

**MINUTES  
PLANNING COMMISSION  
MEETING OF AUGUST 23, 2018**

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425 N. El Dorado Street, Stockton CA

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**1. CALL TO ORDER/ROLL CALL - 5:30 PM**

Roll Call

Present:

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

**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:** Anne Mallett, seconded by Kimberly A. Warmesley.

**Vote:** Motion carried 7-0

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

**3.1 18-4748 APPROVAL OF PLANNING COMMISSION MINUTES**

**Motion 2018-08-23-0301** approving for filing minutes of the May 24, 2018, July 26, 2018 and August 2, 2018 Planning Commission meetings.

Legislation Text

Attachment A - 2018 May 24 Planning Commission Minutes

Attachment B - 2018 July 26 Planning Commission Minutes

Attachment C - 2018 August 2 Special Planning Commission Minutes

**3.2 18-4719 REQUEST FOR A TWO-YEAR TIME EXTENSION FOR AN APPROVED TENTATIVE MAP (DESTINATIONS, UNIT NO. 4, TM14-07/P18-0337)**

**Resolution 2018-08-23-0302** approving a two-year time extension for an approved Tentative Map concerning property located on the south side of Eight Mile Road and Pixley Slough, east of Marlette Road (Destinations, Unit No. 4, TM14-07/P18-0337).

Legislation Text

Attachment A - Location Map

Attachment B - Council Resolution 2018-07-17-1301, approved on July 17, 2018

Attachment C - Amended Conditions of Approval - Redline Version

Proposed Resolution - Recommending Approval

Exhibit 1 - Clean Version

Approved Resolution 2018-08-23-0302

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 18-4801 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 - Request for Continuance

Approve **Motion 2018-08-23-0501** approving the request for a continuance of the above-noted item to the Planning Commission hearing of September 27, 2018.

**Moved by:** Sol Jobrack, seconded by Elizabeth Mowry Hull.

**Vote:** Motion carried 7-0

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

**6. NEW BUSINESS**

**6.1 18-4653 CULTURAL HERITAGE BOARD INTERVIEWS**

Legislation Text

Attachment A - Redacted Applications

2018-08-23 Planning Commission/CHB Interviews Voting Matrix

PowerPoint presentation - Cultural Heritage Board Interviews

Approve **Motion 2018-08-23-0601-01** approving a ten-minutes recess

**Moved by:** Sol Jobrack, seconded by Waqar Rizvi.

**Vote:** Motion carried 7-0

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

**NOTE:** Meeting went into recess at 6:30 PM

**NOTE:** Meeting reconvened at 6:45 PM

Approve **Motion 2018-08-23-0601** appointing Anthony Corradi, Thomas Groom, Robert Holzer, Lourdes Jaurigue, Phillip Merlo, Dale Nichols, Wesley Swanson, Melanie Vieux, and Douglas Vigil to the Cultural Heritage Board and forwarding these appointments to the City Council for approval.

**Moved by:** Elizabeth Mowry Hull, seconded by Waqar Rizvi.

**Vote:** Motion carried 7-0

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

**6.2 18-4774 AMENDMENT TO TITLE 16, CHAPTERS 16.20, 16.80, AND 16.240 OF THE STOCKTON MUNICIPAL CODE RELATED TO THE SALE OF ADULT-USE CANNABIS IN EXISTING MEDICAL CANNABIS DISPENSARIES**

Legislation Text

Attachment A - Project Outline

Attachment B - Summary of Findings

Attachment C - Proposed Ordinance Redline Version

Proposed Resolution - Approval of Amendments

Exhibit 1 - Proposed Ordinance Clean Version

Approved Resolution 2018-08-23-0602

The following people spoke in support - Corey Travis, Owner and Operator, Hammer Pacific Dispensary; Zach Drivon, Attorney; Sophia Herrera, Compliance Director, Connected Cannabis Co.; Neil Rodinsky, Chief Operating Officer, Juvalife; Ryan Nielsen, Gold Country Organics

Approve **Resolution 2018-08-23-0602** forwarding a recommendation to the City Council to adopt an Ordinance amending Title 16 of the Stockton Municipal Code, Chapter 16.20, Section 16.20.020; Chapter 16.80, Section 16.80.195; and Chapter 240, Section 16.240.020, to allow the sale of Adult-Use Cannabis in existing medical cannabis dispensaries.

The Planning Commission also makes the following three additional recommendations:

1. That the distinction under cultivation between medical and recreational cannabis be collapsed.
2. That Council allow the eight dispensaries and cultivation facilities currently allowed under the Code, to sell Adult-Use cannabis "by right" rather than requiring a modification to the existing conditional use permits.
3. That Council address the issue of minor access between adult use and medical use cannabis.

**Moved by:** Sol Jobrack, seconded by Anne Mallett.

**Vote:** Motion carried 5-2

**Yes:** Don M. Aguillard, Sol Jobrack, Anne Mallett, Waqar Rizvi, and Kimberly A. Warmasley.

**No:** D'Adrea Davie, and Elizabeth Mowry Hull.

**7. UNFINISHED BUSINESS**

None

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

Michael McDowell, Deputy Director, Planning and Engineering - announced that the Planning Commission meeting of September 13, 2018 will be dedicated to the 2040 General Plan; referenced request to Planning Commissioners that they provide feedback before that meeting date

**9. COMMISSIONERS COMMENTS**

Commissioner Jobrack - thanked staff for their thoughtfulness and hard work; spoke to General Plan Study Session held in North Stockton

Commissioner Rizvi - thanked staff for their work; addressed Cultural Heritage Board interviews; encouraged collaboration building between Planning Commission and newly appointed Cultural Heritage Board Members

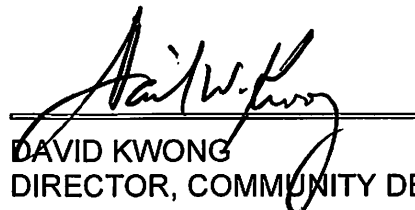
Chair Aguillard - spoke to Commissioner Rizvi's comments; encouraged collaboration

Commissioner Mallet - commended staff for their work surrounding General Plan Study Sessions

Vice Chair Warmasley - complimented staff on their work; commended Planning Commissioners for work done

Chair Aguillard - thanked staff for their hard work; Vice Chair Warmasley for chairing the prior Planning Commission meeting

**10. ADJOURNMENT - 8:37 PM**



DAVID KWONG  
DIRECTOR, COMMUNITY DEVELOPMENT