

**MINUTES
PLANNING COMMISSION
MEETING OF FEBRUARY 8, 2018**

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

1. CALL TO ORDER/ROLL CALL - 5:31 PM

Roll Call

Present:

Don M. Aguillard

D'Adrea Davie

Elizabeth Hull

Sol Jobrack

Waqar Rizvi

Kimberly Warmesley

Absent:

Anne Mallet.

2. PLEDGE TO FLAG

Commissioner Davie led the Pledge of Allegiance

3. ADOPTION OF CONSENT CALENDAR

3.1 18-4302 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2017 Dec 14 Planning Commission Minutes

Attachment B - 2018 Jan 11 Planning Commission Minutes

Approve **Motion 2018-02-08-0301** approving the minutes of the December 14, 2017 and January 11, 2018 Planning Commission meetings.

Moved by: Don M. Aguillard, seconded by D'Adrea Davie.

Vote: Motion carried 6-0

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Waqar Rizvi, and Kimberly Warmesley.

Abstain: Anne Mallet.

4. PUBLIC COMMENT

James Paul, Owner, Team Trouble - shared information about the American Basketball Association team; requested information on leasing contact for Stockton Arena

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 18-4317 REQUEST FOR A USE PERMIT TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH THE OFF-SALE OF BEER AND WINE, GASOLINE, AND GENERAL MERCHANDISE WITH A CAR WASH FACILITY AND TRUCK FUELING STATION AT 4607 S AIRPORT WAY (P17-0013) AND RECOMMENDATION TO COUNCIL FOR THE ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, REZONE FROM INDUSTRIAL, GENERAL (IG) TO COMMERCIAL GENERAL (CG) AND DESIGN REVIEW APPROVAL

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Crime Reporting District Map

Attachment C - Census Tract 38.03, Liquor Licenses

Attachment D - General Plan & Rezoning Map

Attachment E - Proposed Elevations

Attachment F - Community Outreach Meeting Information

Attachment G - Notice of Intent - Proposed Mitigated Neg Dec

Resolution - Approval of Resolution

Approved Resolution - 2018-02-08-0501

Exhibit 1 - Final Initial Study and Mitigated Negative Declaration

Exhibit 2 - Rezoning Map and Proposed Ordinance

Exhibit 3 - Design Review

PowerPoint - Airport Sperry Commercial Project

Commissioner Disclosures: Chair Mowry-Hull - spoke to applicant's attorney

Mike Hakeem, legal counsel for applicant - provided information on the applicant and the project; responded to questions from the Commissioners

Julio Tinajero, Principal, Milestone Associates - provided ingress/egress information at project site; answered questions from Commissioners

Public Comment

Beverly Bilge

Approve Resolution 2018-02-08-0501:

1. Approving a Use Permit to allow the off-sale of beer and wine in a convenience store associated with the development of a gasoline station, a truck fueling station, and a car wash facility; and

2. Making a Public Convenience and Necessity Finding in accordance with ABC Licensing regulations and the criteria listed under Stockton Municipal Code section 16.168.050.C.4; and

3. Forwarding a recommendation to the City Council to:

- a. Adopting an Initial Study/Proposed Mitigated Negative Declaration for the Airport Sperry ARCO Station Project; and
- b. Approving the Rezoning of a 2.22-acre site from IG (Industrial, General) to CG (Commercial, General); and
- c. Approving the Design Review for the project to ensure compliance with all applicable provisions of the City's Design Review Guidelines.
- d. Approving the noted applications will allow a convenience store selling a combination of alcohol, gasoline, and general merchandise with car wash facility and truck fueling station at the north-east corner of Airport Way and Sperry Road, 4607 S. Airport Way, in accordance with the findings of fact detailed herein.

Moved by: Sol Jobrack, seconded by Waqar Rizvi.

Vote: Motion carried 5-1

Yes: D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Waqar Rizvi, and Kimberly Warmesley.

No: Don M. Aguillard.

Absent: Anne Mallet.

5.2 18-4326 VARIANCE TO ALLOW A PARKING REDUCTION FOR THE SIERRA VISTA AFFORDABLE HOUSING DEVELOPMENT APN'S 169-270-03 AND 169-270-04 (P17-0681)

Attachment A - Location Map and Aerial Photograph

Attachment B - Sierra Vista Site Plan and Elevations

Attachment C - RTD Transit Routes

Proposed Resolution - Approval of Variance

Approved Resolution - 2018-02-08-0502

PowerPoint - Sierra Vista Parking Variance

Commissioner Disclosures: Chair Mowry-Hull - knows individual involved with project

Chip Jones, Deputy Director Housing Authority County of San Joaquin - shared results of parking study performed at project site

Sam Kingore, Mogavero Architects - provided parking survey statistics; handicap accessibility requirement information

Peter Ragsdale, Executive Director Housing Authority County of San Joaquin - shared information regarding project and answered questions from Commissioners

Approve **Resolution 2018-02-08-0502** granting a Variance to allow a reduction in parking from 1.75 spaces per unit (inclusive of guest parking) to 1.0 space per unit for the affordable housing development, Sierra Vista, in accordance with the findings for decisions detailed herein.

Moved by: Waqar Rizvi, seconded by Don M. Aguillard.

Vote: Motion carried 6-0

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Waqar Rizvi, and Kimberly Warmsley.

Absent: Anne Mallet.

Note: Chair Mowry Hull called for a recess at 6:56 PM. Meeting reconvened at 7:03 PM.

6. NEW BUSINESS

6.1 18-4308 ELECTION OF PLANNING COMMISSION OFFICERS

Legislation Text

Attachment A - Standards and Policies No 1 - Procedural Rules

Election of Chairperson

Approve **Motion 2018-02-08-0601-01** electing Don Aguillard as Chairperson to serve for the next 12 months, in accordance with Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Minutes.

Moved by: Elizabeth Hull, seconded by D'Adrea Davie.

Vote: Motion carried 6-0

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Waqar Rizvi, and Kimberly Warmsley.

Absent: Anne Mallet.

Election of Vice-Chairperson

Approve **Motion 2018-02-08-0601-02** electing Kimberly Warmsley as Vice-Chairperson to serve for the next 12 months, in accordance with Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Minutes.

Moved by: Don M. Aguillard, seconded by D'Adrea Davie.

Vote: Motion carried 6-0

Yes: Don M. Aguillard, D'Adrea Davie, Elizabeth Hull, Sol Jobrack, Waqar Rizvi, and Kimberly Warmsley.

Absent: Anne Mallet.

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

David Kwong, Community Development Director - reported on City Council action regarding denial of appeal for medical cannabis cultivation facility at 1903 Navy Drive; the recommended approval of the gas station at Eight Mile Road and Thornton Road including all legislative entitlements; provided clarification on action taken regarding Title 16 Code Change forwarded to City Council and was unanimously approved

9. COMMISSIONERS COMMENTS

Vice Chair Aguillard - thanked fellow Commissioners for honor of nomination to position as Chair; shared recent loss of father

Commissioner Warmsley - honored for nomination to Vice Chair position; provided condolences to Vice Chair Aguillard; suggested staff provide assistance directing Team Trouble Basketball team to Stockton Arena contact

Commissioner Davie - congratulated Vice Chair Aguillard and Commissioner Warmsley on new positions on Planning Commission; gave condolences to Vice Chair Aguillard and family; spoke to James Paul's request for support of local basketball team

Commissioner Rizvi - congratulated Vice Chair Aguillard and Commissioner Warmsley for nominations on new positions; offered condolences to Vice Chair Aguillard; thanked James Paul for efforts in making Stockton a better community

Commissioner Davie - congratulated and thanked Chair Mowry Hull for job well done as Chair

Commissioner Jobrack - thanked Chair Mowry-Hull for her commitment; congratulated Vice Chair Aguillard and Commissioner Warmsley on their new positions; offered condolences to Vice Chair Aguillard and family; encouraged James Paul to keep up the good work in the community

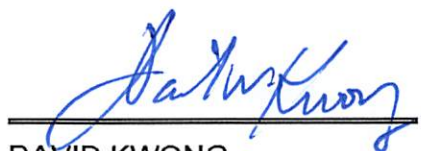
Chair Mowry-Hull - commended staff for great presentations and graphics

Commissioner Warmsley - spoke to pleasure of working with Chair Mowry-Hull

Commissioner Rizvi - thanked Chair Mowry-Hull for leadership

Vice Chair Aguillard - thanked Chair Mowry-Hull for guidance and support; wonderful year

10. ADJOURNMENT - 7:24 PM



DAVID KWONG
DIRECTOR, COMMUNITY DEVELOPMENT