

**MINUTES
PLANNING COMMISSION
MEETING OF MAY 13, 2021**

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

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

Roll Call

Present:

Anne Mallett

Gerardo Garcia

Brenda Jones

Xavier Mountain

Waqar Rizvi

Brando Villapudua

Absent:

Jeff Sanguinetti.

Note: Commissioner Sanguinetti arrived to the meeting at 5:42 p.m.

Note: Meeting went into Recess at 5:32 PM and reconvened at 5:40 PM

2. PLEDGE TO FLAG

The pledge was led by Commissioner Rizvi

3. ADOPTION OF CONSENT CALENDAR

3.1 21-0359 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2021-02-25 Planning Commission Minutes

Attachment B - 2021-03-25 Planning Commission Minutes

Attachment C - 2021-04-08 Planning Commission Minutes

Approve **Motion 2021-05-13-0301-01** approving for filing the minutes of the February 25, 2021 and March 25, 2021 Planning Commission meetings.

Moved by: Gerardo Garcia, seconded by Waqar Rizvi.

Vote: Motion carried 7-0

Yes: Anne Mallett, Jeff Sanguinetti, Gerardo Garcia, Brenda Jones, Xavier

Mountain, Waqar Rizvi, and Brando Villapudua.

Approve **Motion 2021-05-13-0301-02** approving for filing the minutes of the April 8, 2021 Planning Commission meeting.

Moved by: Gerardo Garcia, seconded by Waqar Rizvi.

Vote: Motion carried 7-0

Yes: Anne Mallett, Jeff Sanguinetti, Gerardo Garcia, Brenda Jones, Xavier Mountain, Waqar Rizvi, and Brando Villapudua.

4. PUBLIC COMMENT

Kathleen Gapuson - cannabis, dispensaries, selection process

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 21-0301 REQUEST FOR APPROVAL OF A TENTATIVE MAP TO CREATE A SEVEN (7) LOT SUBDIVISION AT THE EXISTING ROBINHOOD PLAZA SHOPPING CENTER AT 5756 AND 5606 PACIFIC AVENUE (APNS 102-270-060; -070; -080; -090; -100) (APPLICATION NO. P20-0237)

Legislation Text

Attachment A - Location Map

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Proposed Resolution - Recommending Approval

Exhibit 1 - Tentative Map

Approved Resolution 2021-05-13-0501

Commissioner Disclosures - none.

Approve **Resolution 2021-05-13-0501** approving the proposed Tentative Map, based on findings and subject to conditions.

Moved by: Gerardo Garcia, seconded by Jeff Sanguinetti.

Vote: Motion carried 7-0

Yes: Anne Mallett, Jeff Sanguinetti, Gerardo Garcia, Brenda Jones, Xavier Mountain, Waqar Rizvi, and Brando Villapudua.

Note: Meeting went into Recess at 6:00 PM and reconvened at 6:10 PM

5.2 21-0273 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)

Staff Recommends that the Planning Commission adopt a resolution to:

1. Approve a Commission Use Permit to allow the establishment of a proposed retailer storefront cannabis business, in accordance with the findings and subject to the conditions found in the Proposed Resolution; and
2. Approve an Administrative Use Permit to allow a retail non-storefront (delivery only) cannabis business, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

Legislation Text

Attachment A - Location Map

Attachment B - Existing Retail Storefront & Non-storefront Businesses

Proposed Resolution - Cannabis Retail Storefront

Exhibit 1 - Site Plans

Approved Resolution 2021-05-13-0502

Note: A memorandum to the Commission, dated May 13, 2021, regarding Item 5.2 was distributed around the bench (document filed)

Around the Bench Memo

Approve **Motion 2021-05-12-0501** continuing the Public Hearing to a date certain of the July 8, 2021 Planning Commission meeting.

Moved by: Gerardo Garcia, seconded by Waqar Rizvi.

Vote: Motion carried 7-0

Yes: Anne Mallett, Jeff Sanguinetti, Gerardo Garcia, Brenda Jones, Xavier Mountain, Waqar Rizvi, and Brando Villapudua.

6. NEW BUSINESS

6.1 21-0272 PLANNING COMMISSION STUDY SESSION ON SERIES 2 OF THE CITY-INITIATED AMENDMENTS TO THE STOCKTON CITYWIDE ZONING MAP AND GENERAL PLAN LAND USE MAP TO COMPLY WITH THE 2040 GENERAL PLAN

This item was informational only. No action taken.

Legislation Text

Attachment A - General Plan Land Use Map

Attachment B - Stockton Citywide Zoning Map

The following persons provided public comment: Markus Doubois;
Andrew Phillips; Fred Sheil; and Mario Jaques

Communications received from Markus Doubois (document filed)

Document filed by Markus Doubois - photographs

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

William Crew, Director Community Development Department - Council
Legislation/Environmental Committee, cannabis item, June 16, 2021

9. COMMISSIONERS COMMENTS

Commissioner Mountain - domestic violence; passing of Officer Jimmy
Inn

Commissioner Rizvi - Officer Jimmy Inn, condolences to city staff, family,
police department; end of Ramadan celebration

Commissioner Villapudua - thanked staff; passing of Officer Jimmy Inn;
thanked volunteers, Victory Park clean up

Chair Mallett- thanked City staff; technical difficulties; CDC
recommendations

10. ADJOURNMENT - 7:34 PM



WILLIAM CREW
DIRECTOR, COMMUNITY
DEVELOPMENT DEPARTMENT