

**MINUTES  
PLANNING COMMISSION  
MEETING OF JULY 25, 2024**

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425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Anne Mallett

Waqar Rizvi

Greg Thompson

Gurneel Boparai

Terry Hull

Absent:

Brenda Jones, and Esperanza Vielma.

Note: Commissioners Jones and Vielma's absences were excused

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Thompson

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 24-0707 APPROVAL OF PLANNING COMMISSION MINUTES**

Legislation Text

Attachment A - 2024-04-25 Planning Commission Minutes

Attachment B - 2024-05-09 Planning Commission Minutes

Approve **Motion 2024-07-25-0301** approving the filing minutes of the April 25, 2024 and May 9, 2024 Planning Commission meetings.

**Moved by:** Anne Mallett, seconded by Waqar Rizvi.

**Vote:** Motion carried 5-0

**Yes:** Anne Mallett, Waqar Rizvi, Greg Thompson, Gurneel Boparai, and Terry Hull.

**Absent:** Brenda Jones, and Esperanza Vielma.

**4. PUBLIC COMMENT**

Pat Barrett - alcoholism; unhoused people

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 24-0639 REQUEST FOR A COMMISSION USE PERMIT AND WAIVER TO ALLOW THE OFF-SALE OF BEER AND WINE AT AN EXISTING MARKET AT**

**2208 EAST MAIN STREET (P23-0182) (APN 155-350-01)**

Legislation Text

Attachment A - Aerial Photo and Location Map

Attachment B - Site Plan and Floor Plan

Attachment C - Calls for Service

Attachment D - ABC Records

Proposed Resolution

Exhibit 1

Powerpoint

Approved Resolution 2024-07-25-0501

Document filed: Commissioner Vielma

Commissioner Disclosures: Chair Hull

The following persons spoke to this item: Pandora Crowder, Pat Barrett, M. Elizabeth; Germaine Rucker Jr.; Jerry B. Wilson, Jose

Commissioner Correspondence - Public Comments

Darwin Drew, Anthony Berry, on behalf of the applicant (documents filed)

Document Filed by Darwin Drew

Approve **Motion 2024-07-25-0501** waiving the reading the commissioner correspondence.

**Moved by:** Greg Thompson, seconded by Anne Mallett.

**Vote:** Motion carried 5-0

**Yes:** Anne Mallett, Waqar Rizvi, Greg Thompson, Gurneel Boparai, and Terry Hull.

**Absent:** Brenda Jones, and Esperanza Vielma.

Approve **Resolution 2024-07-25-0501** approving a Commission Use Permit and Waiver to allow the off-sale of beer and wine at an existing market at 2208 East Main Street, based on the findings and subject to the conditions of approval incorporated in the proposed resolution.

**Moved by:** Greg Thompson, seconded by Gurneel Boparai.

**Vote:** Motion carried 5-0

**Yes:** Anne Mallett, Waqar Rizvi, Greg Thompson, Gurneel Boparai, and Terry Hull.

**Absent:** Brenda Jones, and Esperanza Vielma.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

Michael McDowell - attendance policy; warehouse ordinance, City Council approval

**9. COMMISSIONERS COMMENTS**

Vice Chair Boparai - thanked staff for providing translation services

Commissioner Mallett - Warehouse ordinance

Commissioner Rizvi - warehouse ordinance; thanked staff

Commissioner Thompson - warehouse ordinance, subcommittee; homeless encampments

Chair Hull - thanked staff

**10. ADJOURNMENT - 6:52 PM**



Michael McDowell  
Assistant Director, Community Development  
Department