



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Kimberly A. Warmesley, Chair (District 6)
Waqar Rizvi, Vice Chair (District 2)
Gerardo Garcia, Commissioner (District 1)
Jeff Sanguinetti, Commissioner (District 3)
Anne N. Mallett, Commissioner (District 4)
Xavier Mountain, Commissioner (District 5)
D'Adrea Davie, Commissioner (At-Large)

Thursday, August 22, 2019

5:30 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 [19-5739](#) **APPROVAL OF PLANNING COMMISSION MINUTES**

Recommended Action: RECOMMENDATION

Approval for filing minutes of the May 9, 2019, May 23, 2019, and July 11, 2019, Planning Commission meetings.

Department: Community Development

Attachments: [Attachment A - 2019-05-09 Planning Commission Minutes](#)
[Attachment B - 2019-05-23 Planning Commission Minutes](#)
[Attachment C - 2019-07-11 Planning Commission Minutes](#)

3.2 [19-5751](#) **REQUEST FOR A SECOND TWO-YEAR TIME EXTENSION FOR
AN APPROVED VESTING TENTATIVE MAP (CRYSTAL BAY, VTM
17-05/P19-0195)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a second two-year time extension for an approved vesting tentative map, for property located on the south side of Eight Mile Road, east of Rio Blanco Road and west of Westlake Drive (Crystal Bay, VTM17-05/P19-0195).

Department: Community Development

Attachments: [Attachment A - Location Map and Aerial Photography](#)
[Attachment B - Vesting Tentative Map](#)
[Attachment C - Council Resolution 2018-07-17-1301](#)
[Attachment D - Redline Version for Conditions of Approval](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1 - Condition of Approval Clean Version](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

**5.1 [19-5753](#) EXPANSION OF AN EXISTING CONVENIENCE STORE
INCLUDING ALCOHOLIC BEVERAGE SALES AND EXPANSION
OF FUEL PUMPS, NEW CANOPY, AND RETENTION OF EXISTING
DRIVE-THROUGH CAR WASH AT 4747 WEST LANE (P18-0823)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution:

1. Approving a Use Permit to allow the expansion of an existing convenience store including alcoholic beverage sales and expansion of fuel pumps from four (4) to nine (9), new canopy, and retention of existing drive-through car wash.
2. Approving Design Review for the project's site plan, building elevations, landscape plan, and colors/materials .

Department: Community Development

Attachments: [Attachment A - Location Map and Aerial Photography](#)
[Attachment B - Resolution 96-0213](#)
[Attachment C - Site and Floor Plans](#)
[Attachment D - Proximity to Other Alcoholic Beverage Sale Establishments](#)
[Attachment E - Calls for Service](#)
[Attachment F - Census Tract 34.07 Liquor Licenses](#)
[Attachment G - Building Elevations](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1 - Site and Floor Plans](#)

6. NEW BUSINESS*

7. UNFINISHED BUSINESS

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 [19-5768](#) CANNABIS REGULATORY PROGRAM UPDATE

Recommended Action: This staff presentation is being provided for informational purposes only. No action is required.

Department: Community Development

Attachments: [Attachment A - Presentation](#)

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 August 14, 2019, 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.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.*