

**MINUTES  
PLANNING COMMISSION  
MEETING OF OCTOBER 10, 2024**

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425 N. El Dorado St. Stockton, CA

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**1. CALL TO ORDER/ROLL CALL - 5:30 PM**

Roll Call

Present:

Anne Mallett  
Brenda Jones  
Waqar Rizvi  
Greg Thompson  
Gurneel Boparai  
Terry Hull  
Esperanza Vielma

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Vice-Chair Boparai

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 24-1051 APPROVAL OF PLANNING COMMISSION MINUTES**

Legislation Text

Attachment A - 2024-08-22 PC Minutes

Attachment B - 2024-09-12 PC Minutes

Approve **Motion 2024-10-10-0301-01** approving filing minutes of the August 22, 2024 Planning Commission meeting

**Moved by:** Esperanza Vielma, seconded by Anne Mallett.

**Vote:** Motion carried 6-0

**Yes:** Anne Mallett, Brenda Jones, Waqar Rizvi, Gurneel Boparai, Terry Hull, and Esperanza Vielma.

**Recuse:** Greg Thompson.

Approve **Motion 2024-10-10-0301-02** approving filing minutes of the September 12, 2024 Planning Commission meeting

**Moved by:** Waqar Rizvi, seconded by Gurneel Boparai.

**Vote:** Motion carried 6-0

**Yes:** Anne Mallett, Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai, and Esperanza Vielma.

Recuse: Terry Hull.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 24-1004 CONTINUED - REQUEST FOR A COMMISSION USE PERMIT AND LOCATION WAIVER TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS AT 1515 EAST MAIN STREET (P23-0292) (APN 153-040-30)

Legislation Text

Attachment A - Aerial photo and Location map

Attachment B - Site Plan and Floor Plan

Attachment C - Calls for Service

Attachment D - ABC Records

Proposed Resolution

PowerPoint Presentation

Approved Resolution 2024-10-10-0501

Council Correspondence - Public Comments

The following persons spoke to the item: Pandora Crowder; Kamaljit Singh; Yaduindu Singh; Gurzinder Choumwer; Neil Amos, and Razi Pelaez

Commissioner Disclosures: None

Note: The Commission recessed at 6:33 PM and reconvened at 6:44 PM.

Approve **Motion 2024-10-10-0501** waiving the reading of Commissioner Correspondence

**Moved by:** Greg Thompson, seconded by Brenda Jones.

**Vote:** Motion carried 7-0

**Yes:** Anne Mallett, Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai, Terry Hull, and Esperanza Vielma.

Approve **Resolution 2024-10-10-0501** denying a Commission Use Permit and Location Waiver to establish a Convenience Store with off-sale of beer, wine, and distilled spirits at 1515 East Main Street, based on the findings incorporated in the proposed resolution.

**Moved by:** Esperanza Vielma, seconded by Anne Mallett.

**Vote:** Motion carried 4-3

**Yes:** Anne Mallett, Brenda Jones, Terry Hull, and Esperanza Vielma.

**No:** Waqar Rizvi, Greg Thompson, and Gurneel Boparai.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

**8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**

Michael McDowell, Assistant Director, Planning & Engineering - thanked commissioners, Development Code Update

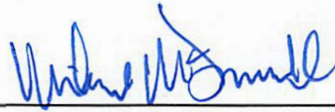
**9. COMMISSIONERS COMMENTS**

Commissioner Thompson - thanked staff

Commissioner Rizvi - thanked staff; group effort

Vice Chair Boparai - thanked staff, community input

**10. ADJOURNMENT - 7:06 PM**



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Michael McDowell  
Assistant Director, Community Development  
Department