



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)

Thursday, June 24, 2021

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> or cable TV Channel 97.
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 included 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 no later than 30 minutes prior to the start 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 [21-0460](#) APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Approval for filing minutes of the April 22, 2021, May 13, 2021, and May 27, 2021 Planning Commission meetings.

Department: Community Development

Attachments: [Attachment A - 2021-04-22 Planning Commission Minutes](#)
[Attachment B - 2021-05-13 Planning Commission Minutes](#)
[Attachment C - 2021-05-27 Planning Commission Minutes](#)

**3.2 [21-0381](#) REQUEST FOR A ONE-YEAR TIME EXTENSION FOR AN
APPROVED VESTING TENTATIVE MAP FOR DELTA COVE
(VESTING TENTATIVE MAP APPLICATION NO. P21-0437)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a one-year time extension.

Department: Community Development

Attachments: [Attachment A - Approved Vesting Tentative Map](#)
[Attachment B - Location Map and Aerial Photography](#)
[Attachment C - PC Resolution 2017-08-10-0501](#)
[Attachment D - PC Resolution 2020-05-14-0301](#)
[Proposed Resolution - Recommending Approval](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

**5.1 [21-0355](#) INITIAL STUDY/ADDENDUM TO THE 2040 GENERAL PLAN
ENVIRONMENTAL IMPACT REPORT, PREZONE, TENTATIVE
PARCEL MAP, COMMISSION USE PERMIT AND DESIGN REVIEW
REQUESTS FOR THE PROPOSED RETAIL COMMERCIAL
CENTER DEVELOPMENT AT THE SOUTHEAST CORNER OF
EAST HAMMER LANE & MARANATHA DRIVE (APN 130-030-13)
(P19-0718)**

Recommended Action: RECOMMENDATION

Staff recommends the Planning Commission adopt:

1. A resolution recommending the City Council adopt the Initial Study/Addendum to the previously certified 2040 General Plan Environmental Impact Report (SCH #2017052062) and adopt a Mitigation Monitoring and Reporting Program;
2. A Resolution recommending the City Council adopt an Ordinance for the Pre-zoning of the APN 130-030-13 to Commercial, General (CG);
3. A Resolution approving a Tentative Parcel Map, subject to conditions;
4. A Resolution approving a Commission Use Permit, subject to conditions; and
5. A Resolution approving Design Review, subject to conditions.

Department: Community Development

Attachments: [Attachment A- Location Map](#)
[Attachment B - Zoning Map](#)
[Attachment C - General Plan Land Use Map](#)
[Attachment D - Project Plans](#)
[Attachment E - Prezone Description](#)
[Attachment F - Tentative Parcel Map Updated](#)
[Attachment G - Calls for Service](#)
[Attachment H - Annexation Map Updated](#)
[Proposed Resolution - Recommending Approval - Addendum to GP EIR](#)
[Exhibit 1 - EIR Addendum and Appendices Updated](#)
[Proposed Resolution - Recommending Approval - Prezone](#)
[Exhibit 1 - Proposed Ordinance - Prezoning](#)
[Proposed Resolution - Recommending Approval - Tentative Parcel Map](#)
[Exhibit 1 - Tentative Parcel Map](#)
[Proposed Resolution - Recommending Approval - Commission Use Permit](#)
[Exhibit 1 - Site Plan](#)
[Proposed Resolution - Recommending Approval - Design Review](#)
[Exhibit 1 - Design Review](#)

6. NEW BUSINESS*

6.1 [21-0365](#) CULTURAL HERITAGE BOARD INTERVIEWS

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission conduct interviews for the Cultural Heritage Board candidates, appoint four (4) new members, and forward the appointments to the City Council for approval.

Department: Community Development

Attachments: [Attachment A - CHB Applications \(Redacted\)](#)

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 June 17, 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.*