

**MINUTES
PLANNING COMMISSION
MEETING OF MARCH 23, 2017**

425 N. El Dorado Street, Stockton CA

1. CALL TO ORDER/ROLL CALL - 6:01 PM

Roll Call

Present:

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

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Rizvi.

3. ADOPTION OF CONSENT CALENDAR

3.1 17-3338 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2016 Sep 22 Planning Commission Minutes

Attachment B - 2016 Oct 27 Planning Commission Minutes

Attachment C - 2016 Nov 17 Planning Commission Minutes

Attachment D - 2016 Dec 15 Planning Commission Minutes

Approve **Motion 2017-03-23-0301** filing minutes of September 22, 2016, October 27, 2016, November 17, 2016, and December 15, 2016, Planning Commission meetings.

Moved by: D'Adrea Davie, seconded by Elizabeth Hull.

Vote: Motion carried 5-0

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, and Anne N. Mallett.

Recuse: Waqar Rizvi, and Kimberly A. Warmsley.

4. PUBLIC COMMENT

None

RECOGNITION OF OUTGOING PLANNING COMMISSIONERS

Legislation Text

David Kwong, Community Development Director - introduced former Planning Commission Chair Kevin Hernandez and thanked him for his service.

Kevin Hernandez - thanked City Staff and City Attorneys; wished newly elected Commissioners good luck

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 17-3275 USE PERMIT AND LOCATION RESTRICTION WAIVER TO ALLOW THE OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES AT 2550 E. FREMONT STREET (P16-0584)

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Liquor License Map

Attachment C - Community Outreach

Proposed Resolution - Recommend Approval

Exhibit 1 - Floor Plan

Approved Resolution 2017-03-23-0501

PowerPoint Presentation - Approve Use Permit at 2250 E. Fremont Street

Approve Resolution 2017-03-23-0501:

1. Approving a waiver to the 500 ft location restriction to allow the off-sale of general alcoholic beverages at 2550 E. Fremont Street; and
2. Approving a Use Permit to allow the off-sale general alcoholic beverages at 2550 E. Fremont Street, in accordance with the Findings for Decision detailed herein.

Moved by: Elizabeth Hull, seconded by Waqar Rizvi.

Vote: Motion carried 6-1

Yes: D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Anne N. Mallett, Waqar Rizvi, and Kimberly A. Warmsley.

No: Don M. Aguillard.

5.2 17-3368 USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE AT 2122 S. AIRPORT WAY (P16-0656)

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Rancho Market Business License Application

Attachment C - Liquor License Map

Attachment D - Community Outreach

Proposed Resolution - Recommend Denial

Exhibit 1 - Site Plan and Floor Plan

Approved Resolution 2017-03-23-0502

PowerPoint Presentation - Denial of Use Permit at 2122 S. Airport Way

Approve **Resolution 2017-03-23-0502** denying a Use Permit to allow the off-sale of beer and wine at 2122 S. Airport Way, in accordance with the Findings for Decision detailed herein.

Moved by: D'Adrea Davie, seconded by Sol Jobrack.

Vote: Motion carried 6-1

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Anne N. Mallett, and Kimberly A. Warmasley.

No: Waqar Rizvi.

6. NEW BUSINESS

NOTE: Meeting went into Recess at 8:01 PM

NOTE: Meeting Reconvened at 8:12 PM

6.1 16-3176 ELECTION OF PLANNING COMMISSION OFFICERS

Legislation Text

Attachment A - Standards and Policies No 1 - Procedural Rules

David Stagnaro, Planning Manager - gave an introduction to the item and provided answers to Commissioners throughout.

Election of Chairperson

Approve **Motion 2017-03-23-0601-01** electing Elizabeth Hull Chairperson to serve for the next 12 months, in accordance with Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Minutes.

Moved by: D'Adrea Davie, seconded by Anne N. Mallett.

Vote: Motion carried 7-0

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Anne N. Mallett, Waqar Rizvi, and Kimberly A. Warmasley.

Election of Vice Chairperson

Approve **Motion 2017-03-23-0601-02** electing Don Aguillard Vice-Chairperson to serve for the next 12 months, in accordance with Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Minutes.

Moved by: D'Adrea Davie, seconded by Elizabeth Hull.

Vote: Motion carried 5-2

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, and Kimberly A. Warmsley.

No: Anne N. Mallett, and Waqar Rizvi.

6.2 17-3450 SELECTION OF A PLANNING COMMISSION MEMBER FOR THE ENVISION STOCKTON 2040 GENERAL PLAN UPDATE SUB-COMMITTEE

Legislation Text

Resolution - GP Update Subcommittee March 2017

Approve **Motion 2017-03-23-0602** continuing the selection of a Planning Commissioner to fill one vacancy on the three-member sub-committee for the Envision Stockton 2040 General Plan Update to the Planning Commission meeting of April 27, 2017.

Moved by: Elizabeth Hull, seconded by Don M. Aguillard.

Vote: Motion carried 7-0

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Anne N. Mallett, Waqar Rizvi, and Kimberly A. Warmsley.

7. STUDY SESSION ITEM

7.1 17-3448 ENVISION STOCKTON 2040 GENERAL PLAN UPDATE - LAND USE ALTERNATIVE REVIEW/GUIDANCE

Legislation Text

Attachment A - General Plan Overview

Attachment B - Scope of Work Overview

Attachment C - General Plan Update Schedule

Attachment D - Public Outreach Summary

Attachment E - Briefing Book

Attachment F - Visioning Workshop Summary

Attachment G - Vision Statement

Attachment H - Land Use Workbook

Attachment I - Small Group Exercise

Attachment J - Campaign for Common Ground Letter January 2017

Attachment K - Building Industry Association Letter March 2017

Thomas Pace, Deputy Director of Community Development - spoke to the General Plan summary; Scope of Work; General Plan Update; public outreach efforts; Envision Stockton 2040 process; provided a description of current conditions in Stockton; summarized workshops and coming events with the aid of a PowerPoint presentation (filed) and responded to questions from the Commissioners with additional comments from Planning Manager David Stagnaro.

PowerPoint Presentation - Planning Commission Workshop #2

Tanya Sundberg, Senior Associate, Placeworks - spoke to online participation and attendance at workshops

The Planning Commission proceeded with a discussion of the General Plan with Commissioners providing guidance to the land use alternatives.

PUBLIC COMMENT

Greg Bahr, Vice President, University Neighborhood Renaissance Community - spoke to community focus on South Stockton; historically Stockton has used outward growth and this is not sustainable, look toward infill

Kari Khoury, Community Organizer - complimented General Plan Meetings; need more outreach in South Stockton; coordinate with the Medical Community; hopeful that City will take climate change into considerate; less growth and more infill

David Garcia, Chief Operating Officer, Ten Space - spoke for LaCresia Hawkins on behalf of the Healthy Neighborhoods Collaborative; urged development near transit; focus on traditionally underserved neighborhoods; complete streets and parks; revitalization of downtown; prioritize infill development in existing communities

Bobby Bivens, President, Stockton Branch of the National Association for the Advancement of Colored People (NAACP) - spoke to job creation; look at projects that will create economic improvements; create opportunities for people ages 18-25; shared other areas to look at; create partnerships; provide training for non-warehouse jobs; create job training facility; look at impact zones

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

None

9. COMMISSIONERS COMMENTS

Commissioner Aguillard - thanked Staff for their hard work and welcomed new Commissioners; thanked past Commissioners for their contributions to the Commission

Commissioner Rizvi - excited to be serving on the Planning Commission; looking forward to working with Staff and fellow Commissioners

Commissioner Hull - thanked Megan Meier and Tanya Sundberg for their hard work; thanked Commissioner Jobrack for serving as Vice Chair; spoke to new Commissioners participating in their first meeting

Commissioner Davie - thanked Commissioner Jobrack; welcomed new members; would like new members to have an opportunity to give input on the General Plan; would like to see sub-committee more integrated into General Plan process; commended Staff

Commissioner Warmsley - thanked Staff; appreciates their time and effort

Commissioner Mallet - thanked Staff; honored and excited to be a part of the General Plan going forward

Commissioner Hull - asked Staff to consider having a joint workshop with City Council specifically targeting what the Planning Commission's duties are

Vice Chair Jobrack - thanked staff; enjoyed being Vice Chair

10. ADJOURNMENT - 9:57 PM



DAVID KWONG
DIRECTOR, COMMUNITY
DEVELOPMENT