



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

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

Thursday, May 14, 2015

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 [15-1662](#) APPROVAL OF PLANNING COMMISSION MEETING MINUTES

Recommended Action: RECOMMENDATION

Approve for filing the minutes of the January 8, 2015, January 22, 2015, February 12, 2015, March 12, 2015, and March 26, 2015 Planning Commission meetings.

Department: Community Development

Attachments: [Attachment A - January 8 2015 Planning Commission Minutes](#)
[Attachment B - January 22 2015 Planning Commission Minutes](#)
[Attachment C - February 12 2015 Planning Commission Minutes](#)
[Attachment D - March 12 2015 Planning Commission Minutes](#)
[Attachment E - March 26 2015 Planning Commission Minutes](#)

4. PUBLIC COMMENT

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 [15-1548](#) GENERAL PLAN AMENDMENT TO MODIFY EXISTING AND
INCORPORATE NEW GOALS, POLICIES, AND IMPLEMENTATION
MEASURES RELATED TO 200-YEAR FLOOD RISK AND
PROTECTION

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution forwarding a recommendation to the City Council to adopt a General Plan Amendment to conform with state law requirements related to 200-year flood risk and protection by the statutory deadline of July 2, 2015.

Department: Community Development

Attachments: [Attachment A - Hydrologic Regions Map](#)

[Attachment B - 200-Year Floodplain Map](#)

[Attachment C - General Plan Amendment - Redline Version](#)

[Attachment D - Findings](#)

[Proposed Resolution - General Plan Amendment](#)

[Exhibit 1 to Resolution](#)

5.2 [15-1594](#) USE PERMIT FOR THE OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES IN A PROPOSED MINI-MART LOCATED AT 8142 WEST LANE, SUITE 140

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission approve a Use Permit for the off-sale of general alcoholic beverages in a proposed mini-mart at 8142 West Lane, Suite 140 (Use Permit #P15-060).

Department: Planning Commission

Attachments: [Attachment A - Location Map, Site Plan, and Floor Plan](#)

[Attachment B - Locations of Existing Off-Sale Alcohol Licenses](#)

[Attachment C - Findings of Approval](#)

[Attachment D - Conditions of Approval for Use Permit](#)

5.3 [15-1680](#) CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF THE VESTING TENTATIVE MAPS FOR THE INDUSTRIAL SUBDIVISION LOCATED NORTH OF ARCH ROAD AND SOUTHWEST OF MARIPOSA ROAD

Recommended Action: RECOMMENDATION

It is recommended that the Planning Commission certify the Final Environmental Impact Report and approve the Vesting Tentative Maps (Tract 3732 and Tract 3733) for the industrial subdivision located north of Arch Road and southwest of Mariposa Road.

Department: Planning Commission

Attachments: [Attachment A – Vicinity Map](#)
[Attachment B – Vesting Tentative Map 3732](#)
[Attachment C – Vesting Tentative Map 3733](#)
[Attachment D – Draft Environmental Impact Report](#)
[Attachment E – Final Environmental Impact Report](#)
[Attachment F – CEQA Findings and Statement](#)
[Attachment G - Findings for Approval](#)
[Attachment H - Conditions of Approval](#)

6. **NEW BUSINESS**

6.1 [15-1657](#) **DISCUSSION ON THE FRAMEWORK AND BASIC POLICY OF A FORTHCOMING ALCOHOL ORDINANCE**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission receive the presentation and continue to offer guidance on the development of an alcohol ordinance.

Department: Community Development

Attachments: [Attachment A - San Bernardino Alcohol Ordinance - Codified Version](#)
[Attachment B - San Bernardino Ordinance - City Council Form](#)

7. **UNFINISHED BUSINESS**

8. **REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**

9. **COMMISSIONERS COMMENTS**

10. **ADJOURNMENT**

Agendas, staff reports and minutes can be viewed on the City of Stockton web site
<http://www.stocktongov.com/government/oMeetings/boardComMeetings.html>

Citizens may comment on any subject within the jurisdiction of this governing body, including items on the Agenda. 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. No speaker cards will be received after the close of the Citizen's Comments portion of the meeting. Each speaker is limited to five minutes. Speakers must be prepared to speak when called. Speakers should hold comments on items listed as a Public Hearing until the Hearing is opened. If a large number of people desire to speak at a Public Hearing, the Chair may reduce the amount of time allocated to each speaker to three (3) minutes.

NOTE: All proceedings 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(s) 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.

AGENDA ITEMS: Information concerning the agenda items have been forwarded to this governing body prior to the meeting. Unless a governing body member 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.

* For any person wishing to address this governing body on any matter not on the printed agenda. The Chairperson may set a time limit for individual speakers/groups.

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.

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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 the Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and, if one is needed, it shall be the responsibility of the person(s) needing one.

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.