

**MINUTES
PLANNING COMMISSION
MEETING OF DECEMBER 12, 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
Greg Thompson
Gurneel Boparai
Terry Hull
Esperanza Vielma

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Jones

3. ADOPTION OF CONSENT CALENDAR

Approve the consent agenda with the exception of 3.4 which was heard separately

Moved by: Waqar Rizvi, seconded by Greg Thompson.

Vote: Motion carried 7-0

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

3.1 24-1252 PLANNING COMMISSION MEETING SCHEDULE FOR THE CALENDAR YEAR 2025

Motion 2024-12-12-0301 approving the meeting schedule for the Calendar Year 2025.

Legislation Text

Attachment A - Procedural Rules

Attachment B - 2025 Planning Commission Calendar

3.2 24-1163 APPROVAL OF PLANNING COMMISSION MINUTES

Motion 2024-12-12-0302 approving the filing minutes of the September 26, 2024, October 10, 2024, and October 24, 2024 Planning Commission meetings.

Legislation Text

Attachment A - 2024-09-26 PC Minutes

Attachment B - 2024-10-10 PC Minutes

Attachment C - 2024-10-24 PC Minutes

3.3 24-1075 REQUEST FOR A THIRD ONE-YEAR TIME EXTENSION FOR AN APPROVED TENTATIVE MAP FOR THE ELDERBERRY SENIOR RESIDENTIAL DEVELOPMENT PROJECT (TENTATIVE MAP APPLICATION NO. P24-0180)

Resolution 2024-12-12-0303 approving a third one-year time extension of the Elderberry Tentative Map.

Legislation Text

Attachment A - Original Planning Commission Resolutions

Attachment B - Location Map and Aerial Photography

Attachment C - Approved Resolution 2021-09-23-0301

Attachment D - Approved Resolution 2023-11-09-0301

Attachment E - Approved Tentative Map

Attachment F - Applicant Request

Proposed Resolution - Approval

Exhibit 1 - Tentative Map

Approved Resolution 2024-12-12-0303

3.4 24-1115 APPROVE A RESOLUTION REFLECTING THE PLANNING COMMISSION'S OCTOBER 24, 2024 INTENT TO DENY A USE PERMIT TO UPGRADE FROM THE OFF-SALE BEER AND WINE TO OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES IN A FUTURE CONVENIENCE STORE AT 4607 SOUTH AIRPORT WAY (P23-0305) (APN 177-460-24)

Legislation Text

Attachment A - Planning Commission Staff Report

Proposed Resolution

Approved Resolution 2024-12-12-0304

The following person(s) spoke to this item: Dan Richardson, Pat Barrett, Julie Dunning

Approve **Resolution 2024-12-12-0304** reflecting the Commission's October 24, 2024, intent to deny a Commission Use Permit to upgrade from the off-sale of beer and wine to off-sale of general alcoholic beverages at an approved convenience store located at 4607 South Airport Way (APN 177-460-24), in accordance with the findings conveyed on the record and captured on the proposed resolution.

Moved by: Waqar Rizvi, seconded by Gurneel Boparai.

Vote: Motion carried 7-0

Yes: Anne Mallett, Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai,

Terry Hull, and Esperanza Vielma.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 24-0683 REQUEST FOR A VARIANCE TO ALLOW AN INCREASED HEIGHT FOR A PROPOSED FLAGPOLE 80 FEET IN HEIGHT FOR A NONRESIDENTIAL USE AT 1505 EAST SONORA STREET (P24-0062)

Legislation Text

Attachment A - Location Map and Aerial

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Site Plan View

Attachment E - Proposed Plan Profile and Image

Attachment F - Applicant Supporting Evidence

Proposed Resolution

Exhibit 1

Approved Resolution 2024-12-12-0501

PowerPoint Presentation

Commissioner Disclosures: Vice Chair Boparai

The following person spoke to this item: Shane Ramiro, Applicant; Craig Stevens, District Manager Cal Water; Pat Barrett

Approve **Resolution 2024-12-12-0501** approving the request for a Variance to allow a proposed flagpole 80 feet in height for a nonresidential use at 1505 East Sonora Street.

Finding that no further environmental review is necessary as the project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15311 Class 11, Accessory Structures for construction of minor structures accessory to existing institutional facility.

Moved by: Gurneel Boparai, seconded by Waqar Rizvi.

Vote: Motion carried 7-0

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

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director, Community Development Department - terms ending in January, one January meeting, development code update

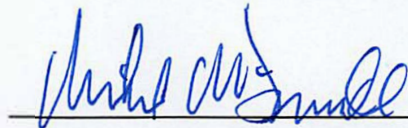
9. COMMISSIONERS COMMENTS

Chair Hull - congratulated Commissioner Vielma

Commissioner Rizvi - great journey and learning experience; congratulated Commissioner Vielma, Happy Holidays

Commissioner Vielma - thanked everyone; future of the Planning Commission and best wishes

10. ADJOURNMENT - 6:07 PM



Michael McDowell
Assistant Director, Community Development
Department