

**MINUTES
PLANNING COMMISSION
MEETING OF JANUARY 14, 2016**

425 N. El Dorado Street, Stockton CA

1. CALL TO ORDER/ROLL CALL - 6:00 PM

Roll Call

Present:

Don M. Aguillard

D'Adrea Davie

Christopher Eley

Kevin Hernandez

Elizabeth Hull

Sol Jobrack

Kim A. Tutt

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

Approve the consent calendar with a single vote.

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

Vote: Motion carried 7-0

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

3.1 15-2259 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 12 Nov 2015 Planning Commission Minutes

Attachment B - 10 Dec 2015 Planning Commission Minutes

Motion 2016-01-14-0301 approving for filing the minutes of the November 12, 2015 and December 10, 2015 Planning Commission meetings.

4. PUBLIC COMMENT*

None.

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

Note: items 5.2 and 5.3 were considered prior to item 5.1.

5.2 15-2258 USE PERMIT TO ESTABLISH A TRANSITIONAL HOUSING FACILITY FOR A MAXIMUM OF 16 RESIDENTS IN AN EXISTING STRUCTURE AT 801 SOUTH CALIFORNIA STREET (P15-275)

Legislation Text

Attachment A - Location Map

Attachment B - Site - Floor Plan

Attachment C - Project Description

Proposed Resolution

Note: A request for continuance from Kim Warren, Executive Director of Celia Way Foundation, Inc., to continue the public hearing to the next regularly scheduled Planning Commission meeting on January 28, 2015, was distributed around the bench prior to the start of this meeting (filed).

Around the Bench - Request for Continuance

Motion 2016-01-14-0502 accepting the requested continuance from applicant Celia Way Foundation, Inc. to continue the item to the January 28, 2016 Planning Commission Meeting.

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

Vote: Motion carried 7-0

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

5.3 15-1834 RESOLUTION BY PLANNING COMMISSION TO RECOMMEND TO CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION, AND APPROVAL OF A MASTER DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR THE DOWNTOWN STOCKTON OPEN WINDOW DEVELOPMENT PROJECT (MDP14-001)

Legislation Text

Attachment A - Location Map

Attachment B - Master Development Plan

Attachment C - Initial Study and Proposed Mitigated Negative Declaration

Attachment D - Development Agreement

Attachment E - Existing and Proposed Land Use Conditions

Attachment F - Illustrative Examples of MDP Area

Proposed Resolution

PowerPoint Presentation - Staff

Note: Two memoranda to the Planning Commission with corrections to the proposed resolution for Item 5.3 and the addition of a draft ordinance for the development agreement, provided by Community Development Director David Kwong on January 14, 2016, were distributed around the bench prior to the start of this meeting as an amendment to the proposed action for the Planning Commission (filed).

Around the Bench - Revised Proposed Resolution

Around the Bench - Draft Ordinance

Each commissioner disclosed having brief conversations with the applicants.

David Kwong, Community Development Director - introduced the item with the aid of a PowerPoint Presentation and responded to questions from the commissioners.

Applicant Zac Cort, President of Ten Space, Inc. - introduced the applicant presentation.

Applicant David Garcia, Director of Community Development for Ten Space, Inc. - continued the applicant presentation with the aid of a PowerPoint Presentation (filed).

PowerPoint Presentation - Applicant

The Planning Commission proceeded with a discussion of the project, with applicants Zac Cort and David Garcia and Community Development Director David Kwong responding to questions and providing comment throughout.

David Kwong, Community Development Director - in response to a question by Commissioner Jobrack, noted that certain boxes regarding mitigations in the Initial Study and Proposed Mitigated Negative Declaration were incorrectly checked and would be corrected prior to bringing the plan to the City Council.

Public Comment

David Kwong, Community Development Director - read a letter addressed to the Planning Commission by Michael Marino, Managing Partner, submitted for filing on January 14, 2016 (filed).

Letter addressed to the Planning Commission filed by Michael Marino

Samuel Nunez, Executive Director of Fathers & Families of San Joaquin - spoke in support of the project.

Cindi Fargo, Chief Executive Officer of the Downtown Stockton Alliance - spoke in support of the project.

Mahala Burns, Commercial Real Estate Broker for Cort Companies, Chairman of the Board for the Downtown Stockton Alliance, and Teen Charter School boardmember - spoke in support of the project and shared concerns regarding parking.

Dan Leavitt, Manager of Regional Initiatives for the San Joaquin Regional Rail Commission and San Joaquin Joint Powers Authority - spoke in support of the project.

Commissioner Jobrack - asked Dan Leavitt to speak to efforts regarding the mitigation of parking concerns.

Leavitt - responded to Commissioner Jobrack's question.

Christian Simas, pastor - spoke in support of the project.

Nate Knodt, San Joaquin Regional Transit District (RTD) Service Development Manager - spoke in support of the project and shared parking concerns, noting there is a master parking plan currently in development between the City of Stockton and San Joaquin RTD.

Garett Daniels and Ryan Camero, local artists - spoke in support of the project.

William Chadook, prospective downtown brewery owner - spoke in support of the project.

Resolution 2016-01-14-0503 forwarding a recommendation (as amended by the around the bench items) to the City Council to adopt a Mitigated Negative Declaration and approve a Master Development Plan and Development Agreement for the Open Window project in Downtown Stockton, in accordance with the Findings for Decision and Conditions of Approval detailed herein (MDP1-14) with the amendment to make corrections to incorrectly marked checkboxes in the Mitigated Negative Declaration.

Moved by: Don M. Aguillard, seconded by Sol Jobrack.

Vote: Motion carried 7-0

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

Meeting went into Recess at 7:50 PM

Meeting reconvened at 7:58 PM

5.1 15-2197 REQUEST FOR A USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE IN AN EXISTING MEAT MARKET AND BAKERY LOCATED AT 944 WATERLOO ROAD (P15-0339)

Legislation Text

Attachment A - Location Map

Attachment B - Site and Floor Plans

Attachment C - Locations of Active On-Sale and Off-Sale Alcoholic Beverages

Proposed Resolution

PowerPoint Presentation

Jenny Liaw, Senior Planner - introduced the item with the aid of a PowerPoint Presentation.

Eduardo Buenrostro - provided the applicant presentation, sharing signatures from community members in support of his application and pictures showing building improvements.

The Planning Commission proceeded to discuss the application, with the applicant and Community Development Director David Kwong responding to questions and providing comment throughout.

Resolution 2016-01-14-0501 denying the request for a Use Permit to allow the off-sale of beer and wine in an existing meat market and bakery at 944 Waterloo Road.

Moved by: Christopher Eley, seconded by Sol Jobrack.

Vote: Motion carried 7-0

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

6. NEW BUSINESS*

None.

7. UNFINISHED BUSINESS

None.

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

David Kwong, Community Development Director - informed the commission that additional correspondence for continued Item 5.2 - Use Permit to Establish a Transitional Housing Facility for a Maximum of 16 Residents in an Existing Structure at 801 South California Street - would be reproduced and provided at the January 28, 2016 Planning Commission meeting.

9. COMMISSIONERS COMMENTS

Commissioner Aguillard - noted difficulty in deciding item 5.1 and commended the applicant for his work keeping up his business.

Commisioner Jobrack - thanked staff for their work on the items; requested that important numbers or pieces of information be bolded to make them easier to find in the packet.

David Kwong, Community Development Director - thanked Commissioner Jobrack for the feedback and stated such feedback will be used as part of making things better.

Commissioner Hull - requested that numbers be listed numerically rather than only spelled out alphabetically.

10. ADJOURNMENT - 8:52 PM



DAVID KWONG
DIRECTOR COMMUNITY DEVELOPMENT