

**MINUTES
PLANNING COMMISSION
MEETING OF APRIL 26, 2018**

425 N. El Dorado Street, Stockton CA

1. CALL TO ORDER/ROLL CALL - 5:32 PM

Roll Call

Present:

Don M. Aguillard

D'Adrea Davie

Sol Jobrack

Anne Mallet

Waqar Rizvi

Kimberly A. Warmesley

Absent:

Elizabeth Hull.

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Davie

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

Mary Elizabeth - spoke to the alcohol ordinance; shared opinion regarding a neighborhood business

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 18-4471 REQUEST FOR A USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE IN A CONVENIENCE STORE SELLING GASOLINE AT 6649 EMBARCADERO DRIVE

Legislation Text

Attachment A - Aerial Photograph and Location Map

Attachment B - Site Plan

Attachment C - Crime Report District Map

Attachment D - Census Tract 31.06 Liquor Licenses

Proposed Resolution - Recommending Approval

Approved Resolution 2018-04-26-0501

PowerPoint Presentation - 6649 Embarcadero Drive

Commissioner Disclosures

Commissioner Davie - drove by the location

Commissioner Mallett - drove by the site

Additional communications - none

Public Comment

Claude Pellarin, applicant - spoke to the application process

Mary Elizabeth - spoke in opposition of the use permit

Claude Pellerin, applicant - provided rebuttal to comments in opposition of the project

Approve **Resolution 2018-04-26-0501** adopting a resolution approving a Use Permit to allow the off-sale beer and wine in a convenience store selling gasoline at 6649 Embarcadero Drive, in accordance with the Findings for Decision detailed herein.

Moved by: Sol Jobrack, seconded by Anne Mallet.

Vote: Motion carried 6-0

Yes: Don M. Aguiard, D'Adrea Davie, Sol Jobrack, Anne Mallet, Waqar Rizvi, and Kimberly A. Warmsley.

Absent: Elizabeth Hull.

5.2 18-4491 REQUEST FOR A VARIANCE, REZONING, AND DESIGN REVIEW FOR THE DEVELOPMENT OF FIVE SINGLE-FAMILY RESIDENCES LOCATED AT THE NORTHWEST CORNER OF LORRAINE AVENUE AND BURGUNDY DRIVE (P17-0027)

Legislation Text

Attachment A - Location Map and Aerial Photography

Attachment B - Rezoning Map

Attachment C - Community Meeting Notice

Resolution - Approval of Resolution

Exhibit 1 - Proposed Ordinance with Legal description and Map

Exhibit 2 - Site Plan and Floor Plans and Color Elevations

Approved Resolution 2018-04-26-0502

PowerPoint Presentation - Lorraine Avenue and Burgundy Drive

Commissioner Disclosures

Commissioner Davie - recused from voting on Agenda Item 5.2 and removed herself from chambers during the public hearing after disclosing a conflict in connection with an ongoing business relationship with the applicant

Note: Commissioner Davie left the meeting at 6:14 PM

Commissioner Mallet - drove by the site

Additional communications - none

Dave Jagoe, Lee-Jagoe Architecture, architect for applicant - offered explanation on decisions regarding site layout, design and architecture of project

Darren Overton, project owner - stated unit prices in low \$300,000

Public Comment - None

Approve Resolution 2018-04-26-0502:

1. Approving a Variance to reduce the front yard setback from 20 feet to 10 feet - 18 feet, based upon the depth of each lot; and

2. Forwarding a recommendation to the City Council to:

a. Approving the Rezoning of a 0.8-acre site from CO (Commercial, Office) and IG (Industrial, General) to RL (Residential, Low-Density); and

b. Approving the Design Review for the project to ensure compliance with all applicable provisions of the City's Design Review Guidelines.

Approving the noted applications will allow the construction of five (5) single-family residences on the northwest corner of Lorraine Avenue and Burgundy Drive, in accordance with the findings of fact detailed herein.

Moved by: Kimberly A. Warmesley, seconded by Waqar Rizvi.

Vote: Motion carried 5-0

Yes: Don M. Aguillard, Sol Jobrack, Anne Mallet, Waqar Rizvi, and Kimberly A. Warmesley.

Recuse: D'Adrea Davie.

Absent: Elizabeth Hull.

Note: Commissioner Davie - returned to the meeting at 6:40 PM

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 18-4544 CANNABIS REGULATORY PROGRAM UPDATE

Informational item only. No action is necessary.

Legislation Text

Zach Drivon, attorney - shared additional information regarding the cannabis regulatory program and responded to questions from Commissioners

Mary Elizabeth - spoke to establishing a citizen complaint process for cannabis facilities

9. COMMISSIONERS COMMENTS

Commissioner Jobrack - inquired about status of the alcohol ordinance brochure

Commissioner Davie - suggested improving ASK Stockton website for complaints; include complaint submittal process on brochure

Commissioner Rizvi - thanked Mary Elizabeth and Zach Drivon for their comments

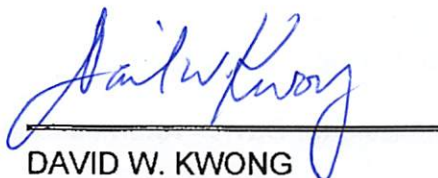
Commissioner Mallett - spoke to alcohol ordinance brochure and access to information on City website

Chair Aguillard - suggested general literature concerning cannabis businesses include ASK Stockton website information

Commissioner Davie - noted brochure needs to be clean and simple for average resident to read and understand

Commissioner Jobrack - suggests brochure available in PDF format on website; no mailing brochures

10. ADJOURNMENT - 6:46 PM



DAVID W. KWONG
DIRECTOR, COMMUNITY DEVELOPMENT