

**MINUTES
PLANNING COMMISSION
MEETING OF OCTOBER 26, 2017**

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

1. CALL TO ORDER/ROLL CALL - 6:04 PM

Roll Call

Present:

Sol Jobrack

Anne N. Mallet

Elizabeth Mowry Hull

Waqar Rizvi

Absent:

Don M. Aguillard, and Kimberly A. Warmesley.

Excused:

D'Adrea Davie.

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Jobrack.

3. ADOPTION OF CONSENT CALENDAR

3.1 17-4005 REQUEST FOR A SECOND TWO-YEAR TIME EXTENSION FOR AN APPROVED TENTATIVE MAP (IJAMS ROAD TENTATIVE SUBDIVISION MAP PROJECT, P17-0448/TM5-06)

Legislation Text

Attachment A - Location Map

Proposed Resolution - Recommend Approval

Approved Resolution 2017-10-26-0301

Exhibit 1

Approve **Resolution 2017-10-26-0301** approving a request for a second two-year time extension of the approved tentative map, for property located on the east side of Ijams Road, approximately 560 feet north of the Calaveras River (Ijams Road Tentative Subdivision Map Project, P17-0448/TM5-06).

Moved by: Anne N. Mallet, seconded by Waqar Rizvi.

Vote: Motion carried 4-0

Yes: Sol Jobrack, Anne N. Mallet, Elizabeth Mowry Hull, and Waqar Rizvi.

Absent: Don M. Aguillard, D'Adrea Davie, and Kimberly A. Warmesley.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 17-4006 PROPOSED DEVELOPMENT OF A COMMERCIAL CENTER INCLUDING A CONVENIENCE STORE SELLING A COMBINATION OF ALCOHOL, GASOLINE, AND GENERAL MERCHANDISE WITH CAR WASH FACILITY AND TWO ADDITIONAL COMMERCIAL BUILDINGS AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND THORNTON ROAD (P16-0667)

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - General Plan and Rezoning Maps

Attachment C - Crime Reporting District

Attachment D - Census Tract Liquor License

Attachment E - Community Outreach Meeting Information

Attachment F - Notice of Intent

Proposed Ordinance - Approval of Ordinance

Proposed Resolution - Approval of Resolution

Approved Resolution 2017-10-26-0501

Exhibit 1 - Tentative Parcel Map

Exhibit 2 - Initial Study

Exhibit 3 - General Plan Amendment - Rezone

Exhibit 4 - Precise Road Plan Amendment

Exhibit 5 - Design Review

Commissioner disclosures - None

David Stagnaro - AICP Planning Manager, Community Development Department - introduced staff presenter, Jenny Liaw; responded to questions from the Commissioners

Jenny Liaw, Senior Planner - presented item with the use of a PowerPoint presentation (filed); responded to questions from the Commissioners

Document filed - Eight Mile - Thornton Road Commercial Center

Mike Hakeem - legal counsel for applicant; provided information on the applicant and the project; responded to questions from the Commissioners

Julio Tinajero, Milestone Associates, engineer for the applicant - responded to questions from the Commissioners

Approve Resolution 2017-10-26-0501:

1. Approving a Use Permit to allow the off-sale of beer and wine in a convenience store associated with the development of a gasoline station and car wash facility; and
2. Approving a Tentative Parcel Map to subdivide a 10.09-acre site into two parcels; and
3. Forwarding a recommendation to the City Council to:
 - a. Certifying an Initial Study/Proposed Mitigated Negative Declaration for the Thornton Road/Eight Mile Road ARCO Station Project; and
 - b. Approving a General Plan Amendment for a 2.11-acre portion of the overall 10.09-acre site from High-Density Residential to Commercial designation; and
 - c. Approving the Rezoning of a 2.11-acre portion of the overall 10.09-acre site from RH (Residential, High-Density) to CG (Commercial, General); and
 - d. Approving an amendment to the Eight Mile Road Precise Road Plan to allow a 30-foot wide right-in and right-out driveway; and
 - e. Approving the Design Review for the project to ensure compliance with all applicable provisions of the City's Design Review Guidelines.
 - f. Allowing a convenience store selling a combination of alcohol, gasoline, and general merchandise with car wash facility and two additional commercial buildings at the southeast corner of Eight Mile Road and Thornton Road, in accordance with the findings of fact detailed herein.

Moved by: Waqar Rizvi, seconded by Anne N. Mallet.

Vote: Motion carried 4-0

Yes: Sol Jobrack, Anne N. Mallet, Elizabeth Mowry Hull, and Waqar Rizvi.

Absent: Don M. Aguillard, D'Adrea Davie, and Kimberly A. Warmesley.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

David Stagnaro - AICP Planning Manager, Community Development Department
- presented information on the administrative draft progress for the Stockton General Plan Update including the companion draft of the Environmental Impact Report (EIR) (filed)

Document filed - Stockton General Plan Update and EIR Project Schedule

9. COMMISSIONERS COMMENTS

Chair Hull - requested a notation be placed next to agenda item if a report or communication is to be provided

Chair Hull - spoke to conversations with citizens regarding violations received regarding portable basketball hoops; requested staff clarification on ordinance; public right of way

David Kwong, Director, Community Development Department- responded to Chair Hull's request for clarification on basketball hoop regulations

Chair Hull - inquired about the update on the liquor ordinance sunset clause for special use permits; the city's ability to review inactive special use permits

David Kwong - provided response to Chair Hull's question on use permits; conditions and usage

Commissioner Rizvi - wished a happy birthday to Commissioner Jobrack

10. ADJOURNMENT - 6:44 PM

A handwritten signature in black ink, appearing to read "David Kwong", is written over a solid horizontal line.

DAVID KWONG
DIRECTOR, COMMUNITY DEVELOPMENT