

**MINUTES  
PLANNING COMMISSION - STUDY SESSION  
MEETING OF JANUARY 8, 2015**

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

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**1. STUDY SESSION CALL TO ORDER/ROLL CALL**

Roll Call

Present:

D'Adrea Davie  
Christopher Eley  
Antonio Garcia  
Steve Lopez  
Kim A. Tutt

Absent:

Kevin Hernandez.

**2. PUBLIC COMMENT\***

\*Members of the public may only comment regarding item(s) on this agenda.

Donna Brown, Representative for Campaign for Common Ground, asked: What is your vision of the services that would be in the Service Centers being discussed? Would the services be public or privately provided? Have you done inventory in these areas to see what is already there and what is missing? How do you get those services that are missing in those areas? I don't remember anyone considering the neighborhood north of 8 Mile Road and actual neighborhood.

Deputy Director Ebbs responded to Donna Brown's comments and questions: With regard to the Neighborhood Center uses, we have the ability to do a couple of things. Also: When you're at looking zoning, types of land uses that you want to see there you're allowed, wheather by right or by Use Permit, our current Development Code is very permissive and these neighborhood centers that are very limited and very important, we allow a very broad range of uses, and as a result, we have a lot of these Neighborhood Centers that no longer serve a neighborhood function.

Chair Garcia asked Deputy Director Ebbs if businesses that are already there can continue?

Deputy Director Ebbs responded to Chair Garcia: Absolutely, existing businesses can remain, none will be forced to shut down.

Commissioner Davie asked Deputy Director Ebbs for clarification on neighborhood 14 and the separation between the two areas up north.

Commissioner Lopez asked Deputy Director Ebbs: Whether we include this or not, it will still be in the future growth but that doesn't mean it will be built correct?

Deputy Director Ebbs responded to Commissioner Lopez: Yes, just because you plan for it and you entitle it, does not mean it will be built anytime soon.

Michael Locke from Pennino Management Group representing MCD North Stockton otherwise known as Bear Creek East. We want to express our appreciation for the work of the Commission and Staff related to organizing, reviewing, and looking at this issue of neighborhood identification and potential inclusion, and what that's going to mean as you develop the General Plan. We concur with the recommendations as it relates to neighborhood 15. We do believe that it is a linear neighborhood on the south side of Eight Mile Road and its infill potential needs to be concluded within a reasonable time frame. I think it continues to be our team focus to look at the policy issues and implications based on the CAP that's now been adopted and based on the Council of Governments Sustainable Community Strategy. We've looked at those two documents and policy direction and in terms of what you would eventually see as a project and we will comment here in these sessions along those lines and the implications of those two policy documents that have been adopted at the regional and local level. We look forward to the continued discussion.

Eric Parfrey, My wife and I have lived in the Victory Park neighborhood for the last 25 years, I am a City planner the last 35 years in northern California currently working for Yolo County previously worked for this County. We previously submitted this letter from Campaign for Common Ground and would like a better understanding of this downtown map. We would like to see the Downtown grid connect to the Waterfront and possibly to this building and other public buildings. If there is some policy reason for that we aren't quite sure what the ramifications of keeping the grid map as small as it is or expanding it are. We certainly agree with the comments that Brookside and the County Club neighborhood immediately south of that, are two totally different places and you can't put them together. I want to talk about the undeveloped lands North of Eight Mile Road and the Settlement Agreement entered into between the

City, CCG, and the Attorney General. We want to have a debate about whether the city will sprawl North of 8 Mile Road and South of Weston Ranch. Mapping sparks interest from people and concern for future growth and we are concerned over future growth in these areas from the 2007 General plan that we don't agree with. I suggest that we start the discussion next month, talk about the elephant in the room, and we don't want the planning Commission to adopt the maps tonight.

Commissioner Lopez asked Deputy Director Ebbs: Are there entitlements at Mariposa Lakes?

Deputy Director Ebbs responded to Commissioner Lopez: The City approved the entire Mariposa Lakes project and that approval required subsequent steps including annexations in the City that have not occurred.

Commissioner Lopez asked Deputy Director Ebbs: Has money been spent for those folks that want to put up a project, fees have been paid?

Deputy Director Ebbs responded to Commissioner Lopez: Yes, the fees to apply have been taken care of. But we have received no formal applications for the area North of Eight Mile Road.

Chair Garcia asked Deputy Director Ebbs: The properties in Neighborhood 14, both of those properties we are referring to, those properties are in the General Plan, correct? With regard to the sphere of influence, if we don't include those areas, which right now are in the Sphere of Influence, until that's changed, it's part of what we are doing correct?

Deputy Director Ebbs responded Chair Garcia: Yes, the sphere of influence falls within the General Plan, so you have the ability to recommend to the City Council a different sphere of influence then is currently on the books.

Commissioner Tutt asked Deputy Director Ebbs: So, to not consider it, would mean it would have to be removed from the sphere of influence correct?

Deputy Director Ebbs responded to Commissioner Tutt: If the Planning Commission decided that they're recommendation was going to exclude that area north of Eight Mile Road from the sphere of influence, they would make that recommendation to the City Council to enact that change. That change would then have to be approved by LAFCO, because they ultimately approve the Sphere of Influence. Until we

have the decision and the Planning Commission establishes its recommendation north of Eight Mile Road, we should leave it in there and if in 3 months from now the decision is made to eliminate it, it will be an easy process to take it out.

Commissioner Eley asked Deputy Director Ebbs: Are we obligated to approve these plans tonight?

Deputy Director Ebbs responded to Commissioner Eley: No formal action is needed, this is an iterative process, we will keep this moving in draft form. If you have an idea next week, bring it up and we will add it, this is a working document. Nothing is final yet.

Commissioner Lopez asked Deputy Director Ebbs: If we exclude neighborhood 14, does that cost more money, staff time? What does it involve?

Deputy Director Ebbs responded to Commissioner Lopez: It involves hearings. It will cost time and money.

Mel Corren Representing Campaign for Common Ground: Without belaboring the Downtown quadrant, I want to make one point, Market Street not main should be the South divider. You are not including the Waterfront, I believe that is a very important part of the City. I also think that we need a bridge from Hotel and Arena to the Even Center and then to Weber Avenue.

Sharlette Britoe: What have you done about crime in your study? Sanitation? Handicapped services? Traffic? And safety? Instead of mentioning food places, why not mention churches, talk about homeless shelters. Why so few women in this meeting? What is the City doing to contribute to reducing the Debt in this Country?

Deputy Director Ebbs would like invite the room to keep up with the meetings. He also acknowledged Chair Garcia's last meeting and thanked him for his service on the Commission over the last four years.

### **3. ITEMS FOR DISCUSSION**

#### **3.1 14-1255 GENERAL PLAN STUDY SESSION - NEIGHBORHOOD CENTERS**

Legislation Text

Attachment A - Neighborhood Center Development Forms

Attachment B - Staff Recommended Neighborhood Maps

Attachment C - Original Neighborhood Maps

Community Development Deputy Director Forrest Ebbs, provided a presentation on Neighborhood Centers with the aid of a PowerPoint.

Correspondence from Campaign for Common Ground

A lengthy written communication was received from Campaign for Common Ground in connection with Agenda item 3.1.

Approve waiving the procedural requirement that the documents be read into the record.

**Moved by:** Antonio Garcia, seconded by Steve Lopez.

**Vote:** Motion carried 5-0

**Yes:** D'Adrea Davie, Christopher Eley, Antonio Garcia, Steve Lopez, and Kim A. Tutt.

**Absent:** Kevin Hernandez.

**4. ADJOURNMENT**



SCOTICARNEY  
INTERIM DIRECTOR COMMUNITY  
DEVELOPMENT