



City of Stockton

Stockton Planning
Commission

Meeting Agenda - - Revised 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)
Vacant (District 6)
Vacant, Commissioner (At-Large)

Thursday, January 14, 2021

5:30 PM

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

During this time of local health 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.stocktonca.gov/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 included 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 included 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 included into the record.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 [20-7540](#) APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action:

RECOMMENDATION

Approval for filing minutes of the October 22, 2020, and December 10, 2020 Planning Commission meetings.

Department: Community Development

Attachments: [Attachment A - 2020-10-22 Planning Commission Minutes](#)
[Attachment B - 2020-12-10 Planning Commission Minutes](#)

3.2 [20-7590](#) COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS, ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS, AND A WAIVER OF

**CANNABIS BUSINESS LOCATION REQUIREMENTS - ALL
CONCERNING A 4,123 SQUARE FOOT COMMERCIAL SPACE IN A
COMMERCIAL GENERAL (CG) ZONE AT 6709 PLYMOUTH ROAD,
SUITES C & D (APPLICATION NO. P20-0596)**

Recommended Action: RECOMMENDATION

Approve a resolution:

1. Denying a Commission Use Permit to allow the establishment of a proposed retail storefront cannabis business, in accordance with the findings in the attached Resolution; and
2. Denying an Administrative Use Permit to allow a retail non-storefront (delivery only) cannabis business, in accordance with the findings in the attached Resolution; and
3. Denying a Waiver to reduce the location requirement to separate commercial cannabis businesses from at least 600 feet to approximately 585 feet of a childcare center.

Department: Community Development

Attachments: [Attachment A - Staff Report 12-10-20](#)
[Proposed Resolution - Recommending Denial](#)
[Exhibit 1](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

- 5.1 [21-0018](#) ZONING MAP AMENDMENT, ADMINISTRATIVE USE PERMIT, AND
DESIGN REVIEW REQUEST FOR A PROPOSED SELF-SERVICE
CARWASH AT 6011 WEST LANE (APN 094-050-04)
(APPLICATION NO. P19-0812)**

Recommended Action: RECOMMENDATION

City staff requests a continuance of this public hearing agenda item to the Planning Commission Meeting of February 11, 2021.

Department: Community Development

- 5.2 [20-6970](#) REQUEST FOR APPROVAL OF A TENTATIVE MAP TO CREATE A
NINE (9) LOT SUBDIVISION FOR THE DEVELOPMENT OF
SINGLE-FAMILY DWELLINGS AT 1845 EAST THIRTEENTH
STREET (APN 171-180-01) (APPLICATION NO. P19-0765)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution approving the proposed Tentative Map, based on findings and subject to conditions.

Department: Community Development

Attachments: [Attachment A - Location Map](#)
[Attachment B - General Plan Map](#)
[Attachment C - Zoning Map](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1 - Proposed Tentative Map](#)

Note: This item was pulled by the Community Development Department on 2021-01-08

**5.3 [20-7416](#) COMMISSION USE PERMIT TO ESTABLISH A RETAIL
STOREFRONT CANNABIS BUSINESS, ADMINISTRATIVE USE
PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT
(DELIVERY ONLY) CANNABIS BUSINESS, AND A WAIVER OF
CANNABIS BUSINESS LOCATION REQUIREMENTS - ALL
CONCERNING A 3,600 SQUARE FOOT COMMERCIAL SPACE AT
7840 WEST LANE, SUITE F (APPLICATION NO. P20-0673)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution to:

1. Deny a Commission Use Permit to allow the establishment of a proposed retail storefront cannabis business, in accordance with the findings and subject to the conditions herein;
2. Deny an Administrative Use Permit to allow a retail non-storefront (delivery only) cannabis business, in accordance with the findings and subject to the conditions herein; and
3. Deny a Waiver to reduce the location requirement to separate commercial cannabis businesses from at least 600 feet to approximately 320 feet of a religious facility.

Department: Community Development

Attachments: [Attachment A - Location Map](#)
[Attachment B - Proposed Site Plan](#)
[Attachment C - Neighborhood Context Information](#)
[Attachment D - Waiver Request Memo](#)
[Attachment E - Applicant Supplemental Information](#)
[Attachment F - Existing Retail Storefront Businesses](#)
[Attachment G - Existing Non-storefront Retail Businesses](#)
[Proposed Resolution - Recommending Denial](#)
[Exhibit 1 - Proposed Site 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 January 8, 2021, 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.*