

**MINUTES  
PLANNING COMMISSION  
MEETING OF MAY 27, 2021**

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

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

Roll Call

Present:

Anne Mallett

Jeff Sanguinetti

Gerardo Garcia

Brenda Jones

Xavier Mountain

Waqar Rizvi

Brando Villapudua

**2. PLEDGE TO FLAG**

The pledge was led by Commissioner Villapudua

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 21-0362 INITIAL STUDY/ADDENDUM TO THE 2040 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, PREZONE, LAND DEVELOPMENT PERMIT AND DESIGN REVIEW REQUESTS FOR A PROPOSED HOTEL DEVELOPMENT ON EAST HAMMER LANE (APN 130-030-06 and -07) (APPLICATION NO. P19-0851)**

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - Project Plans

Attachment E - EIR Addendum

Attachment F - Prezone Description

Attachment G - Annexation Map

Resolution - Recommending Approval - Prezone

Exhibit 1 - Prezone Ordinance

Resolution - Recommending Approval - Land Development Permit and Design Review

Exhibit 1 - LDP and DR

Resolution - Recommending Approval - EIR Addendum to the General Plan

Exhibit 1 - EIR Addendum and Appendices

Approved Resolution 2021-05-27-0501-01

Approved Resolution 2021-05-27-0501-02

Approved Resolution 2021-05-27-0501-03

Powerpoint

Commissioner Disclosures - Commissioner Sanguinetti

Approve as amended **Resolution 2021-05-0501-01:**

1. A resolution forwarding a recommendation to the City Council to adopt the Initial Study/Addendum to the previously certified 2040 General Plan Environmental Impact Report (SCH #2017052062) and adopt a Mitigation Monitoring and Reporting Program;

**Resolution 2021-05-0501-02:**

2. A resolution forwarding a recommendation to the City Council to adopt an Ordinance for the Pre-zoning of the APN 130-030-12 to Commercial, General (CG); and

**Resolution 2021-05-0501-03:**

3. A resolution approving a Land Development Permit and Design Review, subject to conditions.

**Moved by:** Jeff Sanguinetti, 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.

**5.2 21-0349 CONSIDERATION FOR A USE PERMIT AND DESIGN REVIEW TO ALLOW THE OPERATION OF A CREMATORIUM AT THE FRISBIE-WARREN & CARROLL FUNERAL HOME BUSINESS AT 809 NORTH CALIFORNIA STREET (APN 139-173-14) (P18-0500)**

Legislation Text

Attachment A - Location Map

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Site Plan and Elevations

Attachment E - Historic Resources Analysis

Attachment F - Noise Assessment

Attachment G - Health Risk Assessment

Proposed Resolution - Recommending Approval

Exhibit 1

Powerpoint

Commissioner Disclosures - None

Note: Three memorandums to the Commission, May 27, 2021, regarding Item 5.2 were distributed around the bench (documents filed)

Around the Bench Memo - Public Comments

Approve **Motion 2021-05-12-0502** waiving the reading of public comments received as commissioner correspondence

**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.

The following persons provided public comment: Rudi Blondia; Morgan Harrington; Alicia Valenzuela

The following persons provided electronic public comment: Jacky Mendoza; Rhoda Fry

Electronic Public Comments

Approve **Motion 2021-05-27-0502** denying a Use Permit and Design Review to allow the operation of a crematorium at the Frisbie-Warren & Carroll Funeral Home at 809 North California Street, and directing staff to return with a resolution with findings for denial as articulated on the record.

**Moved by:** Xavier Mountain, seconded by Gerardo Garcia.

**Vote:** Motion carried 7-0

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

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

William Crew, Community Development Director - June 10, 2021  
Planning Commission meeting cancelled due to Council Budget Study Session

**9. COMMISSIONERS COMMENTS**

Vice Chair Sanguinetti - enjoy the holiday weekend

**10. ADJOURNMENT - 7:22 PM**



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WILLIAM CREW  
DIRECTOR, COMMUNITY  
DEVELOPMENT DEPARTMENT