

**MINUTES
PLANNING COMMISSION
MEETING OF AUGUST 8, 2024**

425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Anne Mallett

Brenda Jones

Waqar Rizvi

Gurneel Boparai

Terry Hull

Esperanza Vielma

Absent:

Greg Thompson.

Note: Commissioner Thompson's absence was excused

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Rizvi

3. ADOPTION OF CONSENT CALENDAR

3.1 24-0796 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2024-06-13 Planning Commission Minutes

Attachment B - 2024-06-27 Planning Commission Minutes

Approve **Motion 2024-08-08-0301-01** approving the filing minutes of the June 13, 2024 Planning Commission Meeting

Moved by: Waqar Rizvi, seconded by Anne Mallett.

Vote: Motion carried 6-0

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

Absent: Greg Thompson.

Approve **Motion 2024-08-08-0301-02** approving the filing minutes of the June 27, 2024 Planning Commission Meeting.

Moved by: Waqar Rizvi, seconded by Brenda Jones.

Vote: Motion carried 5-0

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

Recuse: Esperanza Vielma.

Absent: Greg Thompson.

4. PUBLIC COMMENT

Mary Elizabeth - census track survey on sale and off sale licenses of alcohol

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 24-0657 REQUEST FOR A COMMISSION USE PERMIT TO UPGRADE FROM THE OFF-SALE BEER AND WINE TO OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES IN AN EXISTING CONVENIENCE STORE AT 2910 WEST EIGHT MILE ROAD (P23-0306) (APN 070-670-30)

Legislation Text

Attachment A - Approved Use Permit P17-0667

Attachment B - Aerial Photo and Location Map

Attachment C - General Plan Map

Attachment D - Zoning Map

Attachment E - Calls for Service & Citywide Averages

Proposed Resolution - Recommending Approval - Commission Use Permit

Exhibit 1 - Approved Plans

PowerPoint Presentation

Approved Resolution 2024-08-08-0501

Commissioner Disclosures- none

Approve Resolution 2024-08-08-0501 approving a Commission Use Permit to upgrade to off-sale of general alcoholic beverages, subject to conditions, including the condition that selling of distilled spirits of 50 milliliters or less, which are not in original factory packaging of four (4) or more, is prohibited; finding no further environmental review is necessary from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities)

Moved by: Anne Mallett, seconded by Waqar Rizvi.

Vote: Motion carried 6-0

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

Absent: Greg Thompson.

5.2 24-0684 REQUEST FOR A RECOMMENDATION OF APPROVAL OF AN ADDENDUM TO AN APPROVED ENVIRONMENTAL IMPACT REPORT, PREZONING, ZONING AND DEVELOPMENT AGREEMENT AMENDMENT FOR FOUR PARCELS TO BE INCLUDED INTO THE MARIPOSA INDUSTRIAL PARK

DEVELOPMENT AT 5252, 5262 AND 5276 EAST MARIPOSA ROAD (APNS 179-220-14; -15; -25; -26) (APPLICATION NO. P24-0104)

RECOMMENDATION Staff recommends the Planning Commission adopt the following: 1. A Resolution that the Planning Commission recommend approval of the Addendum to the Mariposa Industrial Park Environmental Impact Report (SCH #2020120283); and 2. A Resolution that the Planning Commission recommend the City Council adopt an Ordinance for the Prezoning of APNs 179-220-14; -15; and -26 to Industrial, Limited (IL), a Zoning Request for APN 179-220-25, and an Amendment to the Development Agreement for the Mariposa Industrial Park.

Legislation Text

Attachment A - Location Map & Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Mariposa Industrial Park Project Area

Proposed Resolution - EIR Addendum

Exhibit 1 - Proposed Rezone Ordinance

Proposed Resolution - Prezone & Development Agreement

Exhibit 1a - Prezone Map and Legal Description

Exhibit 2 - Development Agreement Amendment Ordinance

Exhibit 2a- Draft Development Agreement Amendment

PowerPoint Presentation

Approve **Motion 2024-08-08-0502** to continue this item to the next regularly scheduled Planning Commission meeting on August 22, 2024

Moved by: Waqar Rizvi, seconded by Brenda Jones.

Vote: Motion carried 6-0

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

Absent: Greg Thompson.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Stephanie Ocasio, Director - 8/22 Planning Commission Meeting; Title 16 Development Code Overhaul; CHB Attendance Policy; Appeal for User Permit

9. COMMISSIONERS COMMENTS

Commissioner Vielma - San Joaquin Valley Air Pollution Control District, alternative to Fireworks; maximum per Census Tract

Vice Chair Boparai - thanked Stephanie Ocasio, attendance

Commissioner Rizvi - attendance, responsibility as a board

Chair Hull - thanked staff

10. ADJOURNMENT - 6:25 PM



Michael McDowell
Assistant Director, Community Development
Department