for compliance with health and safety standards. State law requires a separate assessment of the project's environmental impacts. After these steps, City Planning forwards its recommendations to the Planning Commission. The Planning Commission is composed of seven individuals appointed by the City Council. The Planning Commission holds a public hearing at which any citizen can voice their opinion. The Commission then gives its recommendation to the City Council, who, after holding a public hearing, approves or denies the rezoning. The steps are summarized on the back of this brochure.

