



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

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

Thursday, April 9, 2020

5:30 PM

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

During this time of local health concerns, the City of Stockton is following the guidelines as stated by the State of California Executive Order N-29-20 and N-33-20. Due to these concerns, public comment(s) are temporarily limited to electronic participation.

1. You are strongly encouraged to observe the live stream of the Planning Commission meetings at

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

2. eComment - click <https://stockton.granicusideas.com/meetings> to submit eComment(s) prior to, and during, the meeting. New users, follow the instructions to create an account. Note: eComments during the meeting, click the "Past" tab.

3. If you wish to make a comment after the meeting has begun, please submit your comment via email to the City Clerk at City.Clerk@stocktonca.gov or call (209) 937-8459. Your comment will be shared with the Planning Commission and placed into the record at the Planning Commission meeting.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 [20-6357](#) REQUEST FOR A TWO-YEAR TIME EXTENSION FOR VESTING
TENTATIVE MAP NO. VTM3-08 ("WATERFORD SQUARE
SHOPPING CENTER") LOCATED AT THE SOUTHWEST CORNER
OF EIGHT MILE ROAD AND DAVIS ROAD (APN 070-070-46, -47,
-48) (APPLICATION NO. P19-0790)

Recommended Action: RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution approving a two-year time extension for Vesting Tentative Map No. VTM3-08, subject to conditions.

Department: Community Development

Attachments: [Attachment A - Commission Resolution 2017-07-13-0303](#)
[Attachment B - Location Map, General Plan Land Use Map, and Zoning Map](#)
[Attachment C - Approved Vesting Tentative Map](#)
[Proposed Resolution - Recommending Approval](#)

4. PUBLIC COMMENT***5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS****5.1 [20-6190](#) ADMINISTRATIVE USE PERMIT FOR PROPOSED MOBILE HOME PARKS LAND USE AT 2733, 2811, 2868, 2871, AND 2810 AUTO CENTER CIRCLE (APN 128-030-01, -02, -03, -04) (Application No. P19-0290)****Recommended Action:** RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution approving an Administrative Use Permit, subject to conditions.

Department: Community Development

Attachments: [Attachment A - Location Map](#)
[Attachment B - Project Plans](#)
[Attachment C - Stockton Municipal Code](#)
[Attachment D - Mobilehome Parks Act](#)
[Attachment E - Preemption Matrix](#)
[Attachment F - Comment Letters](#)
[Attachment G - Applicant Correspondence](#)
[Proposed Resolution - Recommending Approval](#)

5.2 [20-6341](#) PUBLIC HEARING TO CONSIDER THE PROPOSED TRA VIGNE MIXED-USE DEVELOPMENT PROJECT, CONSISTING OF A GENERAL PLAN AMENDMENT, ANNEXATION, PREZONING, VESTING TENTATIVE MAPS AND ENVIRONMENTAL IMPACT REPORT, LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND WEST LANE (P16-0052)

Recommended Action:**RECOMMENDATION**

Staff recommends that the Planning Commission adopt resolutions forwarding a recommendation to the City Council:

- a) Certifying the Tra Vigne Mixed Use Project Environmental Impact Report, including Findings of Overriding Considerations and project Mitigation Monitoring and Reporting Program to the City Council; and
- b) Approving a General Plan Amendment to reconfigure the Low and High Density Residential, and Commercial and adding open space/agriculture land uses; and
- c) Approving a Vesting Tentative Map for the Tra Vigne West Project to subdivide approximately 205 acres into mixed use lots, including single family and multifamily residential, commercial, parks and open space; and
- d) Approving a Vesting Tentative Map for the Tra Vigne East Project to subdivide approximately 121 acres into mixed use lots including single family residential, parks and open space; and
- e) Approving Annexation and Detachment of the Waterloo-Morada Rural Fire District and Rezoning of approximately 341.17 acres for the Tra Vigne Mixed-Use development Project.

Department:

Community Development

Attachments:

[Attachment A - Location Map](#)
[Attachment B - Project Land Use Plan](#)
[Attachment C - General Plan Amendment](#)
[Attachment D - Annexation Package](#)
[Attachment E - Vesting Tentative Map - Tra Vigne West](#)
[Attachment F - Vesting Tentative Map - Tra Vigne East](#)
[Attachment G - Public Facilities Finance Plan](#)
[Attachment H - Fiscal Impact Report](#)
[Attachment I - Development Infrastructure Phasing Plan](#)
[Attachment J - Final Environmental Impact Report](#)
[Attachment K - CEQA Findings](#)
[Proposed Resolution - EIR and Findings](#)
[Proposed Resolution - General Plan Amendment](#)
[Proposed Resolution - Tra Vigne West VTM](#)
[Exhibit 1 - Conditions of Approval - Tra Vigne West](#)
[Proposed Resolution - Tra Vigne East VTM](#)
[Exhibit 1 - Conditions of Approval Tra Vigne East](#)
[Proposed Resolution - Annexation and Rezoning](#)

5.3 [20-6313](#)**MULTIPLE AMENDMENTS TO TITLE 16 OF THE STOCKTON
MUNICIPAL CODE TO COMPLY WITH THE STOCKTON 2040**

GENERAL PLAN AND CHANGES TO STATE LAW.**Recommended Action:** RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution recommending the City Council:

1. Find no further environmental review is required for the proposed amendments to Title 16 (Development Code) per the California Environmental Quality Act (CEQA) pursuant to 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines; and

2. Adopt an Ordinance amending Title 16 (Development Code) of the Stockton Municipal Code (SMC) Chapters 16.12 (Land Use Permit Requirements), 16.16 (Zoning Districts Established, Zoning Map Adopted), 16.20 (Allowable Land Uses and Permit Requirements), 16.24 (Zoning District Development Standards), 16.28 (Overlay Zoning District Land Use and Development Standards), 16.40 (Affordable Housing Incentives/Density Bonus Provisions), 16.48 (Fences, Hedges, and Walls), 16.60 (Noise Standards), 16.64 (Off-Street Parking and Loading Standards), 16.76 (Sign Standards), 16.80 (Standards for Specific Uses), 16.88 (Review Procedures), 16.92 (Implementation Procedures, Conditions, and Requirements), 16.120 (Design Review), 16.136 (Land Development Permits), 16.64 (Temporary Activity Permits), 16.180 (Applicability and Administration of Subdivision Regulations), 16.188 (Tentative Map and Tentative Parcel Map Filing and Processing), 16.216 (Boundary Changes), 16.220 (Cultural Resources), and 16.240 (Definitions/Glossary) .

Department: Community Development

Attachments: [Attachment A - Existing Code](#)

[Attachment B - Proposed Ordinance Redline Version](#)

[Proposed Resolution - Recommending Approval](#)

[Exhibit 1 - Proposed Ordinance Clean](#)

- 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 April 3, 2020, 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.*