



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Waqar Rizvi, Chair (District 2)
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, October 22, 2020

5:30 PM

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

During this time of local health concerns, City Hall has limited socially-distanced seating available to the public. Due to these concerns, you are strongly encouraged to watch the meeting online and you can submit your public comments electronically.

1. You can view the live meeting at <http://www.stocktongov.com/government/Meetings/councilMeetings.html>
2. eComment - click <https://stockton.granicusideas.com/meetings> to submit an eComment(s). Only one comment per agenda item, per person will be read into the record.
3. Email – City.Clerk@stocktonca.gov if you prefer to email your comments in. Only one comment per agenda item, per person will be read into the record.
4. Public comment voicemail - (209) 937-8459 if you wish to leave your public comment in the form of a voicemail, it will be transcribed and emailed to the City Clerk. Only one comment per agenda item, per person will be read into the record.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 [20-7280](#) APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action:

RECOMMENDATION

Approval for filing minutes of the July 23, 2020, and August 27, 2020 Planning Commission meetings.

Department:

Community Development

Attachments:

[Attachment A - 2020-07-23 Planning Commission Minutes](#)

[Attachment B - 2020-08-27 Planning Commission Minutes](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**5.1 [20-7151](#) USE PERMIT TO ALLOW ESTABLISHMENT AND OPERATION OF A SLAUGHTERHOUSE IN AN EXISTING WAREHOUSE BUILDING AT 2404 STAGECOACH ROAD (P20-0469)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a Use Permit to allow the establishment and operation of a proposed slaughterhouse in an existing warehouse building at 2404 Stagecoach Road, based on the findings and subject to the conditions in the proposed resolution.

Department: Community Development

Attachments: [Attachment A - Location Map and Aerial Photograph](#)
[Attachment B - Site Plan and Floor Plan](#)
[Proposed Resolution - Recommending Approval.docx](#)

5.2 [20-6912](#) 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), 16.20 (Allowable Land Uses and Permit Requirements), 16.24 (Zoning District Development Standards), 16.36 (General Development and Use 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), 16.72 (Public Improvements), 16.76 (Sign Standards), 16.80 (Standards for Specific Uses), 16.116 (Amendments (General Plan, Development Code, and Zoning Map), 16.120 (Design Review), 16.130 (Heritage Tree Permit), 16.152 (Site Plan Review), 16.188 (Tentative Map and Tentative Parcel Map Filing and Processing), 16.196 (Condominiums and Conversions), and 16.240 (Definitions/Glossary).

Department: Community Development

Attachments: [Attachment A - Existing Code](#)
[Attachment B - Proposed Ordinance Redline](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1 - Proposed Ordinance Clean](#)

6. NEW BUSINESS*

**6.1 [20-7137](#) DEVELOPMENT AGREEMENT REVIEW FOR THE OPEN WINDOW
PROJECT FOR THE TIME PERIOD OF MARCH 25, 2016 - JUNE
30, 2020**

Recommended Action: RECOMMENDATION

It is recommended that the Planning Commission:

1. Review the applicant's submittal regarding good faith compliance with the terms or conditions of the Development Agreement for the Open Window Project; and

2. Make a determination as to whether the Applicant is/is not in compliance with the terms or conditions of the agreement so that the Director may either:

a. Notify the applicant via certified mail that it is compliant with the terms and conditions of the agreement; or

b. Notify the applicant via certified mail that it is not compliant with the terms or conditions of the agreement and provide recommendations to comply within a specified period of time, but in no event less than 30 days, or face legal action to enforce compliance, termination, or modification of the development agreement.

Department: Community Development

Attachments: [Attachment A - Development Agreement - Open Window](#)
[Attachment B - Vicinity Map](#)
[Attachment C - Annual Report from Developer - Ten Space](#)
[Attachment D - Permit Application List](#)

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 October 16, 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.*