

**MINUTES
PLANNING COMMISSION
MEETING OF DECEMBER 14, 2017**

Council Chamber - 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

Kimberly A. Warmesley

Absent:

Elizabeth Hull.

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Mallett.

3. ADOPTION OF CONSENT CALENDAR

3.1 17-4226 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2017 Nov 16 Planning Commission Minutes

Approve Motion 2017-12-14-0301 approving the filing minutes of the November 16, 2017 Planning Commission meeting.

Moved by: Kimberly A. Warmesley, seconded by Anne N. Mallett.

Vote: Motion carried 5-0

Yes: Don M. Aguillard, Sol Jobrack, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmesley.

Recuse: D'Adrea Davie.

Absent: Elizabeth Hull.

4. PUBLIC COMMENT

Danny Nuss, representative for the Community Center for the Blind and Visually Impaired - spoke in support of the Family Care Facility at 130 W. Flora

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 17-4150 USE PERMIT FOR A PROPOSED FAMILY CARE HOME FOR 15 CLIENTS LOCATED AT 130 W FLORA (P17-0557)

Legislation Text

Attachment A - Zoning Map Location Map and Aerial Photograph

Attachment B - State License

Commissioner Disclosures - None

David Stagnaro - AICP Planning Manager, Community Development Department introduced Assistant Planner Kanoa Kelley who presented information on the item with the aid of a PowerPoint presentation (filed); answered questions from commissioners and explained Added Condition #15 based on outside communication received from a resident

Naja Boyd, Chief Operating Officer, Anka Behavioral Health - provided information on program and services provided to behavioral health clients; answered questions from commissioners

The following individuals spoke to the proposed Family Care Home for 15 Clients at 130 W. Flora St.:

Joe Lopez
Francisco Garcia
Peter He
John Cisneros

Approve Resolution 2017-12-14-0501 approving a Use Permit for a family care facility serving 15 clients, located at 130 W. Flora Street, based on the findings and conditions of approval detailed in the proposed resolution.

WITH ADDED CONDITION:

15. Residents placed within the Family Care Facility shall not be on parole, probation, a violent offender, or sex offender.

Moved by: D'Adrea Davie, seconded by Kimberly A. Warmasley.

Vote: Motion carried 6-0

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

Absent: Elizabeth Hull.

5.2 17-4158 USE PERMIT, DESIGN REVIEW, AND AN ADMINISTRATIVE EXCEPTION FOR A PARKING REDUCTION, FOR A PROPOSED TRANSIT STATION LOCATED AT 1505 SOUTH UNION STREET (P17-0426)

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Proposed Site Plan and Floor Plan

Attachment C - Proposed Elevations

Proposed Resolution - Recommending Approval

Approved Resolution 2017-12-14-0502

Powerpoint Presentation 2017-12-14

Commissioner disclosures - None

Kanoa Kelley, Assistant Planner Community Development - presented item with the aid of a PowerPoint presentation (filed) and answered questions from commissioners Attachment A

Wendell Krell, San Joaquin Regional Transit District, Director of Facilities - provided information on new facility and routes serviced; answered questions from commissioners

Public Comment

Pastor Gerald Williams, Faith Fellowship Christian Center - spoke to new facility and impact of traffic on Union Street

Approve **Resolution 2017-12-14-0502** approving a Use Permit, Design Review, and an Administrative Exception for a parking reduction, for a Transit Station located at 1505 South Union Street based on the findings and conditions of approval detailed in the resolution.

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

Vote: Motion carried 6-0

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

Absent: Elizabeth Hull.

5.3 17-4160 REQUEST FOR A USE PERMIT AND DESIGN REVIEW APPROVAL TO ESTABLISH A 35,640 SQUARE FOOT MEDICAL CANNABIS CULTIVATION FACILITY IN AN INDUSTRIAL GENERAL (IG) ZONE LOCATED AT 7979 SOUTH AIRPORT WAY

Legislation Text

Attachment A - Zoning Map

Attachment B - Neighborhood Context Map

Attachment C - Cultivation Map & Cannabis Businesses

Attachment D - Parking and Site Plan

Attachment E - Operation Summary

Attachment F - Public Meeting Notice

Proposed Resolution - Recommending Approval

Approved Resolution 2017-12-14-0503

Exhibit 1

Powerpoint Presentation 2017-12-14

David Stagnaro - AICP Planning Manager, Community Development Department introduced Assistant Planner Kanoa Kelley who presented information on the item with the aid of a PowerPoint presentation (filed); answered questions from commissioners

The following individual spoke in opposition to the Use Permit approval for the establishment of a medical cannabis cultivation facility at 7979 South Airport Way:

Eddie Lucchesi, Manager, San Joaquin County Mosquito Vector Control District - spoke in opposition to project; documents filed (3)

Document filed - E.Lucchesi(1)

Document filed - E.Lucchesi(2)

Document filed - E.Lucchesi(3)

1. Approving a Use Permit to allow the establishment of a proposed medical cannabis cultivation facility in an Industrial General zoned parcel located at 7979 S. Airport Way, in accordance with the findings detailed herein; and

2. Approving the design review application in accordance with the recommendation of the Design Review Committee for the proposed elevations, which are in substantial compliance with the City of Stockton Design Guidelines for Industrial and warehouse uses.

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

Vote: Motion carried 5-1

Yes: Don M. Aguillard, Sol Jobrack, Anne N. Mallet, Waqar Rizvi, and Kimberly A. Warmesley.

No: D'Adrea Davie.

Absent: Elizabeth Hull.

Approved Resolution 2017-12-14-0503

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

David Stagnaro, AICP Planning Manager, Community Development Department - thanked Commissioners Aguillard, Davie and Rizvi for successful subcommittee meetings discussing the General Plan update and related Environmental Impact Report; public review anticipated at beginning of the new year

David Kwong, Community Development Director - provided update on council actions regarding 3706 Hammer Lane project continued to late February 2018; status of actions taken on cannabis item submitted to council in November

Commissioner Rizvi - thanked staff and fellow commissioner's for efforts on General Plan subcommittee meetings

9. COMMISSIONERS COMMENTS

Commissioner Jobrack - thanked Commissioners Aguillard, Davie, Rizvi and staff for efforts on General Plan subcommittee; be mindful of commitments to have document available for public review by end of year

10. ADJOURNMENT - 8:49 PM



DAVID W. KWONG
DIRECTOR, COMMUNITY DEVELOPMENT