

**MINUTES  
PLANNING COMMISSION  
MEETING OF APRIL 28, 2016**

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425 N. El Dorado Street, Stockton, California

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**1. CALL TO ORDER/ROLL CALL - 6:06 PM**

Roll Call

Present:

D'Adrea Davie  
Christopher Eley  
Sol Jobrack  
Don M. Aguillard

Absent:

Kevin Hernandez, Kim A. Tutt, and Elizabeth Hull.

**2. PLEDGE TO FLAG**

The pledge was led by Commissioner Davie.

**3. ADOPTION OF CONSENT CALENDAR**

Approve the consent calendar with a single vote.

**Moved by:** Christopher Eley, seconded by Don M. Aguillard.

**Vote:** Motion carried 4-0

**Yes:** D'Adrea Davie, Christopher Eley, Sol Jobrack, and Don M. Aguillard.

**Absent:** Kevin Hernandez, Kim A. Tutt, and Elizabeth Hull.

**3.1 16-2556 APPROVAL OF PLANNING COMMISSION MINUTES**

Legislation Text

Attachment A - 24 March 2016 Planning Commission Minutes

**Motion 2016-04-28-0301** approving for filing the minutes of the March 24, 2016 Planning Commission meeting.

**4. PUBLIC COMMENT\***

None.

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 16-2539 USE PERMIT AND DENSITY BONUS AGREEMENT FOR MULTI-FAMILY AFFORDABLE HOUSING AT 804 N HUNTER STREET (P16-0149)**

Legislation Text

Attachment A - Vicinity Map

Attachment B - Density Bonus Term Sheet

Proposed Resolution

Exhibit 1

PowerPoint Presentation

Commissioner Eley - disclosed that he visited the area of the project prior to the meeting

Tom Pace, Deputy Director of Planning & Engineering, introduced Megan Meier, Assistant Planner, who provided the staff report with the aid of a PowerPoint presentation and responded to questions from the commissioners

A revised site plan and unit mix provided by Mellody Lock, Visionary Homebuilders, was filed and distributed around the dais prior to the start of the meeting (attached).

Document Filed - Mellody Lock

Tom Pace, Deputy Director of Planning & Engineering - noted the receipt of a letter from the Campaign for Common Ground and the Sierra Club on April 27, 2016 (attached)

Document Filed - Campaign for Common Ground & the Sierra Club

Vice Chair Jobrack - noting the length of the letter, entertained a motion to waive the reading of the letter into the record

**Motion 2016-04-28-0501-01** waiving the reading of the letter into the record.

**Moved by:** D'Adrea Davie, seconded by Don M. Aguillard.

**Vote:** Motion carried 4-0

**Yes:** D'Adrea Davie, Christopher Eley, Sol Jobrack, and Don M. Aguillard.

**Absent:** Kevin Hernandez, Kim A. Tutt, and Elizabeth Hull.

Vice Chair Jobrack - Called for a 5 minute recess to read the documents

provided around the dais

Meeting went into Recess at 6:16 p.m.

Meeting Reconvened at 6:21 p.m.

Megan Meier, Assistant Planner, and David Stagnaro, Planning Manager, responded to questions from the commissioners.

Mellody Lock, Senior Project Manager for Visionary Homebuilders of California, Inc. - provided the applicant presentation

José Nuño, Director of Asset Management for Visionary Homebuilders - provided additional information and stated that funds for the Neighborhood Stabilization Program are federal and trickle down to the local government level

The Planning Commission proceeded with a discussion of the project with Mellody Lock and José Nuño responding to questions throughout.

#### Public Comment

Wesley Swanson, property owner near the area of the project - spoke in opposition to the project

Alan Gibbons, resident near the area of the project - spoke in opposition to the project

Dale Nichols, resident in general area of the project and operator of a small business on Hunter and Vine Street - spoke in opposition to the project

Barbara Berry, resident at 245 East Poplar across the street from the proposed project - spoke in opposition to the project

Wesley Swanson - provided additional comments in opposition to the project

José Nuño - provided rebuttal of comments in opposition to the project and responded to questions from the commissioners

Mark Lee, President of Lee Jagoe Architecture - responded to questions from Commissioners Davie and Aguillard on behalf of the applicant

The Planning Commission discussed the item further, with staff, Mellody Lock, and José Nuño responding to questions.

**Motion 2016-04-28-0501-02** to recess for five minutes.

**Moved by:** Don M. Aguillard, seconded by Christopher Eley.

**Vote:** Motion carried 4-0

**Yes:** D'Adrea Davie, Christopher Eley, Sol Jobrack, and Don M. Aguillard.

**Absent:** Kevin Hernandez, Kim A. Tutt, and Elizabeth Hull.

Meeting went into Recess at 7:27 p.m.

Meeting Reconvened at 7:32 p.m.

Commissioner Eley - disclosed that a client of his spoke in opposition to the project during the public comment period

The Planning Commission discussed the item further, with Deputy Director Tom Pace responding to questions.

Approve **Resolution 2016-04-28-0501:**

1. Approving a Use Permit for a multi-family affordable housing project at 804 Hunter Street with the requirement to include security cameras on the outside of the building; and
2. Recommending to City Council the approval of a Density Bonus Agreement for a multi-family affordable housing project at 804 Hunter Street.

**Moved by:** D'Adrea Davie, seconded by Don M. Aguillard.

**Vote:** Motion carried 4-0

**Yes:** D'Adrea Davie, Christopher Eley, Sol Jobrack, and Don M. Aguillard.

**Absent:** Kevin Hernandez, Kim A. Tutt, and Elizabeth Hull.

**6. NEW BUSINESS\***

None.

**7. UNFINISHED BUSINESS**

None.

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

**8.1 16-2561 STUDY SESSION: SENATE BILL 5 MANDATED TITLE 16 AMENDMENT RELATED TO DEVELOPMENT IN 200-YEAR FLOODPLAINS**

[Legislation Text](#)

[Attachment A - SB5 Presentation](#)

Tom Pace, Deputy Director of Planning & Engineering - introduced John Maguire, Flood Manager and SB 5 consultant

Joe Cunningham, member of the public - asked the Planning Commission if there was a Public Hearing for 425 East Harding Way scheduled for the meeting

Tom Pace, Deputy Director of Planning & Engineering - responded that no hearing regarding 425 East Harding Way was scheduled for the current meeting and advised Mr. Cunningham to contact Planning Manager Richard Larrouy for clarification

John Maguire - provided the study session with the aid of a PowerPoint presentation (Attachment A) and responded to questions from the commissioners with additional comments from Deputy Director Tom Pace.

**9. COMMISSIONERS COMMENTS**

Vice Chair Jobrack - noted he will not be able to attend the next Planning Commission meeting

Commissioner Davie - requested a small update on the General Plan from staff

David Stagnaro - responded to the request from Commissioner Davie, noting that the plan is a 26 month program that began in March and that additional information would be provided to the Planning Commission in the future

Tara Mazzanti, Deputy City Attorney - noted that because the General Plan Update was not noticed on the agenda, there should not be much more conversation on the topic

Commissioner Eley - stated that the Senate Bill 5 study session was very helpful and thanked staff and the consultant

Commissioner Aguillard - asked a question regarding when the Cultural Heritage Board reviewed items

Tom Pace, Deputy Director - explained that the purview of the Cultural Heritage Board is to review applications for development in historic districts or effecting historical landmarks, noting that there have not been many applications for development in historic districts or effecting historical landmarks

**10. ADJOURNMENT - 8:40 PM**

  
DAVID KWONG  
DIRECTOR COMMUNITY DEVELOPMENT