

**MINUTES
PLANNING COMMISSION
MEETING OF APRIL 9, 2020**

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

1. CALL TO ORDER/ROLL CALL - 5:30 PM

Roll Call

Present:

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

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

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Garcia

3. ADOPTION OF CONSENT CALENDAR

3.1 20-6357 REQUEST FOR A TWO-YEAR TIME EXTENSION FOR VESTING TENTATIVE MAP NO. VTM3-08 ("WATERFORD SQUARE SHOPPING CENTER") LOCATED AT THE SOUTHWEST CORNER OF EIGHT MILE ROAD AND DAVIS ROAD (APN 070-070-46, -47, -48) (APPLICATION NO. P19-0790)

Legislation Text

Attachment A - Commission Resolution 2017-07-13-0303

Attachment B - Location Map, General Plan Land Use Map, and Zoning Map

Attachment C - Approved Vesting Tentative Map

Proposed Resolution - Recommending Approval

Approved Resolution 2020-04-09-0301

Approve **Resolution 2020-04-09-0301** approving a two-year time extension for Vesting Tentative Map No. VTM3-08, subject to conditions.

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

Vote: Motion carried 6-0

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

Recuse: Jeff Sanguinetti.

4. PUBLIC COMMENT*

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 20-6190 ADMINISTRATIVE USE PERMIT FOR PROPOSED MOBILE HOME PARKS LAND USE AT 2733, 2811, 2868, 2871, AND 2810 AUTO CENTER CIRCLE (APN 128-030-01, -02, -03, -04) (Application No. P19-0290)

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution approving an Administrative Use Permit, subject to conditions.

Legislation Text

Attachment A - Location Map

Attachment B - Project Plans

Attachment C - Stockton Municipal Code

Attachment D - Mobilehome Parks Act

Attachment E - Preemption Matrix

Attachment F - Comment Letters

Attachment G - Applicant Correspondence

Proposed Resolution - Recommending Approval

Michael McDowell, Deputy Director Planning and Engineering - staff pulled the item from the agenda to allow staff the opportunity to review and assess all of the information received from interested parties; item is continued to the April 23, 2020 meeting

5.2 20-6341 PUBLIC HEARING TO CONSIDER THE PROPOSED TRAVIGNE MIXED-USE DEVELOPMENT PROJECT, CONSISTING OF A GENERAL PLAN AMENDMENT, ANNEXATION, PREZONING, VESTING TENTATIVE MAPS AND ENVIRONMENTAL IMPACT REPORT, LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND WEST LANE (P16-0052)

Legislation Text

Attachment A - Location Map

Attachment B - Project Land Use Plan

Attachment C - General Plan Amendment

Attachment D - Annexation Package

Attachment E - Vesting Tentative Map - Tra Vigne West

Attachment F - Vesting Tentative Map - Tra Vigne East

Attachment G - Public Facilities Finance Plan

Attachment H - Fiscal Impact Report

Attachment I - Development Infrastructure Phasing Plan

Attachment J - Final Environmental Impact Report

Attachment K - CEQA Findings

Proposed Resolution - EIR and Findings

Proposed Resolution - General Plan Amendment

Proposed Resolution - Tra Vigne West VTM

Exhibit 1 - Conditions of Approval - Tra Vigne West

Proposed Resolution - Tra Vigne East VTM

Exhibit 1 - Conditions of Approval Tra Vigne East

Proposed Resolution - Annexation and Prezonig

Approved Resolution 2020-04-09-0502-01

Approved Resolution 2020-04-09-0502-02

Approved Resolution 2020-04-09-0502-03

Approved Resolution 2020-04-09-0502-04

Approved Resolution 2020-04-09-0502-05

Powerpoint

Commissioner Disclosures: Commissioner Garcia, Vice Chair Mallett and Chair Rizvi

The following person(s) provided electronic public comment which were read into the record:

John Tomasello, Sierra Hills Development LLC, applicant - presentation

Presentation emailed - submitted by Tomasello

Dioselyn Perez

eComment - submitted by Perez

Dean Plassaras

eComment - submitted by Plassaras

Om Chaudhary

Email - submitted by Chaudhary

Note: Meeting went into Recess at 6:50 PM and reconvened at 7:00 PM

John Tomasello, Sierra Hills Development LLC, applicant - email responses (4) to the Commissioners

Email responses (4) to Commissioners - submitted by Tomasello

John Tomasello, Sierra Hills Development LLC, applicant - email responses (4) to the Commissioners read into the record regarding: community meeting; air quality; traffic and parks; and Woodbridge Irrigation District

Email responses (4) to Commissioners - submitted by Tomasello

Approve **Resolution 2020-4-09-0502-02** recommending City Council approve a General Plan Amendment to reconfigure the Low and High Density Residential, and Commercial and adding open space/agriculture land uses

Moved by: Jeff Sanguinetti, 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.

Approve **Resolution 2020-04-09-0502-01** recommending City Council certify the Tra Vigne Mixed Use Project Environmental Impact Report, including Findings of Overriding Considerations and project Mitigation Monitoring and Reporting Program to the City Council

Moved by: Jeff Sanguinetti, 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.

Approve **Resolution 2020-04-09-0502-05** recommending City Council approve Annexation and Detachment of the Waterloo-Morada Rural Fire District and Rezoning of approximately 341.17 acres for the Tra Vigne Mixed-Use development Project, excluding the detachment of the Woodbridge Irrigation District (WID).

Moved by: Jeff Sanguinetti, 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.

Approve **Resolution 2020-04-09-0502-04** Approving a Vesting Tentative Map for the Tra Vigne East Project to subdivide approximately 121 acres into mixed use lots including single family residential, parks and open space

Moved by: Jeff Sanguinetti, 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.

Approve **Resolution 2020-04-09-0502-03** approving a Vesting Tentative Map for the Tra Vigne West Project to subdivide approximately 205 acres into mixed use lots, including single family and multifamily residential, commercial, parks and open space

Moved by: Jeff Sanguinetti, 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.

5.3 20-6313 MULTIPLE AMENDMENTS TO TITLE 16 OF THE STOCKTON MUNICIPAL CODE TO COMPLY WITH THE STOCKTON 2040 GENERAL PLAN AND CHANGES TO STATE LAW.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution recommending the City Council:

1. Find no further environmental review is required for the proposed amendments to Title 16 (Development Code) per the California

Environmental Quality Act (CEQA) pursuant to 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines; and

2. Adopt an Ordinance amending Title 16 (Development Code) of the Stockton Municipal Code (SMC) Chapters 16.12 (Land Use Permit Requirements), 16.16 (Zoning Districts Established, Zoning Map Adopted), 16.20 (Allowable Land Uses and Permit Requirements), 16.24 (Zoning District Development Standards), 16.28 (Overlay Zoning District Land Use and Development Standards), 16.40 (Affordable Housing Incentives/Density Bonus Provisions), 16.48 (Fences, Hedges, and Walls), 16.60 (Noise Standards), 16.64 (Off-Street Parking and Loading Standards), 16.76 (Sign Standards), 16.80 (Standards for Specific Uses), 16.88 (Review Procedures), 16.92 (Implementation Procedures, Conditions, and Requirements), 16.120 (Design Review), 16.136 (Land Development Permits), 16.64 (Temporary Activity Permits), 16.180 (Applicability and Administration of Subdivision Regulations), 16.188 (Tentative Map and Tentative Parcel Map Filing and Processing), 16.216 (Boundary Changes), 16.220 (Cultural Resources), and 16.240 (Definitions/Glossary) .

Legislation Text

Attachment A - Existing Code

Attachment B - Proposed Ordinance Redline Version

Proposed Resolution - Recommending Approval

Exhibit 1 - Proposed Ordinance Clean

Powerpoint

The following person(s) provided public comment via email and/or eComment was read into the record:

Bret S. Jolley, Land Use Counsel for Chase Chevrolet

Comments emailed - submitted by Jolley

Mike Hakeem representing Big Valley Ford

Presentation emailed - submitted by Hakeem

Bob Gutierrez

eComment - submitted by Gutierrez

Diane Corriea

eComment - submitted by Correia

San Joaquin Partnership

eComment - submitted by San Joaquin Partnership

Note: Meeting went into Recess at 8:13 PM and reconvened at 8:41 PM

Approve as amended **Motion 2020-4-09-0503** approving a continuance to the Planning Commission meeting of April 23, 2020, allowing more time to review the language specific to State Law and the proposed amendments by staff

Moved by: Kimberly A. Warmesley, seconded by Xavier Mountain.

Vote: Motion carried 7-0

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

6. NEW BUSINESS*

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

None

9. COMMISSIONERS COMMENTS

Commissioner Mountain - hard time for all of us, encouraged strength in time of this pandemic, we will get through this

Commissioner Warmesley - take care of yourself and families; commissioners can contact staff directly regarding staff presentation

Chair Rizvi - thanked Commissioners, staff and City Clerks Office; challenges with remote meetings

10. ADJOURNMENT - 9:34 PM



MICHAEL MCDOWELL
DEPUTY DIRECTOR, PLANNING AND
ENGINEERING