



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Elizabeth Mowry 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. Warmesley, Commissioner (District 6)
D'Adrea Davie, Commissioner (At-Large)

Thursday, July 13, 2017

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 [17-3792](#) **APPROVAL OF PLANNING COMMISSION MINUTES**

Recommended Action: RECOMMENDATION

Approval for filing minutes of the June 8, 2017, and June 22, 2017,
Planning Commission meetings.

Department: Community Development

Attachments: [Attachment A - 2017 June 8 Planning Commission Minutes](#)

[Attachment B - 2017 June 22 Planning Commission Minutes](#)

3.2 [17-3754](#) **REQUEST FOR A THREE-YEAR EXTENSION FOR AN APPROVED
VESTING TENTATIVE MAP TO SUBDIVIDE A 50.94-ACRE SITE INTO
SIX (6) PARCELS AT PROPERTY LOCATED AT 5365 Arch Road
(VTM 3732, P12-110, P17-0245)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution
approving a request for a three-year time extension of an approved
Vesting Tentative Map (VTM), for property located at 5365 Arch Road, in
accordance with the findings for decision and conditions of approval
detailed herein.

Department: Community Development

Attachments: [Attachment A - Location Map and Aerial Photograph](#)
[Attachment B - Vesting Tentative Parcel Map](#)
[Attachment C - Approved Conditions](#)
[Resolution - Recommending Approval of Time Extension](#)
[Exhibit 1 - Vesting Tentative Map Conditions of Approval](#)

**3.3 [17-3718](#) REQUEST FOR A TIME EXTENSION FOR AN APPROVED VESTING
TENTATIVE MAP AT THE SOUTHWEST CORNER OF EIGHT MILE
ROAD AND DAVIS ROAD (WATERFORD SQUARE SHOPPING
CENTER, VTM3-08, P16-0583)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a request for a time extension of an approved Vesting Tentative Map (VTM), for property located at the southwest corner of Eight Mile Road and Davis Road (Waterford Square Shopping Center), in accordance with the findings for decision and conditions of approval detailed herein.

Department: Community Development

Attachments: [Attachment A - Location Map](#)
[Attachment B - Amended Conditions of Approval-Redline Version](#)
[Resolution - Recommendation of Approval](#)
[Exhibit 1 - Amended Conditions of Approval](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

**5.1 [17-3628](#) REQUEST FOR A USE PERMIT TO UPGRADE FROM THE
OFF-SALE OF BEER AND WINE TO GENERAL ALCOHOLIC
BEVERAGES IN AN EXISTING CONVENIENCE STORE WITH
GASOLINE SALES AT 7272 WEST LANE (P17-0096)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution denying a Use Permit to upgrade from the off-sale of beer and wine to general alcoholic beverages in an existing convenience store with gasoline sales at 7272 West Lane, in accordance with the Findings for Decision detailed herein.

Department: Community Development

Attachments: [Attachment A - Location Map and Aerial Photograph](#)
[Attachment B - Site and Floor Plans](#)
[Attachment C - Project Description](#)
[Attachment D - Census Tracts/Off-Sale Liquor Licenses](#)
[Attachment E - Census Tract 34.10 Liquor Licenses](#)
[Proposed Resolution - Denial of Use Permit Application](#)

5.2 [17-3738](#) USE PERMIT TO ESTABLISH A 11,448-SQUARE FOOT MEDICAL CANNABIS CULTIVATION FACILITY IN AN INDUSTRIAL, GENERAL (IG) ZONE LOCATED AT 1903 NAVY DRIVE

Recommended Action: RECOMMENDATION

Staff recommends the Planning Commission adopt a resolution approving a Use Permit to allow the establishment of a proposed medical cannabis cultivation facility for IG zoned property located at 1903 Navy Drive in accordance with the findings detailed herein.

Department: Community Development

Attachments: [Attachment A - Zoning Map](#)
[Attachment B - Project Description](#)
[Attachment C - Neighborhood Context Map](#)
[Attachment D - Cultivation Map & Cannabis Businesses](#)
[Attachment E - Parking and Site Plan](#)
[Attachment F - Public Meeting Notice/Notes](#)
[Proposed Resolution - Recomend approval of use permit](#)

5.3 [17-3742](#) REQUEST FOR A USE PERMIT TO ESTABLISH A PROPOSED MEDICAL CANNABIS DISPENSARY IN AN EXISTING BUILDING IN AN INDUSTRIAL, GENERAL ZONE AT 2401 STAGECOACH RD (P17-0134)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution approving a Use Permit to allow the establishment of a proposed medical cannabis dispensary at 2401 Stagecoach Road, in accordance with the findings detailed herein.

Department: Community Development

Attachments: [Attachment A - Location Map and Aerial Photograph](#)
[Attachment B - Project Description](#)
[Attachment C - Neighborhood Context Map](#)
[Attachment D - Dispensary Map and Cannabis Businesses](#)
[Attachment E - Community Meeting Notice](#)
[Proposed Resolution - Reccomended Approval of Use Permit](#)
[Exhibit 1 - Site Plan and Floor Plan](#)

5.4 [17-3813](#) REQUEST FOR A USE PERMIT TO ESTABLISH A PROPOSED MEDICAL CANNABIS DISPENSARY IN AN EXISTING COMMERCIAL BUILDING IN THE CG (COMMERCIAL, GENERAL) ZONE AT 7632 PACIFIC AVENUE (P17-0020)

Recommended Action:**RECOMMENDATION**

Staff recommends that the Planning Commission adopt a Resolution approving a Use Permit to allow the establishment of a proposed medical cannabis dispensary at 7632 Pacific Avenue, in accordance with the findings detailed herein.

Department:

Community Development

Attachments:

[Attachment A - Location Map and Aerial Photograph](#)

[Attachment B - Project Description](#)

[Attachment C - Neighborhood Context Maps](#)

[Attachment D - Medical Cannabis Dispensary Restricted Area](#)

[Attachment E - Existing Medical Cannabis Businesses](#)

[Attachment F - Community Meeting Notice](#)

[Resolution - Approval of Use Permit](#)

[Exhibit 1 - Site Map and Floor Plan](#)

6. **NEW BUSINESS***
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 July 5, 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.stocktongov.com/government/oMeetings/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.*