

**MINUTES  
PLANNING COMMISSION  
MEETING OF MAY 13, 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

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