



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Waqar Rizvi, Chair (District 2)
Rajan Nathaniel, Vice-Chair (District 1)
Greg Thompson, Commissioner (At-Large)
Terry Hull, Commissioner (District 3)
Anne N. Mallett, Commissioner (District 4)
Gurneel Boparai, Commissioner (District 5)
Brenda Jones, Commissioner (District 6)

Thursday, February 8, 2024

5:30 PM

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

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 [24-0066](#) APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Approval for filing minutes of the September 14, 2023, September 21, 2023, and September 28, 2023 Planning Commission meetings.

Department: Community Development

Attachments: [Attachment A - 2023-09-14 Planning Commission Minutes](#)
[Attachment B - 2023-09-21 Planning Commission Minutes](#)
[Attachment C - 2023-09-28 Planning Commission Minutes](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 [23-1004](#) ADDENDUM TO THE CANNERY PARK ENVIRONMENTAL IMPACT REPORT (SCH #2003042022), GENERAL PLAN LAND USE MAP AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, AND A TENTATIVE SUBDIVISION MAP FOR PREVIOUSLY APPROVED CANNERY PARK DEVELOPMENT PROJECT LOCATED ON MULTIPLE PARCELS AT 3827 PFC JESSE MIZENER STREET (APNs 122-020-32, -33, -38 and -60) (P21-0435)

Recommended Action:

RECOMMENDATION

Staff recommends the Planning Commission adopt:

1. A Resolution recommending the City Council certify an Addendum that determines no further environmental review is required for the proposed amendments to the previously approved Cannery Park Development Project and proposed tentative subdivision map per the California Environmental Quality Act (CEQA) pursuant to Section 15164 (Addendum to an EIR or Negative Declarations) or Title 14 of the California Code of Regulations (State CEQA Guidelines); and
2. A Resolution recommending the City Council approve a General Plan Land use Map Amendment; and
3. A Resolution recommending the City Council adopt an Ordinance approving a Rezone; and
4. A Resolution recommending the City Council adopt an Ordinance approving a Development Agreement amendment for the Cannery Park Project; and
5. A Resolution approving a Tentative Map, subject to conditions.

Department:

Community Development

Attachments:

- [Attachment A - Location Map & Aerial Photo](#)
- [Attachment B - Phasing Plan Sub Areas](#)
- [Attachment C - Cannery DA and 1st Amendment](#)
- [Attachment D - Neighborhood Meeting Notice](#)
- [Proposed Resolution Addendum.docx](#)
- [Exhibit 1 - EIR Addendum](#)
- [Proposed Resolution - General Plan Amendment](#)
- [Exhibit 1 - GPA](#)
- [Proposed Resolution - Rezone Ordinance](#)
- [Exhibit 1 - Proposed Ordinance - Rezone.docx](#)
- [Exhibit 1a - Rezone](#)
- [Proposed Resolution - Development Agreement Amendment](#)
- [Exhibit 1 - Proposed Ordinance DA.docx](#)
- [Exhibit 1a - Second DA Amendment](#)
- [Proposed Resolution - Tentative Map](#)
- [Exhibit 1 - Tentative Map](#)
- [Exhibit 2 - Cannery Park Project Amended Conditions.docx](#)

6. NEW BUSINESS*

- 6.1 [24-0003](#) 2023 ANNUAL COMPLIANCE REVIEW FOR DEVELOPMENT AGREEMENTS**

Recommended Action: RECOMMENDATION

It is recommended that the Planning Commission approve a motion to:

1. Accept the 2023 annual Development Agreement Compliance Review and project determinations indicating if applicant progress complies, substantially complies, or does not comply with the terms and conditions of their respective Development Agreement with the City; and
2. Direct staff to notify Applicants of this compliance determination. Applicants found in noncompliance with the Development Agreement terms will have 30 days following the date of notification to rectify the noncompliance or prepare a program for correction. The Planning Commission shall be notified of the correction or program at the next available meeting.

Department: Planning Commission

- Attachments:** [Attachment A - Map of Active Development Agreements in 2023](#)
[Attachment B - Development Agreement Summaries](#)
[Attachment C - Compliance Letters and Responses](#)
[Attachment D - Development Agreement Compliance Summary](#)
[Attachment E - Draft Compliance and Noncompliance Letters to Applicants](#)

6.2 [24-0008](#) 2024 ELECTION OF PLANNING COMMISSION OFFICERS

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission elect a new Chairperson and Vice-Chairperson to serve for the next 12 months, in accordance with Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Meetings.

Department: Community Development

Attachments: [Attachment A - Standards and Policies No 1 - Procedural Rules](#)

- 7. UNFINISHED BUSINESS**
- 8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**
- 9. COMMISSIONERS COMMENTS**
- 10. ADJOURNMENT**

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on February 1, 2024 in compliance with the Brown Act.

**Eliza R. Garza, CMC
City Clerk**

By: _____

Deputy

A. *The meeting will be conducted in accordance with Rosenberg's Rules of Order.*

B. *Each person wishing to address the Planning Commission is encouraged to fill out a speaker card located at the podium. Each speaker will then be called forward to the podium to speak in the order in which their speaker card was received. Speakers are encouraged but not required to provide their name and address when speaking before the Commission.*

The City of Stockton invites public comments in multiple forms. You provide your comments by using one of these methods:

- 1. Email - you may email your comments to city.clerk@stocktonca.gov*
- 2. Voicemail - you can leave a voice message by dialing (209) 937-8459.*
- 3. In-Person Comments - a) Speakers must submit "request to speak cards" to the Clerk prior to the Public Comment portion of the agenda. No speaker cards will be accepted after the close of Public Comment. Please redirect any inquiries to City.Clerk@stocktonca.gov. b) Address only issues over which the meeting body has jurisdiction. c) Each speaker will be limited to one 2-minute comment opportunity. Donating time is not authorized. d) Your time will be displayed on the speaker podium for convenience.*

**All written and voicemail public comments received by the Clerk's Office 90 minutes prior to the meeting start time will be forwarded to the meeting body members as correspondence and attached the minutes. All comments received after that time will be forwarded as correspondence the following business day.*

C. *All questions from members of the audience to the Planning Commission and/or city staff members shall be directed to the Chairperson of the Planning Commission.*

All questions from Planning Commission members to staff shall be addressed directly to staff from the member asking the question.

No personal comments and/or exchanges will be permitted between members of the audience and individual staff or Commission members. Rather, direction shall be given to staff to follow-up on any issues brought before the Commission. This rule applies to communications outside of the public hearing process.

D. *Information presented to the Commission shall only pertain directly to the item under consideration. Character assassinations, personal feuds, irrelevant data or repetitions of matters already presented shall not be permitted.*

E. *All rules of Decorum pursuant to Council Policy 4.07- Rules for Conduct of City Council Meetings apply equally to this Commission.*

Agendas, staff reports and minutes can be viewed on the City of Stockton web

site <http://www.stocktongov.com/government/Meetings/boardComMeetings.html>

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning

Commission, at, or prior to, the public hearing.

NOTE: All proceedings before this meeting body are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are a person with a disability and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8458, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.

CONSENT ITEMS: Information concerning the consent items has been forwarded to the Planning Commission prior to the meeting. Unless a Commissioner or member of the audience has questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.