



# City of Stockton

Stockton Planning  
Commission

## Meeting Agenda - Final Planning Commission

*Elizabeth Hull, Chair (District 3)*  
*Don M. Aguillard, Vice Chair (District 5)*  
*Sol Jobrack, Commissioner (District 1)*  
*Waqar Rizvi, Commissioner (District 2)*  
*Anne N. Mallett, Commissioner (District 4)*  
*Kimberly A. Warmsley, Commissioner (District 6)*  
*D'Adrea Davie, Commissioner (At-Large)*

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Thursday, April 27, 2017

6:00 PM

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

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1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 [17-3549](#) APPROVAL OF PLANNING COMMISSION MINUTES

**Recommended Action:** RECOMMENDATION

Approval for filing minutes of the January 26, 2017 Planning Commission meetings.

**Department:** Community Development

**Attachments:** [Attachment A - 2017 Jan 26 Planning Commission Minutes](#)

4. PUBLIC COMMENT\*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 [17-3468](#) RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE REZONING OF A 0.90-ACRE SITE FROM IG (INDUSTRIAL, GENERAL) TO IL (INDUSTRIAL, LIMITED) FOR THE ESTABLISHMENT OF A PLANNED RELIGIOUS FACILITY AT 6343 TAM O'SHANTER DRIVE (P16-0633)

**Recommended Action:** RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution forwarding a recommendation to the City Council to approve the Rezoning of the 0.90-acre site from IG (Industrial, General) to IL (Industrial, Limited), in accordance with the findings of fact detailed herein.

**Department:** Community Development

- Attachments:** [Attachment A - Location Map and Aerial Photograph](#)  
[Attachment B - Rezoning Map](#)  
[Attachment C - Community Outreach Meeting Information](#)  
[Proposed Resolution - Recommend Approval of Rezoning](#)  
[Exhibit 1 - Proposed Ordinance](#)

**5.2     [17-3465](#)     **USE PERMIT TO ALLOW A PARKING LOT ON RESIDENTIALLY-ZONED PROPERTY TO BE LOCATED AT 1460 W. FLORA STREET****

**Recommended Action:**     RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving the development of a parking lot on residentially-zoned property at 1460 W. Flora Street.

**Department:**     Community Development

- Attachments:** [Attachment A - Location Map and Aerial Photograph](#)  
[Proposed Resolution - Approval of Use Permit](#)  
[Exhibit 1 - Site Plan](#)

**5.3     [17-3411](#)     **GENERAL PLAN AMENDMENT TO COMPLY WITH STATE REGULATIONS RELATED TO DISADVANTAGED UNINCORPORATED COMMUNITIES AND FLOOD RISK AND LAND USE PLANNING****

**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 disadvantaged unincorporated communities and flood risk and land use planning.

**Department:**     Community Development

- Attachments:** [Attachment A - Resolution 2015-06-23-1601](#)  
[Attachment B - Disadvantaged Unincorporated Communities](#)  
[Attachment C - General Plan Amendment - Redline Version](#)  
[Proposed Resolution - Recommend Adoption of General Plan Amendment](#)  
[Exhibit 1 - Clean Version](#)

**6.     **NEW BUSINESS\*****

**6.1     [17-3478](#)     **FISCAL YEAR 2017 - 2022 CAPITAL IMPROVEMENT PROGRAM - PLANNING COMMISSION DETERMINATION OF CONFORMITY TO THE 2035 GENERAL PLAN CONSISTENT WITH THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 65401****

**Recommended Action:** RECOMMENDATION

It is recommended that the Planning Commission adopt a resolution forwarding a determination to the City Council that the 2017-2022 Capital Improvement Program (CIP) for Fiscal Years (FY) 2017/2018 through FY 2021/2022 conforms to the City of Stockton 2035 General Plan.

**Department:** Community Development

**Attachments:** [Attachment A - FY 2017-2022 Preliminary Capital Improvement Plan](#)  
[Proposed Resolution - CIP GP Conformity 2017](#)

**6.2     [17-3539](#)     SELECTION OF A PLANNING COMMISSION MEMBER FOR THE ENVISION STOCKTON 2040 GENERAL PLAN UPDATE SUB-COMMITTEE**

**Recommended Action:** RECOMMENDATION

Staff recommends that the Planning Commission vote to fill one vacancy on the three-member sub-committee for the Envision Stockton 2040 General Plan Update.

**Department:** Planning Commission

**Attachments:** [Attachment A - Envision Stockton 2040 Schedule](#)  
[Resolution - GP Update Subcommittee March 2017](#)

**7.     UNFINISHED BUSINESS**

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

**8.1     [17-3560](#)     2017 CITY OF STOCKTON PLANNING COMMISSION TRAINING PROGRAM PRESENTED BY LORI ASUNCION, DEPUTY CITY ATTORNEY**

**Department:** Community Development

**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 April 19, 2017, in compliance with the Brown Act.**

**Bonnie Paige, CMC**

**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.*