



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Kevin Hernandez, Chair (At-Large)
Sol Jobrack, Vice Chair (District 1)
Kim Tutt (District 2)
Elizabeth Hull (District 3)
Chris Eley (District 4)
Don M. Aguillard (District 5)
D'Adrea Davie (District 6)

Thursday, December 15, 2016

6:00 PM

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

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 [16-3186](#) APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Approval for filing of the October 27, 2016 and November 17, 2016
Planning Commission meeting.

Department: Community Development

Attachments: [Attachment A - 2016 Oct 27 Planning Commission Minutes](#)

[Attachment B - 2016 Nov 17 Planning Commission Minutes](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 [16-3175](#) REQUEST FOR A USE PERMIT TO ALLOW THE OFF-SALE OF
BEER AND WINE IN A PROPOSED CONVENIENCE STORE WITH
GASOLINE SALES AND AN ADMINISTRATIVE EXCEPTION TO
REDUCE THE NUMBER OF REQUIRED OFF-STREET PARKING
SPACES AT 6009 NORTH EL DORADO STREET (P16-0342)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution denying the following requests:

1. A Use Permit to allow the off-sale of beer and wine in a proposed convenience store with gasoline sales; and
2. An Administrative Exception to allow the reduction of required off-street parking from 21 spaces to 18 spaces at 6009 N. El Dorado Street.

Department: Community Development

- Attachments:** [Attachment A - Location Map and Aerial Photograph](#)
[Attachment B - Site and Floor Plans and Color Elevations](#)
[Attachment C - Census Tract Liquor Licenses](#)
[Attachment D - Crime Reporting District](#)
[Proposed Resolution - Recommend Denial](#)

5.2 [16-3185](#) **USE PERMIT TO ESTABLISH A BAR WITH THE ON-SALE OF GENERAL ALCOHOLIC BEVERAGES IN AN EXISTING BUILDING AT 222 NORTH SUTTER STREET (P16-0307)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution denying a Use Permit to establish a bar with the on-sale of general alcoholic beverages in an existing building at 222 North Sutter Street, in accordance with the Findings for Decision detailed herein.

Department: Community Development

- Attachments:** [Attachment A - Aerial Photograph and Site Plan](#)
[Attachment B - Floor Plan](#)
[Attachment C - Street Elevation](#)
[Attachment D - Census Tract Liquor Licenses](#)
[Attachment E - Supplemental Information from Applicant](#)
[Proposed Resolution - Recommend Denial](#)

6. NEW BUSINESS*

6.1 [16-3195](#) **DESIGN REVIEW OF CHASE BANK PROPOSAL FOR 520 N. EL DORADO STREET**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution:

1. Denying an application for a proposed multi-tenant building located at 520 N. El Dorado Street based on a finding of inconsistency with commercial Design Guidelines; and
2. Directing staff to work with the applicant to achieve consistency with the commercial Design Guidelines, including at a minimum moving the building to the El Dorado Street property line and placing the drive-through away from public view.

Department: Community Development

- Attachments:** [Attachment A - Location Map](#)
[Attachment B - Site Plan & Elevations](#)
[Attachment C - Site Context Photos](#)
[Attachment D - Applicable Policy Documents](#)
[Proposed Resolution - Inconsistent Findings](#)
[Exhibit 1 - Site Plan and Elevations](#)

7. UNFINISHED BUSINESS

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

9. COMMISSIONERS COMMENTS

9.1 [16-3177](#)

PRESENTATION OF INFORMATION REGARDING A PRECISE ROAD PLAN APPLICATION FOR THE MINER AVENUE COMPLETE STREETS PROJECT
RECOMMENDATION

This item has been scheduled to provide information to the Planning Commission regarding a pending Precise Road Plan (PRP) application for the Miner Avenue Complete Streets Project and the project’s anticipated Draft Initial Study/Proposed Mitigated Negative Declaration (DIS/PMND). This is not a noticed public hearing, and the Planning Commission will not take public testimony on the applications, and no action will be taken on these matters at this meeting. The Planning Commission may take public comment and input. This item is before the commission for its review, comment and input.

Department: Community Development

- Attachments:** [Attachment A - Miner Avenue Existing Conditions](#)
[Attachment B - Proposed Miner Avenue Precise Road Plan](#)

10. ADJOURNMENT

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on December 8, 2016, in compliance with the Brown Act.

Bonnie Paige, CMC

By: _____

Deputy

A. *The meeting will be conducted in accordance with Rosenberg's Rules of Order.*

B. *Each person wishing to address the Planning Commission is encouraged to fill out a speaker card located at the podium. Each speaker will then be called forward to the podium to speak in the order in which their speaker card was received. Speakers are encouraged but not required to provide their name and address when speaking before the Commission.*

C. *All questions from members of the audience to the Planning Commission and/or city staff members shall be directed to the Chairperson of the Planning Commission.*

All questions from Planning Commission members to staff shall be addressed directly to staff from the member asking the question.

No personal comments and/or exchanges will be permitted between members of the audience and individual staff or Commission members. Rather, direction shall be given to staff to follow-up on any issues brought before the Commission. This rule applies to communications outside of the public hearing process.

D. *Information presented to the Commission shall only pertain directly to the item under consideration. Character assassinations, personal feuds, irrelevant data or repetitions of matters already presented shall not be permitted.*

E. *All rules of Decorum pursuant to Council Policy 100-3- Rules for Conduct of City Council Meetings apply equally to this Commission.*

Agendas, staff reports and minutes can be viewed on the City of Stockton web

site <http://www.stockton.gov/government/Meetings/boardComMeetings.html>

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: All proceedings before this meeting body are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8459, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.

CONSENT ITEMS: Information concerning the consent items has been forwarded to the Planning Commission prior to the meeting. Unless a Commissioner or member of the audience has questions concerning a particular

item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.

** For any person wishing to address the Planning Commission on any matter not on the printed agenda. Chairperson may set time limit for individual speakers/groups.*