

**MINUTES
PLANNING COMMISSION
MEETING OF JUNE 8, 2017**

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

1. CALL TO ORDER/ROLL CALL - 6:02 PM

Roll Call

Present:

Don M. Aguillard

D'Adrea Davie

Sol Jobrack

Anne N. Mallet

Waqar Rizvi

Absent:

Elizabeth Mowry Hull.

Excused:

Kimberly A. Warmesley

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Jobrack.

3. ADOPTION OF CONSENT CALENDAR

3.1 17-3580 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2017 Jan 26 Planning Commission Minutes

Attachment B - 2017 Mar 23 Planning Commission Minutes

Approve **Motion 2017-06-08-0301-01** for filing minutes of the January 26, 2017 Planning Commission meetings.

Moved by: D'Adrea Davie, seconded by Sol Jobrack.

Vote: Motion carried 4-0

Yes: Don M. Aguillard, D'Adrea Davie, Sol Jobrack, and Anne N. Mallet.

Abstain: Waqar Rizvi.

Absent: Elizabeth Mowry Hull, and Kimberly A. Warmesley.

Note: Commissioner Rizvi did not review the online minutes of the January 26, 2017 meeting; he recused from voting

Approve **Motion 2017-06-08-0301-02** for filing minutes of the March 23, 2017 Planning Commission meetings.

Moved by: Sol Jobrack, seconded by D'Adrea Davie.

Vote: Motion carried 5-0

Yes: Don M. Aguillard, D'Adrea Davie, Sol Jobrack, Anne N. Mallet, and Waqar Rizvi.

Absent: Elizabeth Mowry Hull, and Kimberly A. Warmesley.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 17-3469 REQUEST FOR A USE PERMIT TO ESTABLISH A PROPOSED MINI-STORAGE FACILITY AND A VARIANCE TO INCREASE THE HEIGHT OF A MASONRY WALL AND INSTALL A WROUGHT IRON FENCE WITH BLOCK COLUMNS TO REPLACE A REQUIRED SOLID MASONRY WALL, FOR PROPERTY LOCATED AT 7555 PACIFIC AVENUE (P16-0648)

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Notice of Preliminary Determination

Attachment C - Letter of Justification

Proposed Resolution - Approval of Use Permit and Variance

Exhibit 1 - Site Plan and Floor Plan with Elevations

Approved Resolution - 2017-06-08-0501

Legal Ad

Declaration of Mailing

PowerPoint Presentation - 7555 Pacific Avenue

Approve Resolution 2017-06-08-0501 approving the following requests:

1. A Use Permit to allow the establishment of a proposed mini-storage facility with a two-story office/manager's residence in the CG (Commercial, General) zone; and

2. A Variance to:

i. increase the height of the solid masonry wall along the west and south property lines of the subject site from eight (8) feet to ten (10) feet; and

ii. install an eight (8) foot high wrought iron fence with block columns in place of the required solid masonry wall along the north and east property lines of the subject site, in accordance with the findings for decision and conditions of approval detailed herein.

Moved by: Waqar Rizvi, seconded by Anne N. Mallet.

Vote: Motion carried 5-0

Yes: Don M. Aguillard, D'Adrea Davie, Sol Jobrack, Anne N. Mallet, and Waqar Rizvi.

Absent: Elizabeth Mowry Hull, and Kimberly A. Warmasley.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 17-3666 OVERVIEW OF NEW MEDICAL MARIJUANA ORDINANCE PRESENTED BY TOM PACE, DEPUTY DIRECTOR

Legislation Text

Thomas Pace, Deputy Director of Community Development - gave presentation with the aid of a PowerPoint and responded to questions from Commissioners along with David Stagnaro, Community Development Planning Manager

PowerPoint Presentation - New Medical Cannabis Ordinance Agenda Item 8.1

Public Comment

Jackie McGowan - cannabis industry consultant spoke for client interested in opening a dispensary in Stockton

8.2 17-3662 ENVISION STOCKTON 2040 GENERAL PLAN UPDATE - GOALS, POLICIES, AND ACTIONS REVIEW/GUIDANCE

Review and provide staff guidance regarding General Plan goals, policies, and actions. Information item only

Legislation Text

Attachment A - Project Schedule

Attachment B - Vision Statement

Attachment C - Preferred Land Use Alternative

Attachment D - Goals and Policies Open House Summary

David Stagnaro, Community Development Planning Manager - spoke to phases in the General Plan update process; visioning process; land use alternative selection (filed); goals, policies and action steps of the update with the aid of a PowerPoint presentation (filed) provided by Tanya Sundberg, Senior Associate, Placeworks; David Stagnaro responded to Commissioner's questions

Document filed by David Stagnaro - Alternative C Modification Options for area north of Eight Mile Road

PowerPoint Presentation - Planning Commission Study Session #3

Public Comment

Eric Parfrey - recognized new city manager and administration on General Plan process and public outreach efforts; spoke to land use options having specific categories addressing reduction of vehicle miles traveled, greenhouse gas emissions and rising sea levels; previous direction from city council to use Land Use Alternative Option C

Greg Bahr - spoke in support of design standards for specific areas of town; development of area north of Eight Mile Road Option C but with flexibility

David Garcia - supports development of area north of Eight Mile with high standards and flexibility

The Planning Commission proceeded with a discussion of the General Plan with Commissioners providing guidance to the land use alternatives.

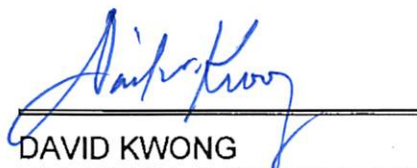
9. COMMISSIONERS COMMENTS

Commissioner Jobrack - asked for and received clarification on setting policies for broadening types of other cannabis businesses

Commissioner Davie - requests further discussions on General Plan before sending to city council

Commissioner Rizvi - requests information on county median income; minimum number of jobs for future General Plan discussions

10. ADJOURNMENT - 8:36 PM



DAVID KWONG
DIRECTOR, COMMUNITY DEVELOPMENT