

**MINUTES
PLANNING COMMISSION
MEETING OF NOVEMBER 16, 2017**

425 N. El Dorado Street, Stockton, CA

1. CALL TO ORDER/ROLL CALL - 6:00 PM

Roll Call

Present:

Elizabeth Hull

Sol Jobrack

Anne N. Mallet

Waqar Rizvi

Kimberly A. Warmsley

Absent:

Don M. Aguillard, and D'Adrea Davie.

NOTE: Commissioner Davie arrived to the meeting at 6:01 PM

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Jobrack.

3. ADOPTION OF CONSENT CALENDAR

Approve the Consent Calendar with a single vote.

Moved by: Sol Jobrack, seconded by Kimberly A. Warmsley.

Vote: Motion carried 6-0

Yes: D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmsley.

Absent: Don M. Aguillard.

3.1 17-4166 APPROVAL OF PLANNING COMMISSION MINUTES

Motion 2017-11-16-0301 approving the minutes of the October 12, 2017, and October 26, 2017 Planning Commission meetings.

Legislation Text

Attachment A - 2017 Oct 12 Planning Commission Minutes

Attachment B - 2017 Oct 26 Planning Commission Minutes

3.2 17-4113 MOTION TO APPROVE PLANNING COMMISSION MEETING SCHEDULE FOR THE CALENDAR YEAR 2018, AND AMEND THE

PROCEDURAL RULES FOR CONDUCTING PLANNING COMMISSION MEETINGS

Motion 2017-11-16-0302 approving the Planning Commission meeting schedule for the Calendar Year 2018; and

Resolution 2017-11-16-0302 amending the Procedural Rules for Conducting Planning Commission Meetings to ensure consistency with the City Council and Council Policies.

Legislation Text

Attachment A - Standards and Policies - Redline Version

Proposed Resolution - Recommending Approval

Exhibit 1 - Clean Version

Approved Resolution 2017-11-16-0302

3.3 17-4117 REQUEST FOR A SECOND TWO-YEAR TIME EXTENSION FOR AN APPROVED TENTATIVE MAP APPLICATION (VERONA ESTATES, TM17-06/P17-0461)

Resolution 2017-11-16-0303 approving a request for a second two-year time extension of the approved tentative map, for the property located on the north side of Juliet Road and east of Mariposa Road (Verona Estates, TM17-06/P17-0461).

Legislation Text

Attachment A - Location Map

Attachment B - Conditions of Approval - Redline Version

Proposed Resolution - Recommend Approval

Exhibit 1 - Clean Version

Approved Resolution 2017-11-16-0303

3.4 17-4118 REQUEST FOR A TWO-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP (CRYSTAL BAY, VTM 17-05/P17-0148)

Resolution 2017-11-16-0304 approving a two-year time extension of an approved vesting tentative map, for property located on the south side of Eight Mile Road, east of Rio Blanco Road and west of Westlake Drive (Crystal Bay, VTM17-05/P17-0148).

Legislation Text

Attachment A - Location Map

Proposed Resolution - Recommend Approval

Exhibit 1 - Crystal Bay VTM Conditions

Approved Resolution 2017-11-16-0304

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 17-4107 AMENDMENT TO TITLE 16 OF THE STOCKTON MUNICIPAL CODE RELATED TO RETAIL STORES IN THE IL, INDUSTRIAL-LIMITED ZONE (P17-0634)

Legislation Text

Attachment A - Proposed Ordinance - Redline

Proposed Resolution - Recommend Approval

Exhibit 1 - Proposed Ordinance - Clean

Approved Resolution 2017-11-16-0501

PowerPoint presentation - Amendment to Title 16 (Development Code) to allow Retail Stores in the Industrial Limited Zone

Approve **Resolution 2017-11-16-0501** forwarding a recommendation to the City Council to amend Stockton Municipal Code Title 16, Chapter 16.16, Section 16.16.020.C.1, Industrial Zoning Districts and Chapter 16.20, Section 16.20.020, Table 2-2, "Allowable Land Uses and Permit Requirements" to allow retail stores in the IL zone in accordance with the facts detailed herein and the required findings contained in the Resolution.

Moved by: D'Adrea Davie, seconded by Anne N. Mallet.

Vote: Motion carried 6-0

Yes: D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmsley.

Absent: Don M. Aguillard.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

David Stagnaro, Planning Manager, Community Development Department - gave an update on Stockton's General Plan process to the Commission; study sessions with the subcommittee regarding General Plan Policy documents and Environmental Impact Reports tentatively scheduled for December 7, 2017.

David Kwong, Director, Community Development Department - informed Commissioners that Council approved the cannabis ordinance that had originally come before them and reviewed what action Council took; reported that Thomas Pace is leaving the City of Stockton.

9. COMMISSIONERS COMMENTS

Commissioner Rizvi - wished Thomas Pace good luck; asked if the cannabis ordinance was approved by Council with Planning Commission's suggestions

David Kwong, Director, Community Development Department - reported that Planning Commission's suggestions were considered by Council

Commissioner Mallet - congratulated Thomas Pace; asked for clarification regarding the conditional use permit appeal for a medical cannabis dispensary at 2401 Stagecoach Road that went before Council; what recourse the applicant may have

David Kwong - spoke to action surrounding the conditional use permit appeal at 2401 Stagecoach Road; reported what recourse is left for applicant to explore

Lori Asuncion, Deputy City Attorney - further explained what occurred with the conditional use permit appeal at 2401 Stagecoach Road

Chair Hull - spoke to Planning Commission Resolution 2017-10-12-0502 recommending that City Council adopt an ordinance amending medical cannabis regulations and banning certain cannabis businesses; asked for clarification regarding Planning Commission's recommendation to Council that a one-year limit be given to the ban

David Kwong, Director, Community Development Department - staff will report back with the requested information

10. ADJOURNMENT - 6:19 PM



DAVID KWONG
DIRECTOR, COMMUNITY
DEVELOPMENT