

**MINUTES  
PLANNING COMMISSION  
MEETING OF MAY 14, 2020**

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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 - 5:30 PM**

Note: Commissioners Davie, Garcia, Mountain, Sanguinetti, Warmsley, Vice Chair Mallett, and Chair Rizvi participated via WebEx teleconference.

Roll Call

Present:

D'Adrea Davie  
Gerardo Garcia  
Anne Mallett  
Xavier Mountain  
Waqar Rizvi  
Jeff Sanguinetti  
Kimberly A. Warmsley

Note: Commissioner Sanguinetti left the WebEx at 5:36 pm due to microphone issues

Note: Commissioner Sanguinetti joined the meeting at 6:02 pm

**2. PLEDGE TO FLAG**

The pledge was led by Commissioner Mountain

**3. ADOPTION OF CONSENT CALENDAR**

Approve the Consent Calendar with a single vote.

**Moved by:** Gerardo Garcia, seconded by Xavier Mountain.

**Vote:** Motion carried 6-0

**Yes:** D'Adrea Davie, Gerardo Garcia, Anne Mallett, Xavier Mountain, Waqar Rizvi, and Kimberly A. Warmsley.

**Absent:** Jeff Sanguinetti.

**3.1 20-6528 REQUEST FOR A TWO-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP, SUBJECT TO MODIFIED CONDITIONS FOR THE DELTA COVE PROJECT (APPLICATION NO. P19-0585)**

**Resolution 2020-05-14-0301** approving a two-year time extension, subject to modified conditions.

Legislation Text

Attachment A - Approved Map

Attachment B - Location Map and Aerial Photography

Attachment C - PC Resolution 2017-08-10-0501

Attachment D - Council Resolution 2018-07-17-1301

Attachment E - Conditions of Approval (Redline)

Proposed Resolution - Recommending Approval

Exhibit 1 - Conditions of Approval (Clean Version)

Approved Resolution 2020-05-14-0301

The following person submitted electronic public comment; forwarded to the Commission as Correspondence: Jonnie Arroyo

Electronic Public Comment

#### **4. PUBLIC COMMENT**

The following person submitted electronic public comment; forwarded to the Commission as Correspondence: Dean Plassaras

Electronic Public Comment

#### **5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

##### **5.1 20-6532 GENERAL PLAN AMENDMENT, REZONE, USE PERMIT, DESIGN REVIEW, AND ADDENDUM TO A MITIGATED NEGATIVE DECLARATION TO ALLOW CONSTRUCTION OF A NEW AUTOMATED CAR WASH, LOCATED AT 2910 EIGHT MILE ROAD (APPLICATION NO. P19-0411)**

Legislation Text

Attachment A - PC Resolution 2017-10-26-0501

Attachment B - Location Map and Aerial

Attachment C - Project Plans

Proposed Resolution - Addendum to MND

Exhibit 1 - Addendum to MND

Proposed Resolution - General Plan Amendment

Exhibit 1 - General Plan Amendment

Proposed Resolution - Rezone

Exhibit 1 - Rezone

Proposed Resolution - Use Permit and Design Review

Exhibit 1 - Use Permit

Approved Resolution 2020-05-14-0501-01

Approved Resolution 2020-05-14-0501-02

Approved Resolution 2020-05-14-0501-03

Approved Resolution 2020-05-14-0501-04

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The following person submitted an electronic public comment; read into the record: Charlie Simpson

Electronic Public Comment

**Approve Resolution 2020-04-15-0502-01:**

a) Forwarding a recommendation to the City Council to adopt an Addendum to a previously approved Mitigated Negative Declaration; and

**Resolution 2020-04-15-0502-02:**

b) Forwarding a recommendation to the City Council to approve a General Plan Land Use Map Amendment to change a portion of APN 070-670-01 from High-Density Residential to Commercial; and

**Resolution 2020-04-15-0502-03:**

c) Forwarding a recommendation to the City Council to approve a Zoning Map Amendment to change a portion of APN 070-670-01 from RH (Residential, High-Density) to CG (Commercial, General).

**Resolution 2020-04-15-0502-04:**

d) Approving an Administrative Use Permit and Design Review, subject to conditions.

**Moved by:** Gerardo Garcia, seconded by Anne Mallett.

**Vote:** Motion carried 6-0

**Yes:** D'Adrea Davie, Gerardo Garcia, Anne Mallett, Xavier Mountain, Waqar Rizvi, and Kimberly A. Warmsley.

**Absent:** Jeff Sanguinetti.

**6. NEW BUSINESS\***

**6.1 20-6297 APPROVE MOTION TO INITIATE PERIODIC DEVELOPMENT AND DENSITY TRANSFER AGREEMENT REVIEW**

Legislation Text

Attachment A - Draft Letter - Annual Review 2020

Attachment B - Development Agreement 1-00

Attachment C - Density Transfer Agreement 3-01

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**Approve Motion 2020-05-14-0601:**

1. Initiating the periodic review of compliance by requesting from the developer of Spanos Park West Business Park a periodic review progress report of the project to comply with the terms of the Development Agreement (#1-00).

2. Initiating the periodic review of compliance by requesting from the developer of Spanos Park West a periodic review progress report of the project to comply with the terms of the Density Transfer Agreement (#3-01).

The Planning Commission Chair is authorized to take appropriate and necessary actions to carry out the purpose and intent of this motion.

**Moved by:** Gerardo Garcia, seconded by Kimberly A. Warmsley.

**Vote:** Motion carried 6-0

**Yes:** D'Adrea Davie, Gerardo Garcia, Anne Mallett, Xavier Mountain, Waqar Rizvi, and Kimberly A. Warmsley.

**Absent:** Jeff Sanguinetti.

**6.2 20-6530 FISCAL YEAR 2020-2025 CAPITAL IMPROVEMENT PROGRAM - CONFORMITY DETERMINATION TO THE ENVISION STOCKTON 2040 GENERAL PLAN**

Legislation Text

Attachment A - FY 2020-2025 Preliminary Capital Improvement Plan

Proposed Resolution - Recommending Approval

Approved Resolution 2020-05-14-0602

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Note: Commissioner Sanguinetti joined the meeting at 6:02 pm

Approve **Resolution 2020-05-14-0602** forwarding a determination to the City Council that the 2020-2025 Capital Improvement Program (CIP) for Fiscal Years (FY) 2020-21 through 2024-25 conforms to the Envision Stockton 2040 General Plan.

**Moved by:** Xavier Mountain, seconded by D'Adrea Davie.

**Vote:** Motion carried 7-0

**Yes:** D'Adrea Davie, Gerardo Garcia, Anne Mallett, Xavier Mountain, Waqar Rizvi, Jeff Sanguinetti, and Kimberly A. Warmsley.

**7. UNFINISHED BUSINESS**

None

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

Michael McDowell, Deputy Director - rezone project at 5607 Robinhood Avenue, Council approved the project April 28, 2020; appreciated everyone's patience with virtual meetings

**9. COMMISSIONERS COMMENTS**

Commissioner Warmsley - engaging the community of potential projects

Michael McDowell, Deputy Director - routinely sending out public noticing, legal advertisements, and working on post general plan adoption

Chair Rizvi - thanked City Staff, Community Development Department, City Clerk, fellow commissioners

**10. ADJOURNMENT - 6:17 PM**



MICHAEL MCDOWELL  
DEPUTY DIRECTOR, PLANNING AND  
ENGINEERING