

**MINUTES  
PLANNING COMMISSION  
MEETING OF FEBRUARY 22, 2018**

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425 N. El Dorado Street, Stockton, CA

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**1. CALL TO ORDER/ROLL CALL - 5:32 PM**

Roll Call

Present:

Don M. Aguillard

D'Adrea Davie

Sol Jobrack

Anne N. Mallet

Waqar Rizvi

Kimberly Warmesley

Absent:

Elizabeth Mowry Hull.

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Jobrack

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 18-4289 REQUEST FOR A TENTATIVE MAP APPROVAL FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL PROJECT LOCATED ON THE SOUTH SIDE OF THE CALAVERAS RIVER BETWEEN ALVARADO AVENUE AND THE UNION PACIFIC RAILROAD TRACKS (P17-0356) AND RECOMMENDATION TO COUNCIL FOR THE ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND REZONE FROM RESIDENTIAL, MEDIUM-DENSITY (RM) TO RESIDENTIAL, LOW-DENSITY (RL)**

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Tentative Map

Attachment C - Rezoning Map

Attachment D - Community Outreach Meeting Notice

Resolution - Approval of Resolution

Exhibit 1 - Tentative Map

Exhibit 2 - Initial Study-Mitigated Negative Declaration

Exhibit 3 - Rezoning

Approved Resolution 2018-02-22-0501

PowerPoint presentation - Calaveras Estates IV Residential Project

Around the Bench Memo - Agenda Item 5.1 - Revised Resolution

Correspondence Received from Union Pacific Railroad - Comments to the Proposed Residential Development

Approve **Motion 2018-02-22-0501** waiving the requirement under Section 9(E) of the Planning Commission Standards and Policies No. 1 that communications received outside the agenda packet be read into the record.

**Moved by:** Kimberly Warmesley, seconded by Waqar Rizvi.

**Vote:** Motion carried 6-0

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

**Absent:** Elizabeth Mowry Hull.

Public Comment

Mike Hakeem, Attorney, Hakeem Ellis and Marengo - representing applicant

Randy Blaine, Florsheim Homes - clarified the estimated scope of the project

Charlie Simpson, Basecamp Environmental - addressed concerns cited in correspondence from Union Pacific Railroad

Approve **Resolution 2018-02-22-0501:**

1. Approving a Tentative Map (TM) to subdivide an 8.2-acre site into forty-two lots, including forty (40) residential lots and two non-residential lots; and

2. Forwarding a recommendation to the City Council to:

a. Adopting an Initial Study/Proposed Mitigated Negative Declaration for the Calaveras Estates IV Residential Project; and

b. Approving the Rezoning of an 8.2-acre site from RM (Residential, Medium-Density) to RL (Residential, Low-Density).

Approval of the noted applications will allow the construction of forty (40) single-family residences on the south side of the Calaveras River between Alvarado Avenue and the Union Pacific Railroad tracks, in accordance with the findings of fact detailed herein.

**Moved by:** Kimberly Warmesley, seconded by D'Adrea Davie.

**Vote:** Motion carried 6-0

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

**Absent:** Elizabeth Mowry Hull.

**5.2 18-4367 USE PERMIT FOR ON-PREMISES, FREEWAY-ORIENTED, ELECTRONIC MESSAGE BOARD POLE SIGN IN THE CHANNEL AREA LOCATED AT 1748 W FREMONT STREET (P17-0622)**

Legislation Text

Attachment A - Aerial Photo and Location Map

Attachment B - Site Plan

Attachment C - Elevations and Photo Simulation

Resolution - Recommend Approval

Exhibit 1 - Site Plan

Exhibit 2 - Elevations and Photo Simulation

Approved Resolution 2018-02-22-0502

PowerPoint presentation - Use Permit at 1748 W. Fremont Street

Public Comment

Andy Soares, United Sign Systems - shared work completed with owner to keep project within allowable limits; answered questions from Commissioners

Approve **Resolution 2018-02-22-0502** approving a Use Permit and Design Review for an on-premises, electronic, freeway-oriented pole sign located at 1748 W. Fremont St. based on the findings and conditions of approval detailed in the proposed resolution.

**Moved by:** D'Adrea Davie, seconded by Waqar Rizvi.

**Vote:** Motion carried 6-0

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

**Absent:** Elizabeth Mowry Hull.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

**8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**

David Kwong, Community Development Director - nothing to report

**9. COMMISSIONERS COMMENTS**

Commissioner Jobrack - complimented Assistant Planner Allison Holmstead on her first staff presentation to the Commission

Commissioner Rizvi - complimented Assistant Planner Allison Holmstead on her first staff presentation to the Commission; congratulated Chair Aguillard and Vice Chair Warmesley on conducting first meeting in their new roles

**10. ADJOURNMENT - 6:12 PM**

  
A handwritten signature in blue ink, appearing to read "David Kwong", is written over a horizontal line.

DAVID KWONG  
DIRECTOR, COMMUNITY DEVELOPMENT