

**MINUTES  
PLANNING COMMISSION  
MEETING OF JUNE 22, 2017**

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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 - 6:01 PM**

Roll Call

Present:

Don M. Aguillard  
D'Adrea Davie  
Sol Jobrack  
Elizabeth Mowry Hull  
Anne N. Mallet  
Waqar Rizvi  
Kimberly A. Warmsley

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Warmsley.

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 17-3764 APPROVAL OF PLANNING COMMISSION MINUTES**

Legislation Text

Attachment A - 2017 April 27 Planning Commission Minutes.pdf

Approve **Motion 2017-06-22-0301** for filing minutes of the April 27, 2017 Planning Commission meeting.

**Moved by:** Don M. Aguillard, seconded by Kimberly A. Warmsley.

**Vote:** Motion carried 6-0

**Yes:** Don M. Aguillard, Sol Jobrack, Elizabeth Mowry Hull, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmsley.

**Recuse:** D'Adrea Davie.

Commissioner Davie - recused herself from voting because she was absent from the April 27, 2017 meeting.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 17-3650 REQUEST FOR A USE PERMIT TO ESTABLISH A PROPOSED MEDICAL CANNABIS DISPENSARY IN AN EXISTING COMMERCIAL BUILDING IN THE CG (COMMERCIAL, GENERAL) ZONE AT 7632 PACIFIC AVENUE (P17-0020)**

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Project Description

Attachment C - Neighborhood Context Maps

Attachment D - Medical Cannabis Dispensary Restricted Area

Attachment E - Medical Cannabis Businesses

Attachment F - Community Meeting Notice

Resolution - Approval of Use Permit

Exhibit 1 - Site Map and Floor Plan

Legal Ad

PowerPoint Presentation - 7632 Pacific Avenue

Approve **Motion 2017-06-22-0501** continuing the Public Hearing for a Use Permit at 7632 Pacific Avenue, to a date certain of July 13, 2017 due to the proximity of an alcohol recovery program within the 600' separation requirement and for staff to determine if this excludes the location of a proposed cannabis facility at this site

**Moved by:** D'Adrea Davie, seconded by Don M. Aguillard.

**Vote:** Motion carried 7-0

**Yes:** Don M. Aguillard, D'Adrea Davie, Sol Jobrack, Elizabeth Mowry Hull, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warnsley.

**5.2 17-3660 USE PERMIT TO ESTABLISH A 29,919 SQUARE FOOT MEDICAL CANNABIS CULTIVATION FACILITY IN AN INDUSTRIAL GENERAL (IG) ZONE AND A PARKING WAIVER LOCATED AT 633 SAN JUAN AVENUE**

Legislation Text

Attachment A - Zoning Map

Attachment B - Neighborhood Context Map

Attachment C - Cultivation Map & Cannabis Businesses

Attachment D - Parking and Site Plan

Attachment E - Operation Summary

Attachment F - Public Meeting Notice

Proposed Resolution - Approval of Use Permit and Parking Waiver

Approved Resolution 2017-06-22-0502

Legal Ad

PowerPoint Presentation - 633 San Juan Avenue

Zach Drivon, attorney for applicant, Jampet Group - provided information on the applicant and project; responded to questions from the Commissioners

Approve **Resolution 2017-06-22-0502** approving a Use Permit allowing the establishment of a proposed medical cannabis cultivation facility, and approving a parking Waiver to reduce required parking from 54 to 31 spaces, for (Industrial General) IG zoned property located at 633 San Juan Avenue, in accordance with the findings detailed herein.

**Moved by:** Don M. Aguillard, seconded by Waqar Rizvi.

**Vote:** Motion carried 7-0

**Yes:** Don M. Aguillard, D'Adrea Davie, Sol Jobrack, Elizabeth Mowry Hull, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmesley.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

**8.1 17-3750 ENVISION STOCKTON 2040 GENERAL PLAN UPDATE - GOALS, POLICIES, AND ACTIONS REVIEW/GUIDANCE**

Review and provide staff guidance regarding General Plan goals, policies, and actions.

Legislation Text

Attachment A - General Plan Update Schedule

Attachment B - Vision Statement

Attachment C - Preferred Land Use Alternative

Attachment D - Goals and Policies Open House Summary

Attachment E - North of Eight Mile Road Options

Attachment F - Sierra Club Letter

PowerPoint Presentation - Planning Commission General Plan Study Session #3

Thomas Pace, Deputy Director Community Development - presented item using a PowerPoint Presentation; provided clarification on questions from commissioners at previous meeting regarding median incomes for Stockton; household median incomes; median home sales prices; development north of Eight Mile alternatives and options for extraordinary types of development. Commissioners provided comments on the goals and policies and options for development north of Eight Mile Road.

Public Comment

Jasmine Leek, member of Healthy Neighborhood Collaborative and representing Third City Coalition; spoke to prioritizing infill development; extension of developments under extraordinary situations; incoming new business impact on social and economic issues; encourage creating community benefits agreements

Yolanda Park, program manager, Catholic Charities for Environmental Justice Program - supports Land Use Alternative C option (document filed)

Document filed by Yolanda Park - Healthy Neighborhoods Collaborative

Kari McNickle, President, San Joaquin Bike Coalition - spoke in support of Map B plus Policy 2 Option

Marjie Fries - spoke to new General Plan containing refreshing input from general public; accessibility of information on items to be presented for discussion; clarification needed on open space areas in Alternate C option; opposes any attempt to retain existing sphere of influence

John Beckman - shared information regarding cost burdens; median house payment and incomes; area home sales information by zip code; affordable housing; discourages adoption of inclusionary zoning (documents filed)

Document filed by John Beckman - Affordable Housing

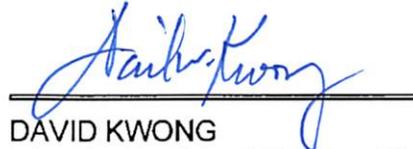
Document filed by John Beckman - Area Home Sales

Bobby Bivens, President, Stockton Chapter of the National Association for the Advancement of Colored People (NAACP) - spoke to new housing prices affordable to area median incomes; mandate new employers to pay livable wages; local people receive hiring priority; supports project and wants policies in place that support equity for all people involved

**9. COMMISSIONERS COMMENTS**

Commissioner Jobrack - spoke to Father's Day event experienced downtown; need for stricter alcohol single serve ordinances

**10. ADJOURNMENT - 9:06 PM**



DAVID KWONG  
DIRECTOR, COMMUNITY DEVELOPMENT