

**MINUTES
PLANNING COMMISSION
MEETING OF DECEMBER 15, 2016**

425 N. El Dorado Street, Stockton CA

1. CALL TO ORDER/ROLL CALL - 6:02 PM

Roll Call

Present:

Don M. Aguillard

D'Adrea Davie

Christopher Eley

Elizabeth Hull

Sol Jobrack

Kim A. Tutt

Absent:

Kevin Hernandez.

3. ADOPTION OF CONSENT CALENDAR

3.1 16-3186 APPROVAL OF PLANNING COMMISSION MINUTES

NOTE: Approval for filing of the October 27, 2016 and November 17, 2016 Planning Commission meetings will be continued to the next available meeting.

Legislation Text

Attachment A - 2016 Oct 27 Planning Commission Minutes

Attachment B - 2016 Nov 17 Planning Commission Minutes

2. PLEDGE TO FLAG

The pledge was led by Commissioner Davie

4. PUBLIC COMMENT*

None

Vice Chair Jobrack - moved agenda item 9.1 to agenda item 8 without objection from the Commission

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)

Legislation Text

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

Commissioner Eley - disclosed that he was contacted by the attorney for the applicant; went by the location

Commissioner Hull - disclosed that she was contact by the attorney for applicant, asked to drive by

Commissioner Davie - disclosed that she was contacted by attorney, drove by the location

Commissioner Tutt - disclosed that he was contacted by the attorney, did not speak, messaged him that he would be at tonight's meeting

Vice Chair Jobrack - disclosed that he met for coffee with attorney for applicant; friends with real estate agent buying and selling property

Jenny Liaw, Senior Planner - provided a presentation with the aid of a PowerPoint and responded to questions from the Commissioners.

Additional Communications - none

Richard Larowe, Engineer for applicant's project - spoke to the project; Gas Station and safety investment concerns (documents filed); responded to questions from the Commissioners throughout

Document filed by Richard Larowe - Letter from Retail Security

Document filed by Richard Larowe - Safety and Security System

Mike Hakeem, attorney for the applicant - provided information on the applicant and project; responded to questions from the Commissioners throughout

Public Comment in Support - none

Public Comment in Opposition - none

Sergeant Scott Graviette, Stockton Police Department - provided report of project area crime; responded to questions from the Commissioners throughout

Meeting went into Recess to review crime report provided by Staff - 6:49 PM

Meeting Reconvened - 7:00PM

Approve **Motion 2016-12-15-0501** directing Staff to bring back findings of conditions for approval for the project at 6009 N El Dorado Street as a Consent item at the

January 26, 2016 meeting if item is ready, if not return at the February 9, 2016 meeting.

Moved by: Kim A. Tutt, seconded by Christopher Eley.

Vote: Motion carried 5-1

Yes: Don M. Aguillard, Christopher Eley, Elizabeth Hull, Sol Jobrack, and Kim A. Tutt.

No: D'Adrea Davie.

Absent: Kevin Hernandez.

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)

Legislation Text

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

Commissioner Davie - disclosed that she drove by the establishment

Commissioner Tutt - disclosed that he received email from the applicant

Richard Larrouy, Planning Manager - provided a presentation with the aid of a PowerPoint and responded to questions from the Commissioners.

Additional Communications - email received from the applicant's attorney regarding improvements to the facade with stucco

Scott Malm, attorney for the applicant - provided information on the applicant and the project responded to questions from the Commissioners throughout

Meeting went into Recess - 8:05 PM

Meeting Reconvened - 8:15 PM

Amar Singh Mathfallu, applicant - shared his history with the building

Sergeant Scott Graviette, Stockton Police Department - provided a report on the project area crime; responded to questions from the Commissioners throughout

Public Comment in Support - none

Public Comment in Opposition - none

Approve **Resolution 2016-12-15-0502** 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.

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

Vote: Motion carried 6-0

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

Absent: Kevin Hernandez.

Approved Resolution 2016-12-15-0502

6. NEW BUSINESS*

6.1 16-3195 DESIGN REVIEW OF CHASE BANK PROPOSAL FOR 520 N. EL DORADO STREET

Legislation Text

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

Commissioner Tutt - disclosed that he had received an email

Commissioner Hull - disclosed that she had received an email

Commissioner Davie - disclosed that she had received an email, but had not reviewed it; drove by location; spoke with Vice Mayor Fugazi regarding the application

Vice Chair Jobrack - disclosed that he had received email; spoke to Vice Mayor Fugazi who is in support of the project

Commissioner Aguillard - disclosed that he spoke with Vice Mayor Fugazi

Commissioner Eley - disclosed that he had received email

David Stagnaro, Planning Manager - introduced the project and Staff Presenter, Megan Meier; responded to questions from the Commissioners throughout

Megan Meier, Assistant Planner - provided a presentation with the aid of a PowerPoint and responded to questions from the Commissioners

Dan Almquist, applicant - spoke to the project; shared letters from prospective tenants, Starbucks, Chase Bank (documents filed)

Documents filed by Dan Almquist - letters from Chase Bank and Starbucks

Terri Medved, Executive Director, Market Director-Banking at JPMorgan Chase & Co, prospective tenants - spoke to the project and answered questions from the Commissioners

Approve **Resolution 2016-12-15-0601**:

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.

Moved by: Christopher Eley, seconded by Elizabeth Hull.

Vote: Motion carried 4-2

Yes: D'Adrea Davie, Christopher Eley, Elizabeth Hull, and Sol Jobrack.

No: Don M. Aguillard, and Kim A. Tutt.

Absent: Kevin Hernandez.

Approved Resolution 2016-12-15-0601

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Meeting went into Recess - 9:56 PM

Meeting Reconvened - 10:02 PM

9.1 16-3177 PRESENTATION OF INFORMATION REGARDING A PRECISE ROAD PLAN APPLICATION FOR THE MINER AVENUE COMPLETE STREETS PROJECT

This item is informational only, no action required.

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.

Legislation Text

Attachment A - Miner Avenue Existing Conditions

Attachment B - Proposed Miner Avenue Precise Road Plan

Jenny Liaw, Senior Planner - provided an introduction of project lead, Paul Schneider with Siegfried Engineering

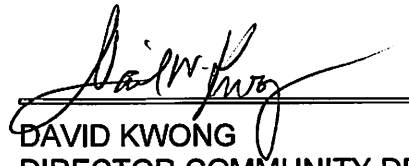
Paul Schneider, Project Lead with Siegfried Engineering - provided a presentation with the aid of a PowerPoint

9. COMMISSIONERS COMMENTS

David Kwong, Community Development Director - reported that City Council upheld the Commission's denial of the permit for 836 East Miner

Commissioner Hull - spoke to possibility of Commissioner's terms ending soon; happy holidays wished

10. ADJOURNMENT - 10:22 PM

A handwritten signature in black ink, appearing to read 'David Kwong', is written over a horizontal line.

DAVID KWONG
DIRECTOR, COMMUNITY DEVELOPMENT