



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Waqar Rizvi, Chair (District 2)
Anne N. Mallett, Vice Chair (District 4)
Gerardo Garcia, Commissioner (District 1)
Jeff Sanguinetti, Commissioner (District 3)
Xavier Mountain, Commissioner (District 5)
Brenda Jones, Commissioner (District 6)
Brando Villapudua., Commissioner (At-Large)

Thursday, February 11, 2021

5:30 PM

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

During this time of local health concerns, you are strongly encouraged to watch the meeting online and you can submit your public comments electronically.

1. You can view the live meeting at <http://www.stocktongov.com/government/Meetings/councilMeetings.html> or cable TV Channel 97.
2. eComment - click <https://stockton.granicusideas.com/meetings> to submit a comment(s). Only one comment per agenda item, per person will be included into the record.
3. Email – City.Clerk@stocktonca.gov if you prefer to email your comments in. Only one comment per agenda item, per person will be included into the record.
4. Public comment voicemail - (209) 937-8459 if you wish to leave your public comment in the form of a voicemail, it will be transcribed and emailed to the City Clerk. Only one comment per agenda item, per person will be included into the record.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

- 3.1 [21-0038](#) **APPROVE A RESOLUTION WHICH REFLECTS THE PLANNING COMMISSION'S JANUARY 14, 2021 APPROVAL OF A COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT, AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS, AND A WAIVER FOR THESE BUSINESSES AT 7840 WEST LANE, SUITE F (APN 094-040-24) (APPLICATION NO. P20-0673)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission approve a resolution that reflects the Commission's January 14, 2021 approval of a Commission Use Permit, Administrative Use Permit, and Waiver to reduce the location requirement to separate commercial cannabis businesses from religious facilities from at least 600 feet to approximately 320 feet, to establish a retail storefront cannabis business and retail non-storefront (delivery only) cannabis business at 7840 West Lane, Suite F (APN 094-040-24), in accordance with the findings and subject to the conditions conveyed on the record and captured on the attached resolution.

Department: Community Development

Attachments: [Attachment A - Planning Commission Staff Report 1-14-2021](#)

[Proposed Resolution - Approving CUP](#)

[Exhibit 1 - Proposed Site Plan](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 [20-7591](#) ZONING MAP AMENDMENT, ADMINISTRATIVE USE PERMIT, AND DESIGN REVIEW REQUEST FOR A PROPOSED SELF-SERVICE CARWASH AT 6011 WEST LANE (APN 094-050-04) (APPLICATION NO. P19-0812)

Recommended Action: RECOMMENDATION

Staff recommends the Planning Commission adopt two resolutions:

1. Forwarding a recommendation to the City Council to approve a Zoning Map Amendment of Accessor Parcel Number (APN) 094-050-04 from Commercial, Office (CO) to Commercial, General (CG); and
2. Approving an Administrative Use Permit and Design Review, subject to conditions.

Department: Community Development

- Attachments:** [Attachment A - Location Map and Aerial Map](#)
[Attachment B - General Plan Land Use Map](#)
[Attachment C - Zoning Map](#)
[Attachment D - Project Plans](#)
[Attachment E - Rezone Map](#)
[Attachment F - Rendered Drawings](#)
[Attachment G - Neighborhood Meeting](#)
[Proposed Resolution - Change to Zone](#)
[Exhibit 1 - Change of Zone Ordinance](#)
[Proposed Resolution - Administrative Use Permit and Design Review](#)
[Exhibit 1 - Administrative Use Permit and Design Review](#)

5.2 [21-0042](#) REQUEST FOR APPROVAL OF A TENTATIVE MAP TO CREATE A NINE (9) LOT SUBDIVISION FOR THE DEVELOPMENT OF SINGLE-FAMILY DWELLINGS AT 1845 EAST THIRTEENTH STREET (APN 171-180-01) (APPLICATION NO. P19-0765)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution approving the proposed Tentative Map, based on findings and subject to conditions.

Department: Community Development

- Attachments:** [Attachment A - Location Map](#)
[Attachment B - General Plan Map](#)
[Attachment C - Zoning Map](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1 - Proposed Tentative Map](#)

6. NEW BUSINESS*

6.1 [21-0026](#) 2021 ELECTION OF PLANNING COMMISSION OFFICERS

Recommended Action: RECOMMENDATION

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.

Department: Community Development

- Attachments:** [Attachment A - Standards and Policies No 1 - Procedural Rules](#)

7. UNFINISHED BUSINESS

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

9. COMMISSIONERS COMMENTS

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 February 5, 2021, in compliance with the Brown Act.

**Eliza R. Garza, CMC
City Clerk**

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.*