

Resolution No. **2023-03-09-0501-01**

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING THE DEMOLITION OF TWO STRUCTURES OLDER THAN 50 YEARS OF AGE, A COMMISSION USE PERMIT, DESIGN REVIEW AND WAIVER FOR THE CONSTRUCTION OF THE GOSPEL CENTER RESCUE MISSION NEW LIFE EMERGENCY SHELTER AT 435 S. SAN JOAQUIN STREET (APPLICATION NO. P21-1188)

The applicant, Gospel Center Rescue Mission Inc., submitted an application for a Commission Use Permit (CUP), Design Review, and Waiver to establish an Emergency Shelter which will provide housing and services for up to 178 homeless individuals on an Commercial, General (CG) zoned parcel, located at 435 S. San Joaquin Street, which necessitated environmental review for the demolition of two (2) multi-family buildings over the age of 50 years; and

In accordance with SMC section 16.220.105, applications for the Demolition or Relocation of Historic Resources are reviewed by staff to confirm that the subject structure is over 50 years old and not a health and safety risk; and

The demolition request was then routed to the Director for preliminary determination of a historic resource, which was forwarded to the Cultural Heritage Board for review; and

In accordance with SMC section 16.220.105, notice of a Director's Determination letter stating that the structure was a historic resource was sent out on January 4, 2023; and

On February 1, 2023, the Cultural Heritage Board reviewed the proposed demolition of the two (2) structures and issued a Certificate of Appropriateness for their demolition; and

On March 9, 2023, the Planning Commission opened a duly noticed public hearing on the application, in compliance with Stockton Municipal Code (SMC) section 16.88, at which point all persons wishing to be heard were provided such opportunity, and prior to acting on the requested actions, the Planning Commission considered the California Environmental Quality Act (CEQA) determination reflected in the findings below; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:

- A. The foregoing recitals are true and correct and incorporated by reference.

B. Based on the staff report, staff presentation, comments received, and the public hearing, the Planning Commission makes the following findings based on substantial evidence in the record:

HISTORIC DEMOLITION FINDINGS PER SMC SECTION 16.220.105

No structure on an eligible property shall be demolished or relocated unless the Planning Commission can make the following findings. SMC section 16.220.105(E)(1):

- a. The environmental document has been completed in compliance with CEQA, State CEQA Guidelines, and City Guidelines for the Implementation of CEQA, and adopt a Statement of Overriding Considerations. The applicant has prepared an Environmental Impact Report that evaluated the project and proposed mitigation measures. The document has been prepared and completed in compliance with CEQA.
- b. Not Applicable.
- c. There are no reasonable alternatives to the demolition or relocation as of the time of the hearing. The applicant would take reasonable steps to make the two (2) buildings on the site available for acquisition and relocation prior to demolition, provided that all costs, insurance, permitting, and other related requirements will be borne by the buyer. The applicant has completed comprehensive Historic American Building Survey (HABS) and Department of Parks and Recreation (DPR) surveys to document the buildings to the greatest extent possible prior to demolition. Without demolition of the buildings, there would be no project for the Gospel Center and the 178-bed dormitory that would serve the city's homeless population.

USE PERMIT FINDINGS PER SMC SECTION 16.168.050

Following appropriate review, the applicable Review Authority shall provide the decision with the findings of fact on which the decision is based in writing. The use permit (Commission or administrative) shall be approved, with or without conditions, only if all of the following findings of fact can be made:

1. The proposed use is allowed within the subject zoning district with the approval of a Commission Use Permit and complies with all other applicable provisions of this Development Code and the Municipal Code. The emergency shelter use (i.e., uses) are conditionally allowed in the CG Zone with approval of a Commission Use Permit. As conditioned, the emergency shelter use would *not* be in conformance with the development standards outlined in the SMC and a waiver is required for the front setback encroachment of the building and the wall, reduced parking, and non-compliant landscaping. A waiver may be approved for the project. The Planning Commission determines that the required findings per SMC 16.176.040 can be made as addressed below.
2. The proposed use would maintain or strengthen the integrity and character of the

neighborhood and zoning district in which it is to be located. The proposed emergency shelter would be situated in an area near other support services that are a part of the Gospel Center program, inclusive of their administration building, medical services, and other shelters. The proposed use would also align with the intent of the General Plan to support homeless individuals in Stockton by providing shelter and support services. The Architectural Review Committee reviewed the proposed architecture and site design on February 8, 2023, and recommended approval to the Community Development Director, per SMC.

3. The proposed use would be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan or master development plan. The General Plan Land Use Map designates the subject site as Commercial. The Commercial designation is intended to accommodate a wide variety of commercial uses, including, but not limited to, uses such as emergency shelters. The proposed use is an emergency shelter for homeless individuals, which is consistent with the uses described in the General Plan for the Commercial land use designation. The zoning district designation of CG is also consistent with the City's General Plan Commercial land use designation for the project site.

Additionally, the project is consistent with the following General Plan goals and policies:

- Policy CH-4.2: Support homeless members of the Stockton community with programs to improve quality of life.
- Action CH-4.2A: Coordinate with local and regional agencies and community organizations to address the needs of homeless people, including shelter, food, clothing, health care, mental health, and transportation.
- Action CH-4.2D: Support programs to reduce homelessness through education, job training, and substance abuse counseling and rehabilitation through outreach and other assistance.

4. The subject site is 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.). The proposed project has been analyzed by all applicable departments, and it has been determined that existing streets and proposed public accessways are adequate to serve the project. Further, a Building Permit is required for the proposed emergency shelter and the project will be required to comply with all applicable Building Code standards. The site will have access to City utility services.

5. The establishment, maintenance, or operation of the proposed use at the location proposed and for the time period(s) identified, if applicable, would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, peace, or general welfare of persons residing or working in the neighborhood of the proposed use. The proposed land use will require the applicant to adhere to all

applicable Building and Fire codes. Additionally, the City of Stockton has made significant strides in advancing initiatives to address homelessness, which includes the Council adopted Local Homeless Action Plan where the City has received funding to strengthen homeless crisis response services, enhance service engagement and coordination, and create new housing units for very low-income residents.

The proposed emergency shelter operations would occur primarily indoors, in a Commercial zone. Appropriate security provisions would be incorporated into the Project to ensure the safety and security of the residents within the program and the surrounding neighborhood.

For the above reasons, the establishment, maintenance, or operation of the proposed land use activity would 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 neighborhood of the proposed use

6. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and future land uses on-site and in the vicinity of the subject property. The proposed emergency shelter is located on a parcel in an commercial zone near compatible support services. The proposed use is considered a serice use and raises no potential issues related to compatibility with the existing and future land uses on-site and in the vicinity of the subject property. The Architectural Review Committee reviewed the proposed architecture and site design on February 8, 2023, and recommended approval to the Community Development Director.

7. The proposed action is in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The FEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and addresses all of the issues, and generally follows the analysis sequence, of the latest Environmental Checklist in the State CEQA Guidelines (California Code of Regulations Title 14, Division 6, Chapter 3). The City of Stockton is the primary approval agency and therefore the CEQA Lead Agency for the project.

The FEIR evaluates the potential environmental effects of the project, which involves Gospel Center Rescue Mission, Inc.'s (GCRM)proposal to build and operate a 178-bed New Life Homeless Dormitory project (project) on South San Joaquin Street in Stockton.California. The project would replace 19 existing beds in two existing buildings on one existing lot at 435 South San Joaquin Street.

The objective of the proposed New Life Homeless Dormitory project is to expand existing housing availability and support opportunities for homeless persons. Expansion of bed capacity will allow GCRM to extend sleeping quarters and facilitate other services provided by GCRM including medical care, counseling and other services to people recovering from addiction.

DESIGN REVIEW FINDINGS PER SMC SECTION 16.120.060

The Review Authority shall determine whether a project adequately meets adopted City standards and the Guidelines, based upon consistency with the following findings:

1. The proposed development is consistent with all applicable provisions of this Development Code and other applicable City ordinances; The Project has been evaluated against all applicable development code standards. Representatives of each department within community development, municipal utilities, and fire prevention have reviewed the Project and have found it to be in compliance with all applicable city ordinances. The Director has found the Project to be in substantial compliance with provisions of the Stockton City-wide Design Guidelines for industrial properties. Development standards that are not met require a Waiver, for which the findings for the Waiver are listed below.
2. The general design considerations, including the character, quality, and scale of design, are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City. City Staff, the Architectural Review Committee, and Director have reviewed the site plan and building elevations, materials, and design in a comprehensive manner. The proposed Project will incorporate high-quality, durable materials according to the design review guidelines.
3. The architectural design of existing structure and its materials and colors are visually complementary with the surrounding commercial development. Design elements, such as paint, have been incorporated into the Project to further ensure its compatibility with the character and uses of adjacent development.
4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings: the site design and development pattern are consistent within the context of the surrounding developments. There are no protected views that would be blocked from the proposed development.
5. The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, have been considered and the Project will not be incorporating landscaping into the design, necessitating approval of a waiver. A waiver may be approved for the project, the Planning Commission finds that granting of the waivers findings per SMC 16.176.040 can be made as addressed below.
6. The design and layout of the existing building does not currently interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazards; The Stockton Design Guidelines establish criteria for development to achieve a product of high-quality design that is compatible with the character of the surrounding area. The proposed architecture and site improvements are consistent with the Development Code will be complementary to surrounding commercial and residential uses within the area.
7. The building design and related site plan has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site. The site plan has been evaluated by all applicable departments. The engineering department and Public Works have evaluated the layout to ensure adequate circulation for patrons.

Building design and frontage improvements have been incorporated into the design and shall be installed by the Applicant prior to occupancy of the facility.

8. Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, open space, utilities, etc.). ADA requirements per the Uniform Building Code have been evaluated by the building department and will be incorporated in the final design. Emergency access and other standards have been evaluated by fire prevention, and all comments will be incorporated into the final design.

WAIVER FINDINGS PER SMC 16.176.040

The Planning Commission shall base its determination on the written findings of fact, as listed below. The Planning Commission may approve the waiver, with or without conditions, only if all of the following findings of fact can be made:

1. The granting of the waiver shall enable the site to be utilized so that specific standards can be addressed without creating undue hardship. The primary use will be an Emergency Shelter for our city's most vulnerable population. In order to maximize the site and provide a safe environment for the patrons of the Emergency Shelter, it is necessary to position the building towards the front property line as much as possible, to construct a wall in the height and location proposed, to maximize the building which reduces parking availability, and remove any landscaping to avoid the potential for the creation of an unsightly environment the Gospel Center strives to provide.

2. The granting of the waiver shall allow for the economic viability and use of the site. The primary use will be an Emergency Shelter for up to 178 individuals where they can find shelter and services. The site has previously been used to house up to 19 individuals for the same purpose. Granting the waiver will allow the Gospel Center to have a more extensive outreach, increasing the overall use of the site.

3. The granting of the waiver, with conditions that are imposed, will not be detrimental to the public convenience, health, interest, safety, or general welfare of the City or injurious to the property or improvements in the zone or neighborhood in which the property is located. The proposed use, as conditions, will maintain and strengthen the integrity and character of the neighborhood and zoning district for which it is to be located. The proposed Emergency Shelter is a permitted use in the CG zoning district and is located in an area where the Gospel Center is already providing services to individuals in need.

4. The granting of the waiver will be consistent with the general land uses, objectives, policies, and programs of the General Plan, any applicable specific plan, precise road plan, or master development plan, and the intent of this Development Code. The General Plan Land Use Map designates the subject site as Commercial. The Commercial designation is intended to accommodate a wide variety of commercial uses, including, but not limited to, uses such as emergency shelters. The proposed use is an emergency shelter for homeless individuals, which is consistent with the uses described in the

General Plan for the Commercial land use designation. The zoning district designation of CG is also consistent with the City's General Plan Commercial land use designation for the project site.

Additionally, the project is consistent with the following General Plan goals and policies:

- Policy CH-4.2: Support homeless members of the Stockton community with programs to improve quality of life.
- Action CH-4.2A: Coordinate with local and regional agencies and community organizations to address the needs of homeless people, including shelter, food, clothing, health care, mental health, and transportation.
- Action CH-4.2D: Support programs to reduce homelessness through education, job training, and substance abuse counseling and rehabilitation through outreach and other assistance.

5. The granting of the waiver will not conflict with applicable provisions of the latest edition of the California Building Code and Fire Code and other applicable Federal, State, and local laws and regulations. The proposed land use will require the applicant to adhere to all applicable Building and Fire codes.

6. The granting of the waiver will be in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The proposed Project is categorically exempt from the CEQA, pursuant to CEQA Guidelines section 15332 (In-fill Development Projects), and SMC 16.80.155(l) states that the permit processing, development and management standards applied shall not be deemed to be discretionary acts within the meaning of CEQA.

The demolition of the two (2) structures older than 50 years of age is the subject of an Environmental Impact Report that was prepared by a qualified professional.

CONDITIONS OF APPROVAL

Community Development Department: Planning

1. This approval authorizes the operation of an Emergency Shelter and distribution business within the proposed building area identified in Exhibit 1, attached and incorporated by this reference.
2. The project shall comply with all applicable State, County, and City codes, regulations, and adopted standards, and pay all applicable fees.
3. In the event the operation of this use should prove to be detrimental to the health, safety, peace, or general welfare of the surrounding neighborhood, this Use Permit will be subject to revocation or modification, as required by the Development Code.
4. The Use Permit shall become effective following the completion of a ten (10) day appeal period following approval of the application.

5. The Use Permit shall be posted in a conspicuous place and be made available immediately to City personnel upon inspection of the premises.
6. The owners, developers and/or successors-in-interest (ODS) shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approvals for this project or its related environmental document, if any.
7. Per SMC section 16.80.155(F), the ODS shall submit an Emergency Shelter Management plan to the Community Development Director prior to operation of the emergency shelter. The plan shall, at minimum, identify the property owner's and operator's names and contact information, on-site security and anti-loitering measures. The plan shall include a floor plan that demonstrates compliance with physical standards of this chapter. The operator of each emergency shelter shall annually submit the management plan to the Director with updated information for review and approval.
8. Per SMC section 16.80.155(D), the maximum term of staying at an emergency shelter is six (6) months in a consecutive 12-month period.
9. The project is required to obtain a Building Permit from the Building Department. Plans submitted for building permit(s) shall reflect compliance with the conditions outlined in this approval and Title 16 (Development Code) of the Municipal Code.
10. To assist staff's timely review of the Building Permit, plans submitted for Building Permits shall include a cover letter identifying the sheet numbers that correspond to each condition of approval.
11. This approval shall become void unless the required Building Permit is submitted within 12 months of this approval being issued in compliance with SMC section 16.120.080(D).
12. Any graffiti on the building or in the property shall be removed within 48 hours of notification by the City. The City shall have the right to remove any graffiti not removed within 48 hours of notification.
13. All light and glare shall be shielded or modified to prevent emission of light and glare beyond the property line, or upward into the sky. Bare bulbs shall not be allowed on any exterior areas of the property.
14. Parking areas shall have lighting capable of providing adequate illumination for security and safety. Lighting shall be in scale with the height and use of the on-premises structure. All exterior lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
15. Signage for the building is subject to a separate Sign Permit from the Building Division and shall comply with section 16.76.100 and section 16.76.110 of Title 16 (Development Code).

16. All on-site parking stalls shall comply with SMC section 16.64.080 (Development standards for off-street parking) of the Land Use and Development Code.

17. Trash enclosures shall be a minimum of 48 square feet in size. The trash enclosure shall be screened from view on at least three (3) sides. Construction and screening shall consist of solid masonry walls, metal gates, and landscaping, per SMC section 16.36.130 subsection (D)(6). The design and color of the trash enclosure shall be architecturally compatible with the rest of the new building.

18. The Historical American Building Survey and Department of Parks and Recreation surveys shall be filed with the Library of Congress, where the information regarding the buildings being demolished can be catalogued and available to the public.

Community Development Department: Engineering Division

19. The owner/developer shall repair, replace, or install frontage improvements, which shall include but are not limited to curb, gutter, sidewalk, storm drainage, street lighting, pavement widening, driveway, and fire hydrants, and shall be installed prior to receiving any Certificate of Occupancy for any building permit.

20. All existing property pins or other survey monuments within the scope of work shall be protected per the California State Business and Professions Codes and Land Surveyor's Act.

21. All work performed in the City right-of-way will require a separate City encroachment permit.

22. ODS shall remove and replace dead or dying street trees and install a new street tree per the approved street tree list.

Community Development Department: Building Division

23. Separate demolition permits will be required for the removal of each existing structure. Demolition permit requirements can be found on the city website here: http://www.stocktonca.gov/files/B_Demolition_of_Structures.pdf

24. Each required exit must be an accessible means of egress in accordance with CBC section 1009. Provide an accessible route from the rear exit to the public way or comply with one of the other applicable options of CBC section 1009.

25. The Project Description indicates use of the classroom areas for additional beds. Each sleeping room/area is required to provide at least one emergency escape and rescue window in accordance with CBC section 1030. The classroom/common use areas located in the center core of the building cannot be used for overflow sleeping

areas.

26. The project shall comply with the applicable accessibility requirements of California Building Code Chapter 11B, including 11B-224 for social service center establishments.

27. For the new building construction, building commissioning shall be included in the design and construction processes in accordance with the California Energy and Green Building Standards Codes.

28. The future building permit submittal shall demonstrate compliance with California Building Code section 420 for special detailed requirements for Group R-2.1 occupancies.

29. ODS shall consider the installation of a metal landscape trellis structure and vines to soften the overall mass of the building at the streetscape.

Fire Department

30. The Fire Department reserves the right to review any off-site improvements for public utilities that may be required for this project. This includes public fire hydrants.

31. The Fire Department will require an on-site utility review for placement of fire sprinkler service lateral, FDC, possible on-site fire hydrant and backflow prevention device.

32. The building will require a fire sprinkler system designed and installed per the CFC Chapter 9 and NFPA 13 Standards.

33. The building will require a Class 1 standpipe system designed and installed per NFPA 14 Standards.

34. The building may require a fire pump pending further review for 3rd floor and roof standpipe demands. If required, the fire pump shall be electric or diesel driven, and installed per NFPA 20 Standards.

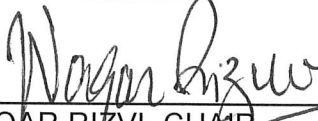
35. The building will require a manual and automatic fire alarm system designed and installed per CFC Chapter 9 and NFPA 72 Standards.

36. Additional fire review comments will be addressed upon time of building permit submittals.

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37. Deferred Fire Department submittals shall include the following: underground fire line service lateral for fire sprinkler system, overhead fire sprinklers, standpipe system, fire pump (if warranted) and fire alarm system.

PASSED, APPROVED, and ADOPTED: March 9, 2023



WAQAR RIZVI, CHAIR
City of Stockton Planning Commission



ATTEST:



for _____
STEPHANIE OCASIO, SECRETARY
City of Stockton Planning Commission



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GCRM New Life Men's Building
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Stockton, CA 95203

WMB Project No. 19-006

PLANNING 10.19.22

SITE PLAN

A1.1

GENERAL NOTES

1. PROTECT PROPERTY FINES SHOWN IN PLACE.
2. REPLACE BROKEN CONCRETE CREATING TRIPPING HAZARDS ALONG THE PROJECT FRONTAGE. TRIPPING HAZARDS DERIVED AS 12" VERTICAL OR HORIZONTAL DISPLACEMENT.

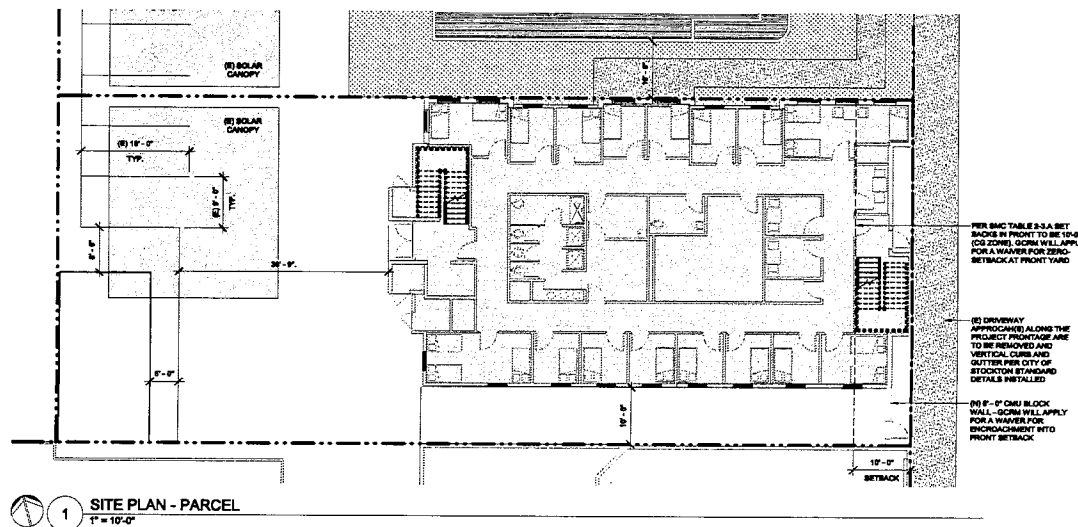
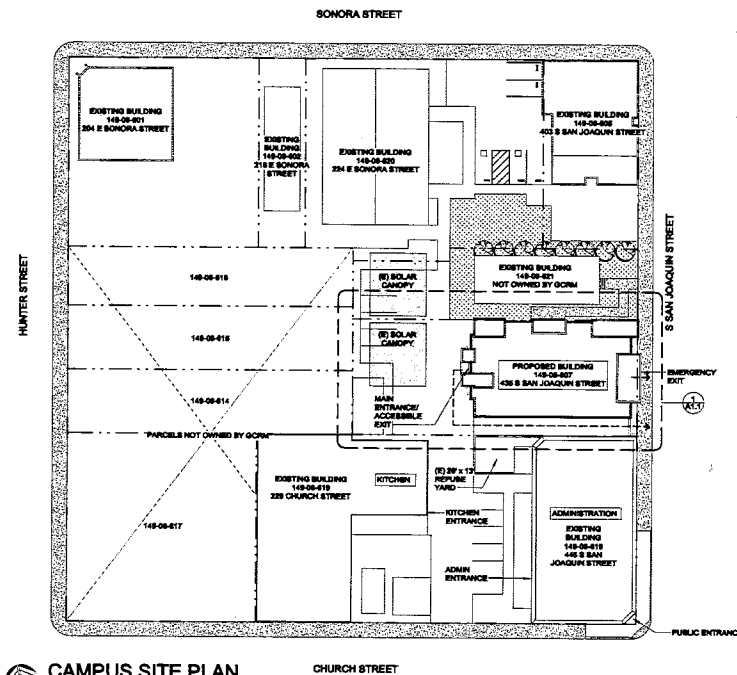
TRASH CALCULATIONS

1. DUE TO THE LIMITED FUNCTIONALITY OF THE GCRM CAMPUS, IT IS DETERMINED TO BE APPROPRIATE TO CALCULATE USING THE HIGH-RESIDUAL TABLE 3-2.
2. TRASH IS COLLECTED AS A WHOLE THROUGHOUT THE CAMPUS.

EXISTING BUILDINGS	ADDRESS	USE	AREA
	204 E SONORA STREET	DORMS	2,200 SF
	216 E SONORA STREET	DORMS	1,248 SF
	224 E SONORA STREET	DORMS	10,494 SF
	403 S SAN JOAQUIN ST	DORMS	7,866 SF
	448 S SAN JOAQUIN ST	OFFICES	8,786 SF
	228 CHURCH STREET	DORMS, KITCHEN, ASSEMBLY	11,223 SF
NEW BUILDING	436 S SAN JOAQUIN ST	DORMS	12,400 SF
TOTALS:			69,486 SF

PER TABLE 3-2 (CALIFORNIA) TABLE 3-2

AREA	TYPE	REQUIRED	PROPOSED	PROPOSED AREA CALCULATED BASED ON AN EXISTING REUSE/RECYCLING YARD WHICH IS 28' X 12' AND CALCULATED TO A TOTAL AREA OF 496 SF.
68,486 SF	REFUSE	144 SF	234 SF	
	RECYCLING	144 SF	234 SF	





**WMB
ARCHITECTS**

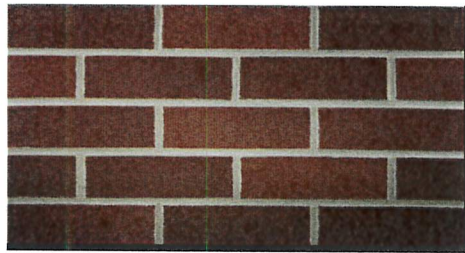
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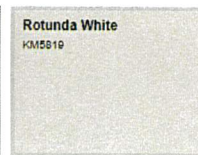
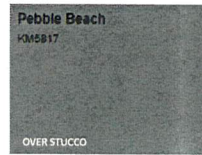
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GCRM New Life Men's
Extension
435 S San Joaquin Street
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WMB Project No. 19-066



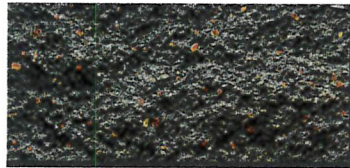
BRICK - ENDICOTT RED BLEND - WIRE CUT



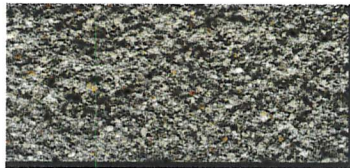
PAINT - KELLY-MOORE



STUCCO



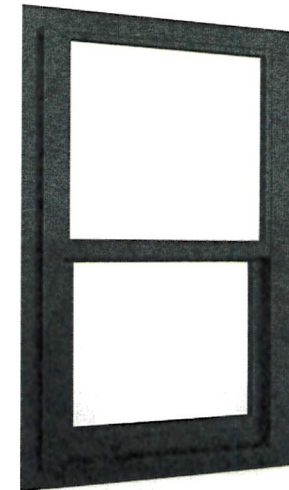
BASALITE CMU - SPLIT FACE: COLOR 791



BASALITE CMU - SPLIT FACE: COLOR 580



VIEW FROM S. SAN JOAQUIN STREET



DARK ANODIZED BRONZE WINDOWS





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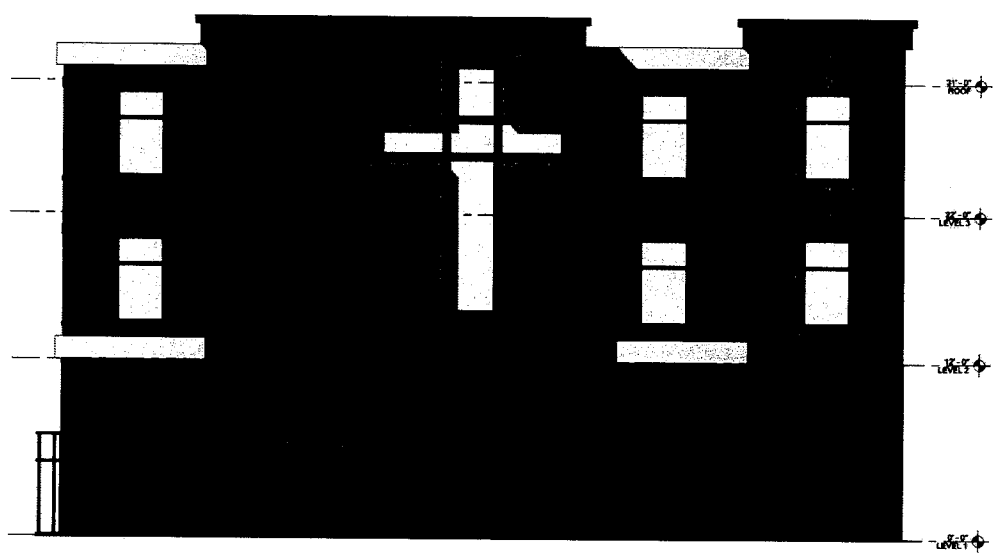
GCRM New Life Men's
Building
438 S. San Joaquin Street
Reardan, CA 95853

WMB Project No. 19-006

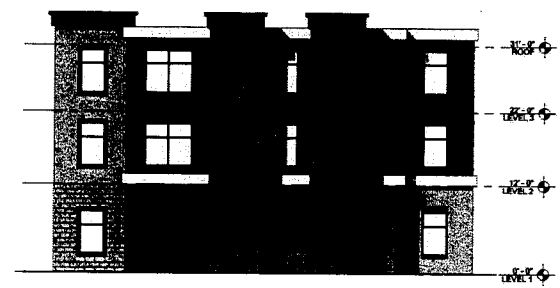
PLANNING 10.18.22

COLORED EXTERIOR
ELEVATION

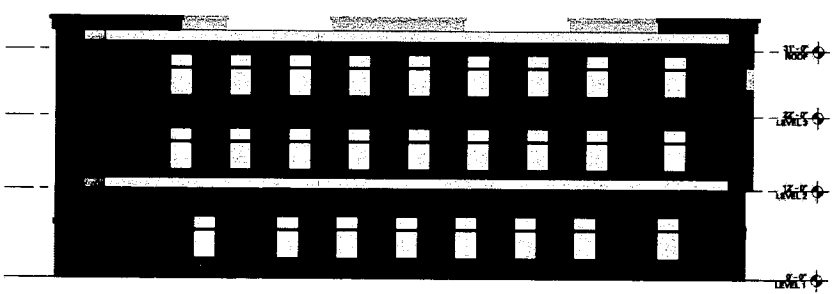
A3.2



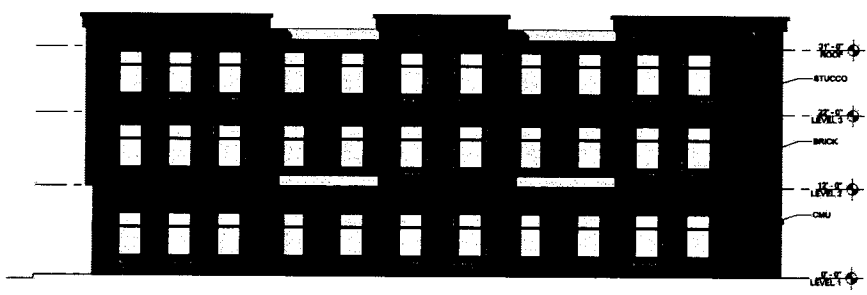
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"