



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, December 9, 2021

5:30 PM

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

The City of Stockton invites public participation in multiple forms. You provide your comments by using one of these methods:

1. e-Comment - follow the e-comment link on the City's agenda page stockton.granicusideas.com/meetings
2. Email - you may email your comments to city.clerk@stocktonca.gov
3. Voicemail - you can leave a voice message by dialing (209) 937-8459.
4. WebEx - if you wish to join the meeting virtually, you must email city.clerk@stocktonca.gov no later than 90 minutes prior to the meeting on the day of the meeting to request a WebEx link.
5. In-Person Comments –
 - a) Speakers must submit "request to speak cards" to the Clerk prior to the Public Comment portion of the agenda. No speaker cards will be accepted after the close of Public Comment. Please redirect any inquiries to City.Clerk@stocktonca.gov.
 - b) Address only issues over which the meeting body has jurisdiction.
 - c) Each speaker will be limited to one 3-minute comment opportunity. Donating time is not authorized.
 - d) Your time will be displayed on the speaker podium for convenience

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 [21-0909](#) APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Approval for filing minutes of the October 28, 2021 Planning Commission meeting.

Department: Community Development

Attachments: [Attachment A - 2021-10-28 Planning Commission Minutes](#)

3.2 [21-0895](#) PLANNING COMMISSION MEETING SCHEDULE FOR THE

CALENDAR YEAR 2022

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission approve, by motion, the meeting schedule for the Calendar Year 2022.

Department: Community Development

Attachments: [Attachment A - Procedural Rules](#)
[Attachment B - 2022 Planning Commission Calendar](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

- 5.1 [21-0896](#) **AMENDMENT TO COMMISSION USE PERMIT (P17-0134) FOR CANNABIS STOREFRONT RETAILER TO ALLOW THE EXPANSION OF A CANNABIS STOREFRONT RETAILER BUSINESS WITHIN A 31,780 SQUARE FOOT INDUSTRIAL BUILDING AT 2401/2403 STAGECOACH ROAD (APPLICATION NO. P21-0311) (APN 173-320-18)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution:

1. Finding that the proposed project is categorically exempt from CEQA, pursuant to CEQA Guidelines section 15301(a) (Existing Facilities) since the project will occupy an existing facility and no expansion of building or site is proposed.
2. Approving an Amendment to a Use Permit for a Cannabis Retailer Storefront Business (P17-0134) to allow an 13,159 square foot floor area expansion within a 31,780 square foot industrial building, based on findings and subject to conditions in the proposed resolution.

Department: Community Development

Attachments: [Attachment A - Location Map](#)
[Attachment B - Approved Resolutions](#)
[Attachment C - Existing Cannabis Business Locations](#)
[Attachment D - P18-0720 Approved Site Plan](#)
[Attachment E - Project Plans](#)
[Resolution - Recommending Approval](#)
[Exhibit 1 - Project Plans](#)

- 5.2 [21-0871](#) **CONTINUED PUBLIC HEARING - ADOPT A RESOLUTION AMENDING TITLE 16, CHAPTER 16.20, SECTION 16.20.020 AND CHAPTER 16.80, SECTION 16.80.195 RELATED TO THE CANNABIS REGULATORY PROGRAM**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution forwarding a recommendation to the City Council to adopt an Ordinance Amending Title 16, Chapter 16.20, Section 16.20.020 and Chapter 16.80, Section 16.80.195 of the Stockton Municipal Code, amending the Cannabis Regulatory Program.

Department: Community Development

- Attachments:** [Attachment A1 - Ordinance Redlines - Option 1](#)
[Attachment A2 - Ordinance Redlines - Option 2](#)
[Attachment A3 - Ordinance Redlines - Option 3](#)
[Attachment A4 - Ordinance Redlines - Option 4](#)
[Attachment B - Recommendation Summary Matrix](#)
[Attachment C - Location Requirement Options](#)
[Attachment D - Best Practices Report](#)
[Attachment E - Equity Analysis Report](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1](#)

- 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 November 30, 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.stockton.gov/government/Meetings/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.*