

CITY OF STOCKTON

DEVELOPMENT OVERSIGHT COMMISSION

SPECIAL MEETING AGENDA

November 14, 2018
8:00 a.m.

CDD Permit Center, Large Conference Room
345 N. El Dorado Street, Stockton CA

John Beckman, Chair

Kevin Dougherty (Vice-Chair)

Ken Allred (Commissioner)

Michael Ammann (Commissioner)

Steve Escobar (Commissioner)

Jim Hanley (Commissioner)

Carol Ornelas (Commissioner)

Renee Puig-Hink (Commissioner)

Jeff Sanguinetti (Commissioner)

Jeremy White (Commissioner)



RECORDING SECRETARY

Stephanie Ocasio

COMMUNITY DEVELOPMENT DEPARTMENT
345 N. EL DORADO STREET
STOCKTON, CA 95202

(209) 937-8444

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<http://www.stocktongov.com/government/oMeetings/boardComMeetings.html>

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.

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CONSENT ITEMS: Information concerning the consent items has been forwarded to the **Development Oversight Commission** prior to the meeting. Unless a Board/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 **Development Oversight Commission** on any matter not on the printed agenda. Chairperson may set time limit for individual speakers/groups.

**CITY OF STOCKTON DEVELOPMENT OVERSIGHT COMMISSION
SPECIAL MEETING AGENDA**

November 14, 2018

8:00 a.m.

- 1. CALL TO ORDER / ROLL CALL**
- 2. CONSENT CALENDAR**
 - 2.1) Minutes of April 12, 2018
 - 2.2) Minutes of July 12, 2018
- 3. UNFINISHED BUSINESS**
- 4. NEW BUSINESS**
 - 4.1) General Plan Update
 - 4.2) Electronic Plan Check
 - 4.3) SJAFCA Mossdale Tract Regional Flood Protection Development Impact Fee
- 5. COMMUNICATIONS**
- 6. STAFF COMMENTS**
- 7. COMMISSIONER COMMENTS**
- 8. AUDIENCE PARTICIPATION ***
- 9. ADJOURNMENT**

The next regular quarterly meeting of the Development Oversight Commission is scheduled for January 3, 2019 at 8:00 am, CDD Permit Center Jack Silva Conference Room, 345 N. El Dorado Street.

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 November 5, 2018 in compliance with the Brown Act.

Christian Clegg
Deputy City Manager/Interim Stockton City Clerk

By: _____
Deputy

**MINUTES
DEVELOPMENT OVERSIGHT COMMISSION - SPECIAL
MEETING OF APRIL 12, 2018**

CDD Permit Center, Large Conference Room, 345 N. El Dorado Street, Stockton CA

1. CALL TO ORDER / ROLL CALL - 8:31 AM

Roll Call

Present:

Ken Allred

John Beckman

Kevin Dougherty

Steve Escobar

Jim Hanley

Renee Puig-Hink

Absent:

Michael Ammann, Michael Donaldson, Carol Ornelas, Jeff Sanguinetti, and Jeremy White.

NOTE: Commissioner Sanguinetti arrived to the meeting at 8:38 AM. Commissioner White arrived at 8:46 AM

2. CONSENT CALENDAR

2.1 Minutes of January 11, 2018

Motion 2018-04-12-0201 approving the minutes of January 11, 2018

Moved by: Ken Allred, seconded by Jim Hanley.

Vote: Motion carried 6-0

Yes: Ken Allred, John Beckman, Kevin Dougherty, Steve Escobar, Jim Hanley, and Renee Puig-Hink.

Absent: Michael Ammann, Michael Donaldson, Carol Ornelas, Jeff Sanguinetti, and Jeremy White.

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

David Kwong, Community Development Department Director - noted many proceedings are leading to the conclusion of the mixed phases for the General Plan

4.1 General Plan Update

David Stagnaro, AICP Community Development Planning Manager - provided update to the Commission regarding the General Plan; noted the internal review of the administrative draft document is in concluding stages; expects release for public review in May and will include a forty-five (45) day public comment period

4.2 Development Services Fee Update

Makinde Falade, Program Manager - introduced item and provided status on the Development Services Fee Update; responded to questions and comments from the Commissioners

Chair Beckman - inquired about the Community Facility District policy for new developments to be reviewed by the Development Oversight Commission

David Kwong, Community Development Department Director - explained the Community Facility District policy is directed by City Council; new policy is a taxing mechanism and not considered a development fee

Approve **Motion 2018-04-12-0402** allowing a special meeting for the discussion of whether to make a recommendation to City Council to allow Development Oversight Commission involvement in the Community Facilities District process and allow the Development Oversight Commission to make comments on the policy

Moved by: Jeff Sanguinetti, seconded by Kevin Dougherty.

Vote: Motion carried 8-0

Yes: Ken Allred, John Beckman, Kevin Dougherty, Steve Escobar, Jim Hanley, Renee Puig-Hink, Jeff Sanguinetti, and Jeremy White.

Absent: Michael Ammann, Michael Donaldson, and Carol Ornelas.

5. COMMUNICATIONS

None

6. STAFF COMMENTS

None

7. COMMISSIONER COMMENTS

None

8. AUDIENCE PARTICIPATION

None

9. ADJOURNMENT - 9:03 AM



DAVID W. KWONG
DIRECTOR COMMUNITY DEVELOPMENT

**MINUTES
DEVELOPMENT OVERSIGHT COMMISSION - SPECIAL MEETING - REVISED
MEETING OF JULY 12, 2018**

CDD Permit Center, Large Conference Room
345 N. El Dorado Street, Stockton CA

1. CALL TO ORDER / ROLL CALL - 8:30 AM

Roll Call

Present:

John Beckman
Kevin Dougherty
Ken Allred
Steve Escobar
Jim Hanley
Carol Ornelas
Jeremy White

Absent:

Michael Ammann, Renee Puig-Hink, and Jeff Sanguinetti.

NOTE: Commissioner Sanguinetti arrived to the meeting at 8:41 AM

2. CONSENT CALENDAR

2.1 Minutes of April 20, 2018

April 20, 2018 Minutes for Approval

Approve **Motion 2018-07-12-0201** approving the minutes of April 20, 2018 Development Oversight Commission Meeting

Moved by: Steve Escobar, seconded by Jim Hanley.

Vote: Motion carried 7-0

Yes: John Beckman, Kevin Dougherty, Ken Allred, Steve Escobar, Jim Hanley, Carol Ornelas, and Jeremy White.

Absent: Michael Ammann, Renee Puig-Hink, and Jeff Sanguinetti.

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

4.1 Public Facilities Fee Program Intra-Fund Loan Repayment Plan

David Kwong, Community Development Director introduced Ariana Ayala, Community Development Planning Manager - provided information on the item and answered questions from Commissioners. Discussions ensued regarding the Public Facilities Fee Intrafund Loan Repayment Plan proposal

Public Comment

Mike Locke - shared experience working with Public Facilities Fee Intrafund Loan Programs

Approve **Motion 2018-07-12-0401** adopting staff's recommendation and forwarding the Public Facilities Fee Program Intra-Fund Loan Repayment Plan Proposal to the City Council

Moved by: Carol Ornelas, seconded by Kevin Dougherty.

Vote: Motion carried 8-0

Yes: John Beckman, Kevin Dougherty, Ken Allred, Steve Escobar, Jim Hanley, Carol Ornelas, Jeff Sanguinetti, and Jeremy White.

Absent: Michael Ammann, and Renee Puig-Hink.

4.2 Development Services Fee Study Update

David Kwong, Community Development Director - provided update to commission on the Development Services Fee Study and answered questions from Commissioners

4.3 General Plan Update

David Stagnaro, AICP Community Development Planning Manager - presented information on General Plan Update status and answered questions from Commissioners

5. COMMUNICATIONS

None

6. STAFF COMMENTS

David Kwong, Community Development Director - introduced new Community Development staff members Stephanie Ocasio, Assistant Director of Community Development and future Recording Secretary of Development Oversight Commission and John Schweigerdt, Deputy Building Official

7. COMMISSIONER COMMENTS

None

8. AUDIENCE PARTICIPATION

None

9. ADJOURNMENT - 9:43 AM



DAVID W. KWONG
DIRECTOR, COMMUNITY DEVELOPMENT