



# City of Stockton

Stockton Planning  
Commission

## Meeting Agenda - Final Planning Commission

*Anne N. Mallett, Chair (District 4)*  
*Jeff Sanguinetti, Vice Chair (District 3)*  
*Gerardo Garcia, Commissioner (District 1)*  
*Waqar Rizvi, Commissioner (District 2)*  
*Xavier Mountain, Commissioner (District 5)*  
*Brenda Jones, Commissioner (District 6)*  
*Brando Villapudua., Commissioner (At-Large)*

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Thursday, May 13, 2021

5:30 PM

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

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**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.**

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1. You can view the live meeting at <http://www.stocktongov.com/government/oMeetings/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](mailto: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.
5. WebEx virtual participation - if you wish to join the meeting virtually to provide public comment please contact the City Clerk's Office at (209) 937-8458 or [city.clerk@stocktonca.gov](mailto:city.clerk@stocktonca.gov) no later than 5:00 PM the day of the meeting. You will be asked to provide your name, phone number, your email, and the item you wish to speak on. You will be emailed instructions to log into WebEx to participate in the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE TO FLAG**
3. **ADOPTION OF CONSENT CALENDAR**
- 3.1 [21-0359](#) **APPROVAL OF PLANNING COMMISSION MINUTES**

**Recommended Action:** RECOMMENDATION

Approval for filing minutes of the February 25, 2021, March 25, 2021, and April 8, 2021 Planning Commission meetings.

**Department:** Community Development

**Attachments:** [Attachment A - 2021-02-25 Planning Commission Minutes](#)  
[Attachment B - 2021-03-25 Planning Commission Minutes](#)  
[Attachment C - 2021-04-08 Planning Commission Minutes](#)

#### 4. PUBLIC COMMENT\*

#### 5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

- 5.1 [21-0301](#) REQUEST FOR APPROVAL OF A TENTATIVE MAP TO CREATE A SEVEN (7) LOT SUBDIVISION AT THE EXISTING ROBINHOOD PLAZA SHOPPING CENTER AT 5756 AND 5606 PACIFIC AVENUE (APNS 102-270-060; -070; -080; -090; -100) (APPLICATION NO. P20-0237)

**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 Land Use Map](#)  
[Attachment C - Zoning Map](#)  
[Proposed Resolution - Recommending Approval](#)  
[Exhibit 1 - Tentative Map](#)

- 5.2 [21-0273](#) COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)

**Recommended Action:** RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution:

1. Approving a Commission Use Permit to allow the establishment of a proposed retailer storefront cannabis business, in accordance with the findings and subject to the conditions found in the Proposed Resolution; and
2. Approving an Administrative Use Permit to allow a retail non-storefront (delivery only) cannabis business, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

**Department:** Community Development

**Attachments:**    [Attachment A - Location Map](#)  
[Attachment B - Existing Retail Storefront & Non-storefront Businesses](#)  
[Proposed Resolution - Cannabis Retail Storefront](#)  
[Exhibit 1 - Site Plans](#)

**6.        NEW BUSINESS\***

**6.1       [21-0272](#)       PLANNING COMMISSION STUDY SESSION ON SERIES 2 OF THE  
CITY-INITIATED AMENDMENTS TO THE STOCKTON CITYWIDE  
ZONING MAP AND GENERAL PLAN LAND USE MAP TO COMPLY  
WITH THE 2040 GENERAL PLAN**

**Recommended Action:**       RECOMMENDATION

It is recommended that the Planning Commission receive a presentation from City staff and provide direction on the proposed second Series ("Series 2") of City-initiated amendments to the Stockton Citywide Zoning Map and General Plan Land Use Map to comply with the 2040 General Plan.

**Department:**       Community Development

**Attachments:**    [Attachment A - General Plan Land Use Map](#)  
[Attachment B - Stockton Citywide Zoning Map](#)

**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 May 6, 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.*