



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2600058 (W)**

PROPERTY OWNER:	Efren Castro & Maria E Guzman Polanco 21455 Eastern Heights Rd Linden, CA 95236	APPLICANT:	Montero Design & Consulting 2538 West Lane, Suite 3 Stockton, CA 95205
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PROJECT DESCRIPTION: A Waiver application to reduce the required street side setbacks in the R-L (Low Density Residential) zone from 45 feet (measured from the centerline of East Lewis Street and North Chronicle Avenue) to 35 feet, to allow for the construction of a proposed 1,170 square foot accessory dwelling unit. Pursuant to Development Title Section 9-806.020, street side setback requirements may be reduced by up to 40 percent through approval of a waiver. Access to the site will be provided via proposed driveways from North Chronicle Avenue and East Lewis Street. The proposed accessory dwelling unit will be served by California Water Service for water, the East Stockton Sanitary Sewer system for wastewater, and will maintain natural drainage for stormwater. The parcel is not under a Williamson Act contract.

The Property is zoned R-L (Low Density Residential) and the General Plan designation is R/L (Low Density Residential).

PROJECT LOCATION: The project site is located on the northeast corner of E Lewis St. and N Chronicle Ave, Stockton. (APN/Address: 143-160-54 / 3111 E Lewis St, Stockton) (Supervisorial District: 1)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3), and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-8477 or via email at hennakhan@sjgov.org) no later than May 21, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: April 23, 2026

TO:		
SJC Supervisor: District 1	City of Stockton - CDD	Stockton Unified School District
SJC Building Division / Plan Check	San Joaquin Council of Governments	Eastside Rural Fire District
SJC Environmental Health	Air Pollution Control District	Stockton East Water District
SJC Fire Prevention Bureau	CA Native American Heritage Commission	FEMA Zone 9
SJC Public Works	CA Fish & Wildlife Region: 2	Sierra Club
SJC Assessor	East Stockton Sanitary Sewer Project	California Valley Miwok Tribe
SJC Sheriff Communications Director	CA Water Service	North Valley Yokuts Tribe
SJC Code Enforcement	California Tribal TANF Partnership	Buena Vista Rancheria
SJC Mosquito Abatement	United Auburn Indian Community	PG&E