

**MINUTES
PLANNING COMMISSION
MEETING OF APRIL 27, 2017**

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

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

Roll Call

Present:

Don M. Aguillard

Elizabeth Hull

Sol Jobrack

Anne N. Mallet

Waqar Rizvi

Kimberly A. Warmsley

Absent:

D'Adrea Davie.

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Jobrack.

3. ADOPTION OF CONSENT CALENDAR

3.1 17-3549 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2017 Jan 26 Planning Commission Minutes

Approval of minutes will be continued to the next meeting.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 17-3468 RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE REZONING OF A 0.90-ACRE SITE FROM IG (INDUSTRIAL, GENERAL) TO IL (INDUSTRIAL, LIMITED) FOR THE ESTABLISHMENT OF A PLANNED RELIGIOUS FACILITY AT 6343 TAM O'SHANTER DRIVE (P16-0633)

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Rezoning Map

Attachment C - Community Outreach Meeting Information

Proposed Resolution - Recommend Approval of Rezoning

Exhibit 1 - Proposed Ordinance

Approved Resolution 2017-04-27-0501

PowerPoint presentation - Tam O'Shanter Rezoning

Approve **Resolution 2017-04-27-0501** forwarding a recommendation to the City Council to approve the Rezoning of the 0.90-acre site from IG (Industrial, General) to IL (Industrial, Limited), in accordance with the findings of fact detailed herein.

Moved by: Sol Jobrack, seconded by Don M. Aguillard.

Vote: Motion carried 6-0

Yes: Don M. Aguillard, Elizabeth Hull, Sol Jobrack, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmsley.

Absent: D'Adrea Davie.

5.2 17-3465 USE PERMIT TO ALLOW A PARKING LOT ON RESIDENTIALLY-ZONED PROPERTY TO BE LOCATED AT 1460 W. FLORA STREET

Legislation Text

Attachment A - Location Map and Aerial Photograph

Proposed Resolution - Approval of Use Permit

Exhibit 1 - Site Plan

Approved Resolution 2017-04-27-0502

PowerPoint presentation - Use Permit for 1460 W. Flora

NOTE: Chair Hull recused herself from this item.

Approve **Resolution 2017-04-27-0502** approving the development of a parking lot on residentially-zoned property at 1460 W. Flora Street.

Moved by: Waqar Rizvi, seconded by Anne N. Mallet.

Vote: Motion carried 5-0

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

Recuse: Elizabeth Hull.

Absent: D'Adrea Davie.

NOTE: Meeting went into Recess - 6:30 PM

NOTE: Meeting Reconvened - 6:35 PM

5.3 17-3411 GENERAL PLAN AMENDMENT TO COMPLY WITH STATE REGULATIONS RELATED TO DISADVANTAGED UNINCORPORATED COMMUNITIES AND FLOOD RISK AND LAND USE PLANNING

Legislation Text

Attachment A - Resolution 2015-06-23-1601

Attachment B - Disadvantaged Unincorporated Communities

Attachment C - General Plan Amendment - Redline Version

Proposed Resolution - Recommend Adoption of General Plan Amendment

Exhibit 1 - Clean Version

Approved Resolution 2017-04-27-0503

PowerPoint presentation - General Plan Amendment

Approve **Resolution 2017-04-27-0503** forwarding a recommendation to the City Council to adopt a General Plan Amendment to conform with state law requirements related to disadvantaged unincorporated communities and flood risk and land use planning.

Moved by: Don M. Aguillard, seconded by Kimberly A. Warmsley.

Vote: Motion carried 6-0

Yes: Don M. Aguillard, Elizabeth Hull, Sol Jobrack, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmsley.

Absent: D'Adrea Davie.

6. NEW BUSINESS

6.1 17-3478 FISCAL YEAR 2017 - 2022 CAPITAL IMPROVEMENT PROGRAM - PLANNING COMMISSION DETERMINATION OF CONFORMITY TO THE 2035 GENERAL PLAN CONSISTENT WITH THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 65401

Legislation Text

Attachment A - FY 2017-2022 Preliminary Capital Improvement Plan

Proposed Resolution - CIP GP Conformity 2017

Approved Resolution 2017-04-27-0601

PowerPoint presentation - 2017-2022 Capital Improvement Program

Approve **Resolution 2017-04-27-0601** forwarding a determination to the City Council that the 2017-2022 Capital Improvement Program (CIP) for Fiscal Years (FY) 2017/2018 through FY 2021/2022 conforms to the City of Stockton 2035 General Plan.

Moved by: Sol Jobrack, seconded by Waqar Rizvi.

Vote: Motion carried 6-0

Yes: Don M. Aguillard, Elizabeth Hull, Sol Jobrack, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmsley.

Absent: D'Adrea Davie.

6.2 17-3539 SELECTION OF A PLANNING COMMISSION MEMBER FOR THE ENVISION STOCKTON 2040 GENERAL PLAN UPDATE SUB-COMMITTEE

Legislation Text

Attachment A - Envision Stockton 2040 Schedule

Resolution - GP Update Subcommittee March 2017

Approved Resolution 2017-04-27-0602

PowerPoint presentation - Envision Stockton Sub-Committee Member

Commissioner Rizvi was selected to serve on the sub-committee for the Envision Stockton 2040 General Plan Update.

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 17-3560 2017 CITY OF STOCKTON PLANNING COMMISSION TRAINING PROGRAM PRESENTED BY LORI ASUNCION, DEPUTY CITY ATTORNEY

Legislation Text

NOTE: Meeting went into Recess - 7:14 PM

NOTE: Meeting Reconvened - 7:20 PM

PowerPoint presentation - Planning Commission Training

Lori Asuncion, Deputy City Attorney - asked if Commission would like to move Planning Commission meeting time to 5:30 PM.

General consensus is to move meeting to 5:30 PM; will add time change to future agenda along with other rules that may need review and amendment and bring back to Commission.

Vice Chair Aguillard - motion to reconsider item 6.2; seconded by Chair Hull.

Vice Chair Aguillard - would like to change vote on item 6.2, stated he did not vote correctly; he was advised by the City Attorney that correcting his vote would not change the outcome but it would be noted in the official minutes. Vice Chair Aguillard then pulled his motion.

9. COMMISSIONERS COMMENTS

Commissioner Jobrack - zoning concern mentioned under item 5.1; using zoning as a buffer; reach out to Economic Development Department regarding possible negative impacts in those areas

Chair Hull - as the Planning Commission considers new projects think of appropriate zoning; benefit from a general understanding of current plan; would like more discussion regarding zoning

David Kwong, Community Development Director - responded to Chair Hull; look at rezoning entire corridor to IL (Industrial Limited) instead of using it as a buffer; is IG (Industrial General) appropriate; would take intense outreach effort to change

zoning; City Initiated Rezoning is an option

Commissioner Jobrack - businesses in referenced area did not appear to be IG (Industrial General)

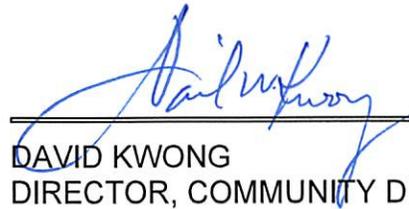
David Kwong, Community Development Director - would look at respective zoning districts and what allows for more intensity; look at entire corridor; prefer to keep it to the General Plan as to work with logical processes

Chair Hull - good area of town to focus zoning discussion; sited Kaiser Medical Facility as an example of changing the area

David Kwong, Community Development Director - suggested bringing zoning discussion to the General Plan Subcommittee

Chair Hull - thanked Deputy City Attorney Lori Asuncion for conducting the Training Program

10. ADJOURNMENT - 8:38 PM



DAVID KWONG
DIRECTOR, COMMUNITY DEVELOPMENT