

**MINUTES  
PLANNING COMMISSION  
MEETING OF FEBRUARY 12, 2015**

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

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**1. CALL TO ORDER/ROLL CALL (6:01 PM)**

Roll Call

Present:

D'Adrea Davie  
Kevin Hernandez  
Kim A. Tutt  
Sol Jobrack  
Elizabeth Hull  
Don M. Aguillard

Absent:

Christopher Eley.

Commissioner Eley Arrived to the meeting at 6:05 PM

**2. PLEDGE TO FLAG**

**3. ADOPTION OF CONSENT CALENDAR**

None.

**4. PUBLIC COMMENT**

Dennis Phillip spoke about the General Plan, the Arena, the Cinema and the Stockton Hotel.

Christina Fugazi: Congratulating the newly appointed Commissioner's

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

None.

**6. NEW BUSINESS\***

**6.1 15-1422 ELECTION OF OFFICERS**

Staff recommends that the Planning Commission elect a new Chairperson and Vice-Chairperson to serve for the next 12 months, in

accordance with Standards and Policies No. 1- Procedural Rules for Conducting Planning Commission Meetings.

Legislation Text

Attachment A - Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Meetings

Commissioner Aguillard Nominates Commissioner Davie for Chair, Seconded by Commissioner Hernandez.

Approve Commissioner Davie as the new Chairperson to serve for the next 12 months, in accordance with Standards and Policies No. 1- Procedural Rules for Conducting Planning Commission Meetings.

Moved by: Don M. Aguillard, seconded by Kevin Hernandez.

Vote: Motion carried 7-0

Yes: D'Adrea Davie, Christopher Eley, Kevin Hernandez, Kim A. Tutt, Sol Jobrack, Elizabeth Hull, and Don M. Aguillard.

Commissioner Davie Nominates Commissioner Hernandez to be Vice Chair, Second by Commissioner Tutt

Approve Commissioner Hernandez as the new Vice Chairperson to serve for the next 12 months, in accordance with Standards and Policies No. 1- Procedural Rules for Conducting Planning Commission Meetings.

Moved by: D'Adrea Davie, seconded by Kim A. Tutt.

Vote: Motion carried 7-0

Yes: D'Adrea Davie, Christopher Eley, Kevin Hernandez, Kim A. Tutt, Sol Jobrack, Elizabeth Hull, and Don M. Aguillard.

**6.2 15-1399 GENERAL PLAN AMENDMENT - NEIGHBORHOOD POLICIES**

Staff recommends that the Planning Commission provide direction on the proposed neighborhood policies.

Legislation Text

Attachment A- Neighborhood Map

Attachment B-Touchstones

Attachment C - Draft Neighborhood Policies

Community Development Deputy Director Forrest Ebbs,  
Provided a presentation with the Aid of a PowerPoint

Commissioner Aguillard asked Deputy Director Ebbs: Has staff  
already identified specific areas for these Neighborhoods?

Deputy Director Ebbs answered Commissioner Aguillard: We  
did identify them, we are working on putting them on our GIS  
system to be able to tract the maps.

Commissioner Aguillard asked Deputy Director Ebbs: As far  
as neighborhood association, would they be comprised from  
people who have already been attending these neighborhood  
meetings?

Deputy Director Ebbs responded to Commissioner Aguillard:  
We don't have a criteria on who gets to be on the  
Neighborhood Association. That would probably take its own  
path working with City Council on how to form these  
Neighborhood Associations.

Chair Davie asked Deputy Director Ebbs: Are these all  
volunteer positions?

Deputy Director Ebbs responded to Chair Davie: I am  
assuming they will be volunteer positions, that is typically how  
Neighborhood Associations work.

Commissioner Hernandez asked Deputy Director Ebbs: Would  
you say this is separate from any organization that is currently  
running, such as University Renaissance Committee?

Deputy Director Ebbs responded to Commissioner Hernandez:  
I would say the idea behind this is very similar to that, the  
future of that Renaissance Committee versus this Association  
would be a conversation we would have with the Committee to  
see what is in their better interest.

Commission Hull asked Deputy Director Ebbs: Is this  
Neighborhood Planning common? Is this the normal pattern to

creating General Plans?

Deputy Director Ebbs responded to Commissioner Hull: The Neighborhood Associations are not put together to form a General Plan, but they are a product of the General Plan. After the General Plan is adopted we would have a directive to go forth and implement this. The notion of using Neighborhoods is very common.

Commissioner Hull asked Deputy Director Ebbs: The lines that we are drawing tonight are just general correct? How do we get the information after a neighborhood meeting takes place?

Deputy Director Ebbs responded to Commission Hull: These maps were looked at by the Planning Commission several months ago, they are working maps. Sometimes Planning Commissioner's attend the neighborhood meetings and report to the rest of the Commission, sometimes Councilmembers attend, it depends on how we decide to develop that program.

Commissioner Jobrack asked Deputy Director Ebbs: Are neighborhoods 14, 13, 7 and 10 encompassing future growth?

Deputy Director Ebbs responded to Commissioner Jobrack: Yes, State law requires us to extend an additional boundary called the Sphere of Influence, which is an area that one might reasonably anticipate growing into. In the 2035 General Plan the City Council anticipated growth in those areas. The Sphere of Influence gets approved by a board called LAFCO (Local Agency Formation Commission) which has the ability to manipulate the Sphere of Influence which it did. Our Sphere of Influence Boundary that we are working on was brought over from our 2035 General Plan.

Robert Reinarts Member of County Commission on Aging, How does this plan accommodate the massive increase of retiring baby boomers?

Commissioner Forrest Ebbs responded to Robert Reinarts: One of our requirements from the state is to reduce our vehicle miles traveled, with the presumption that retired and senior citizens would have an interest in reducing their dependence on cars by having services available more locally.

Shiela James: Talked about active opportunities for commuting

and daily life. Any discussions on neighborhood Centers on designating open space that is easily accessible?

Mahesh Ranchhod asked: For the 40k or so lots that have been approved on the old General Plan, how are we going to deal with those approved Lots that are within the boundary but constitute non-existent neighborhoods?

Greg Bahr President of the University Neighborhood Renaissance Committee: This process is similar to the process when Mayor Chavez was here. How are we going to avoid the same outcome? How are we going to solidify the commitment to not waste all this time and money? I am concerned about repeated history.

Barbara Anderson representative from Public Health Services: Expressed appreciation for compact communities with active transportation. Would like the Commission to consider under-sourced communities and give them high priority when resources are available.

## **7. UNFINISHED BUSINESS**

None.

## **8. REPORTS/COMMUNICATION/INFORMATION ITEMS**

Deputy Director Ebbs provided the Commissioner's with material for the March 26, 2015 Planning Commission Meeting.

## **9. COMMISSIONERS COMMENTS**

NONE

## **10. ADJOURNMENT (6:41 PM)**

Adjourn

**Moved by:** Don M. Aguillard, seconded by Elizabeth Hull.

**Vote:** Motion carried 7-0

**Yes:** D'Adrea Davie, Christopher Eley, Kevin Hernandez, Kim A. Tutt, Sol Jobrack, Elizabeth Hull, and Don M. Aguillard.

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SCOTT CARNEY  
INTERIM DIRECTOR COMMUNITY  
DEVELOPMENT