

**MINUTES
PLANNING COMMISSION
MEETING OF APRIL 23, 2020**

Council Chamber - City Hall, 425 N El Dorado Street, Stockton CA

1. CALL TO ORDER/ROLL CALL - 5:33 PM

Note: Commissioners Davie, Garcia, Mountain, Sanguinetti, Warmesley, Vice Chair Mallett, and Chair Rizvi participated via WebEx teleconference

Roll Call

Present:

D'Adrea Davie
Gerardo Garcia
Anne Mallett
Xavier Mountain
Waqar Rizvi
Jeff Sanguinetti
Kimberly A. Warmesley

2. PLEDGE TO FLAG

The pledge was led by Commissioner Warmesley

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 20-6320 USE PERMIT REQUEST FOR ALCOHOLIC BEVERAGE SALES FOR A NEW BAR AND NIGHTCLUB TO BE LOCATED WITHIN AN EXISTING BUILDING AT 2161 EAST MAIN STREET (P19-0267)

Legislation Text

Attachment A - Location Map

Attachment B - Proposed Site Plan and Floor Plan

Attachment C - Census Tract 19.00

Attachment D - Calls for Service

Attachment E - Staff Letter to Applicant

Attachment F - Applicant's Revised Project Statements

Attachment G - Conditions of Approval

Attachment H - Public Comments

Proposed Resolution - Recommending Denial

Approved Resolution 2020-04-23-0501

PowerPoint

Commissioner Disclosures: Commissioner Davie

The following persons submitted electronic public comments; read into the record: Michael Reeves and Monica Moreno - applicant's response; Mary Elizabeth; Nadi Neri; Michael Reeves, Eisenstats Ari Zephani, and Debra Ellison

Electronic Public Comments

The following person submitted electronic public comments: Debra Ellison

Electronic Public Comment

Approve **Resolution 2020-04-23-0501** approving the denial for a Use Permit request for alcohol beverage sales for a new bar and nightclub to be location within an existing building at 2161 East Main Street (P19-0267), based on the findings in the attached resolution.

Moved by: D'Adrea Davie, seconded by Kimberly A. Warmsley.

Vote: Motion carried 4-3

Yes: D'Adrea Davie, Anne Mallett, Xavier Mountain, and Kimberly A. Warmsley.

No: Gerardo Garcia, Waqar Rizvi, and Jeff Sanguinetti.

5.2 20-6479 CONTINUED PUBLIC HEARING - MULTIPLE AMENDMENTS TO TITLE 16 OF THE STOCKTON MUNICIPAL CODE TO COMPLY WITH THE STOCKTON 2040 GENERAL PLAN AND CHANGES TO STATE LAW.

Legislation Text

Attachment A - Existing Code

Attachment B- Redline

Proposed Resolution - Recommending Approval

Exhibit 1 - Proposed Ordinance Clean

Approved Resolution 2020-04-23-0502

PowerPoint

Commissioner Disclosures: none

The following persons provided electronic public comment; forwarded to the Commission as Planning Commission Correspondence; read into the record: Michael Hakeem; Brett Jolley

Electronic Public Comments

George Hartman - Mr. Hartman did not require his comments read into the record; forwarded to the Commission as Planning Commission Correspondence

Electronic Public Comment

The following persons provided electronic public comment; read into the record: Matthew Gelfand, Californians for Homeownership Counsel; Long Lee; Holly Michna; Salena Watters; Elvira Mata; Linda Phan; San Joaquin Partnership; Ruben Galindo; Cynthia Galindo

Electronic Public Comments

Approve Resolution 2020-04-23-0502:

1. Finding no further environmental review is required for the proposed amendments to Title 16 (Development Code) per the California Environmental Quality Act (CEQA) pursuant to 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines; and

2. Amending Title 16 (Development Code) of the Stockton Municipal Code (SMC) Chapters 16.12 (Land Use Permit Requirements), 16.16 (Zoning Districts Established, Zoning Map Adopted), 16.20 (Allowable Land Uses and Permit Requirements), 16.24 (Zoning District Development Standards), 16.28 (Overlay Zoning District Land Use and Development Standards), 16.40 (Affordable Housing Incentives/Density Bonus Provisions), 16.48 (Fences, Hedges, and Walls), 16.60 (Noise Standards), 16.64 (Off-Street Parking and Loading Standards), 16.76 (Sign Standards), 16.80 (Standards for Specific Uses), 16.88 (Review Procedures), 16.92 (Implementation Procedures, Conditions, and Requirements), 16.120 (Design Review), 16.136 (Land Development Permits), 16.64 (Temporary Activity Permits), 16.180 (Applicability and Administration of Subdivision Regulations), 16.188 (Tentative Map and Tentative Parcel Map Filing and Processing), 16.216 (Boundary Changes), 16.220 (Cultural Resources), and 16.240 (Definitions/Glossary) .

Moved by: Jeff Sanguinetti, seconded by Gerardo Garcia.

Vote: Motion carried 7-0

Yes: D'Adrea Davie, Gerardo Garcia, Anne Mallett, Xavier Mountain, Waqar Rizvi, Jeff Sanguinetti, and Kimberly A. Warmsley.

- 5.3 20-6493 AT THE REQUEST OF STAFF THE FOLLOWING ITEM IS BEING REMOVED FROM THE AGENDA INDEFINITELY - THE APPROVAL OF THE ADMINISTRATIVE USE PERMIT FOR PROPOSED MOBILE HOME PARKS LAND USE AT 2733, 2811, 2868, 2871, AND 2810 AUTO CENTER CIRCLE (APN 128-030-01, -02, -03, -04) (Application No. P19-0290)

Legislation Text

Commissioner Sanguinetti - wished City Clerk Eliza Garza Happy Birthday

6. **NEW BUSINESS**

None

7. **UNFINISHED BUSINESS**

None

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

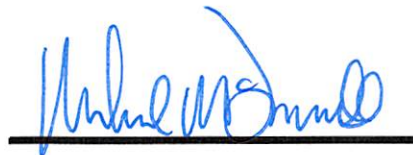
Michael McDowell, Deputy Director, Planning & Engineering - replacing Commissioner Warmesley's and Chair Rizvi's iPad; appreciated the Commission's patience with virtual meetings; staff obligated to move applications forward

9. **COMMISSIONERS COMMENTS**

Commissioner Sanguinetti - wished City Clerk Eliza Garza Happy Birthday

Chair Rizvi - thanked staff, City Clerk's office, and Commissioners; wished City Clerk Eliza Garza Happy Birthday

10. **ADJOURNMENT - 7:56 PM**



MICHAEL MCDOWELL
DEPUTY DIRECTOR, PLANNING AND
ENGINEERING