

**MINUTES  
PLANNING COMMISSION  
MEETING OF SEPTEMBER 27, 2018**

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425 N. El Dorado Street, Stockton CA

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

Roll Call

Present:

Don M. Aguillard  
D'Adrea Davie  
Sol Jobrack  
Anne Mallett  
Waqar Rizvi  
Kimberly A. Warmesley

Absent:

Elizabeth Mowry Hull.

**NOTE:** Commissioner Mowry Hull arrived to the meeting at 5:33 PM

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Davie.

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

Angela May

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 18-4864 USE PERMIT TO ALLOW THE ESTABLISHMENT OF A CARD ROOM IN AN EXISTING COMMERCIAL BUILDING AT 3121 WEST BENJAMIN HOLT DRIVE (P18-0550)**

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Proposed Site Plan

Attachment C - Calls for Service

Proposed Resolution - Recommending Approval

Chair Aguillard - request for continuance received from Michael Hakeem, attorney for the applicant (document filed); item will be continued to the Planning

Commission meeting of December 13, 2018

Around the Bench Memo - Correspondence received from Michael Hakeem

**5.2 18-4743 REQUEST FOR A USE PERMIT TO ESTABLISH A PROPOSED MARKET WITH OFF-SALE GENERAL ALCOHOLIC BEVERAGES AT 2208 E. MAIN STREET (P18-0302)**

Legislation Text

Attachment A - Location Map and Aerial Photography

Attachment B - Site and Floor Plans

Attachment C - Census Tract 19.00 Liquor Licenses

Resolution - Recommending Approval

Exhibit 1 - Site and Floor Plans

PowerPoint presentation - 2208 E. Main Street

Commissioner Disclosures:

Chair Aguillard - spoke with Mike Hakeem, attorney for the applicant

Commissioner Rizvi - spoke with Mike Hakeem, attorney for the applicant

Commissioner Jobrack - recused himself from this item due to relationship with the applicant; left the Chamber at 5:39 PM

Mike Hakeem, attorney for applicant - spoke to the item; answered questions from Commissioners

Approve **Resolution 2018-09-27-0502** approving a Use Permit to establish a proposed meat and grocery market with off-sale of general alcoholic beverages in an existing commercial building at 2208 E Main Street, in accordance with the Findings for Decision detailed herein and including staff recommended modifications to 11(A) and (F) of the Conditions of Approval.

**Moved by:** Anne Mallett, seconded by Waqar Rizvi.

Vote: Motion failed 3-3

Yes: Don M. Aguillard, Anne Mallett, and Waqar Rizvi.

No: D'Adrea Davie, Elizabeth Mowry Hull, and Kimberly A. Warmesley.

Recuse: Sol Jobrack.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

**7.1 18-4807 ONE-YEAR REVIEW OF THE USE PERMIT FOR A LOUNGE WITH THE ON-SALE OF GENERAL ALCOHOLIC BEVERAGES AT 2333 PACIFIC AVENUE (P17-0431)**

Legislation Text

Attachment A - Planning Commission Staff Report 8-10-17

Attachment B - Planning Commission Resolution 2017-08-10-0502

Attachment C - Planning Commission Staff Report 5-24-18

Attachment D - 9-1-1 Calls For Service Statistics

Around the Bench memo - Correspondence received from Kevin Hernandez

**NOTE:** Commissioner Jobrack - returned to the Chamber at 6:19 PM

Michael McDowell, Deputy Director, Planning and Engineering - request for continuance received from the applicant (document filed); item will be renoticed and continued to the Planning Commission meeting of November 15 or December 13, 2018.

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

Michael McDowell, Deputy Director, Planning and Engineering - the next regularly scheduled Planning Commission meeting of October 11, 2018 will tentatively be cancelled; meeting of October 25 will focus on the 2040 General Plan; confirmed that staff report will address Commissioner comments from September 13 Study Session

**9. COMMISSIONERS COMMENTS**

Commissioner Davie - recent attendance at Home Owners Association meeting; concern for Bianchi Road area, possible Police Substation there

**10. ADJOURNMENT - 6:27 PM**



DAVID KWONG  
DIRECTOR, COMMUNITY DEVELOPMENT