

**MINUTES
PLANNING COMMISSION
MEETING OF OCTOBER 24, 2024**

425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Brenda Jones

Waqar Rizvi

Greg Thompson

Gurneel Boparai

Terry Hull

Esperanza Vielma

Absent:

Anne Mallett.

Note: Commissioner Mallett absence was excused

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Thompson

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

Dan Richardson - smoke shops, fast food, liquor stores, gas stations and warehouses

Pat Barrett - Arch Road project; mental health

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 24-0832 REQUEST FOR A COMMISSION USE PERMIT TO UPGRADE FROM THE OFF-SALE BEER AND WINE TO OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES IN A FUTURE CONVENIENCE STORE AT 4607 SOUTH AIRPORT WAY (P23-0305) (APN 177-460-24)

Legislation Text

Attachment A - Approved Use Permit P17-0013

Attachment B - Aerial Photo and Location Map

Attachment C - General Plan Map

Attachment D - Zoning Map

Attachment E - Calls for Service & Citywide Averages

Proposed Resolution - Recommending Approval - Commission Use Permit

Exhibit 1 - Approved Plans

PowerPoint Presentation

Commissioner Correspondence - Public Comment

Approve **Motion 2024-10-24-0501-01** waiving the reading the commissioner correspondence.

Moved by: Greg Thompson, seconded by Brenda Jones.

Vote: Motion carried 6-0

Yes: Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai, Terry Hull, and Esperanza Vielma.

Absent: Anne Mallett.

The following person(s) spoke to this item: Pat Barrett

Approve **Motion 2024-10-24-0501-02** directing staff to bring back a resolution denying the Commission Use Permit to upgrade to off-sale of general alcoholic beverages with findings that reflect that the project fails to meet general findings numbers two and five for the reasons articulated on the record to the next available Planning Commission Meeting.

Moved by: Gurneel Boparai, seconded by Esperanza Vielma.

Vote: Motion carried 6-0

Yes: Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai, Terry Hull, and Esperanza Vielma.

Absent: Anne Mallett.

5.2 24-0695 REQUEST FOR A COMMISSION USE PERMIT AND WAIVER TO UPGRADE FROM OFF-SALE OF BEER AND WINE TO OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES IN AN APPROVED CONVENIENCE STORE AT 7620 MARANATHA WAY (P23-0354) (APN 130-030-13)

Legislation Text

Attachment A - P19-0718 Approval

Attachment B - Aerial and Location Map

Attachment C - General Plan Map

Attachment D - Zoning Map

Attachment E - Calls for Service and Citywide Averages

Proposed Resolution

Exhibit 1

PowerPoint Presentation

Approve **Motion 2024-10-24-0502** waiving the reading the commissioner correspondence.

Moved by: Greg Thompson, seconded by Brenda Jones.

Vote: Motion carried 6-0

Yes: Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai, Terry Hull, and Esperanza Vielma.

Absent: Anne Mallett.

The following person(s) spoke to this item: Pat Barrett

Approve **Resolution 2024-10-24-0502** approving a Commission Use Permit and Waiver to upgrade from off-sale of beer and wine to general alcoholic beverages, subject to conditions, including the condition that selling of distilled spirits of 50 milliliters or less, which are not in original factory packaging of four (4) or more, is prohibited

Finding no further environmental review is necessary from the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning);

Moved by: Greg Thompson, seconded by Waqar Rizvi.

Vote: Motion carried 5-1

Yes: Brenda Jones, Waqar Rizvi, Greg Thompson, Terry Hull, and Esperanza Vielma.

No: Gurneel Boparai.

Absent: Anne Mallett.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director, Planning & Engineering - use permits clarification and process, projects

9. COMMISSIONERS COMMENTS

Vice Chair Boparai - thanked staff; type 21 permit process

Commissioner Rizvi - thanked staff, public and applicant

Chair Hull - cancer survivor, breast cancer awareness month

10. ADJOURNMENT - 7:34 PM



Michael McDowell
Assistant Director, Community Development
Department