

**MINUTES  
PLANNING COMMISSION  
MEETING OF DECEMBER 10, 2020**

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

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

Note: Commissioner Mountain participated via Webex teleconference

Roll Call

Present:

D'Adrea Davie  
Gerardo Garcia  
Anne Mallett  
Xavier Mountain  
Kimberly A. Warmsley

Absent:

Waqar Rizvi, and Jeff Sanguinetti.

Note: Chair Rizvi arrived at 5:31 PM

Note: Commissioner Sanguinetti arrived at 5:49 PM

**2. PLEDGE TO FLAG**

The pledge was led by Commissioner Warmsley

**3. ADOPTION OF CONSENT CALENDAR**

Approve the Consent Agenda with a single vote

**Moved by:** Gerardo Garcia, seconded by Kimberly A. Warmsley.

**Vote:** Motion carried 6-0

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

**Absent:** Jeff Sanguinetti.

**3.1 20-7349 PLANNING COMMISSION MEETING SCHEDULE FOR THE CALENDAR YEAR 2021**

**Motion 2020-12-10-0301** approving the meeting schedule for the Calendar Year 2021.

Legislation Text

Attachment A - Procedural Rules

Attachment B - 2021 Permit Center Calendar

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 20-7279 CONSIDERATION OF A ZONING MAP AMENDMENT TO ENSURE CONSISTENCY WITH THE ENVISION STOCKTON 2040 GENERAL PLAN**

Legislation Text

Attachment A - General Plan Land Use Map

Attachment B - Citywide Zoning Map Rezones Labeled in Red Text.pdf

Attachment C - Proposed Property Rezones List

Proposed Resolution - Recommending Approval

Exhibit 1 - Proposed Ordinance and Zoning Map

Approved Resolution 2020-12-10-0501

Powerpoint

Note: Commissioner Sanguinetti arrived at 5:49 PM

Approve **Resolution 2020-12-10-0501** recommending that the City Council approve an amendment to the Stockton Citywide Zoning Map to ensure consistency with the Envision Stockton 2040 General Plan

**Moved by:** Gerardo Garcia, seconded by Kimberly A. Warmsley.

**Vote:** Motion carried 7-0

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

**5.2 20-7415 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS, ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS, AND A WAIVER OF CANNABIS BUSINESS LOCATION REQUIREMENTS - ALL CONCERNING A 4,123 SQUARE FOOT COMMERCIAL SPACE AT 6709 PLYMOUTH ROAD, SUITES C & D (APPLICATION NO. P20-0596)**

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt a resolution to:

1. Approve a Commission Use Permit to allow the establishment of a proposed retail storefront cannabis business, in accordance with the findings and subject to the conditions herein;
2. Approve an Administrative Use Permit to allow a retail non-storefront (delivery only) cannabis business, in accordance with the findings and subject to the conditions herein; and
3. Approve a Waiver to reduce the location requirement to separate commercial cannabis businesses from at least 600 feet to approximately 574 feet of a childcare center.

Legislation Text

Attachment A - Location Map

Attachment B - Proposed Plans

Attachment C - Neighborhood Context Information

Attachment D - Waiver Location Requirement Request

Attachment E - Existing Retail Storefronts

Attachment F - Existing Retail Delivery

Proposed Resolution - Cannabis Retail Storefront

Exhibit 1 - Proposed Plans

Powerpoint

Commissioner Disclosures: Commissioner Davie, Vice Chair Mallet

The following persons provided public comment and responded to Commissioners' questions: Sara Presler, applicant's representative and Cynthia Morgan-Reed, applicant's counsel

Note: Meeting went into Recess at 7:12 PM and reconvened at 7:19 PM

Approve **Motion 2020-12-10-0501** denying a use permit use permit to allow the establishment of a proposed retail storefront cannabis business, an administrative use permit to allow a retail non-storefront (delivery only) cannabis business; and a waiver to reduce the location requirement to separate commercial cannabis businesses from at least 600 feet to approximately 574 feet of a childcare center, and directing staff to return with a resolution with findings for denial as articulated on the record.

**Moved by:** Xavier Mountain, seconded by D'Adrea Davie.

**Vote:** Motion carried 4-3

**Yes:** D'Adrea Davie, Xavier Mountain, Jeff Sanguinetti, and Kimberly A.

Warmasley.

No: Gerardo Garcia, Anne Mallett, and Waqar Rizvi.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

**8.1 20-7443 REVIEW OF CURRENT CANNABIS ORDINANCE**

No action was taken. This item was informational only.

Legislation Text

Attachment A - SMC 16.20.020 Allowable Land Uses

Attachment B - SMC 16.80.195 Cannabis Business Types

Attachment C - SMC 16.240.020 Definitions

**9. COMMISSIONERS COMMENTS**

Commissioner Mountain - presentation layout; thanked staff

Commissioner Warmasley - thanked current and past Commissioners; transitioning to Councilmember District 6

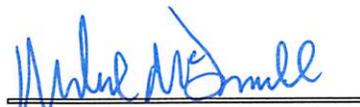
Commissioner Davie - congratulated Councilmember-elect Warmasley; cannabis ordinance, definition of commercial zoning, should included multi-family units; NACCP fundraising event, December 19, 2020

Commissioner Sanguinetti - congratulated Councilmember-elect Warmasley

Vice Chair Mallett - congratulated Councilmember-elect Warmasley

Commissioner Garcia - congratulated Councilmember-elect Warmasley

**10. ADJOURNMENT - 8:06 PM**



MICHAEL MCDOWELL  
DEPUTY DIRECTOR, PLANNING AND  
ENGINEERING