

**MINUTES
PLANNING COMMISSION
MEETING OF JUNE 24, 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

Jeff Sanguinetti

Gerardo Garcia

Brenda Jones

Xavier Mountain

Waqar Rizvi

Brando Villapudua

2. PLEDGE TO FLAG

The pledge was led by Commissioner Mountain.

3. ADOPTION OF CONSENT CALENDAR

Approve the Consent Agenda with a single vote

Moved by: Waqar Rizvi, seconded by Xavier Mountain.

Vote: Motion carried 7-0

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

3.1 21-0460 APPROVAL OF PLANNING COMMISSION MINUTES

Motion 2021-06-24-0301 approving for filing minutes of the April 22, 2021, May 13, 2021, and May 27, 2021 Planning Commission meetings.

Legislation Text

Attachment A - 2021-04-22 Planning Commission Minutes

Attachment B - 2021-05-13 Planning Commission Minutes

Attachment C - 2021-05-27 Planning Commission Minutes

3.2

21-0381 REQUEST FOR A ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR DELTA COVE (VESTING TENTATIVE MAP APPLICATION NO. P21-0437)

Resolution 2021-06-24-0302 approving a one-year time extension.

Legislation Text

Attachment A - Approved Vesting Tentative Map

Attachment B - Location Map and Aerial Photography

Attachment C - PC Resolution 2017-08-10-0501

Attachment D - PC Resolution 2020-05-14-0301

Proposed Resolution - Recommending Approval

Approved Resolution 2021-06-24-0302

Note: A memorandum to the commission, dated June 24, 2021, regarding Item 3.2 was distributed around the bench (document filed)

Around the Bench Memo - Revised Resolution

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 21-0355 INITIAL STUDY/ADDENDUM TO THE 2040 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, PREZONE, TENTATIVE PARCEL MAP, COMMISSION USE PERMIT AND DESIGN REVIEW REQUESTS FOR THE PROPOSED RETAIL COMMERCIAL CENTER DEVELOPMENT AT THE SOUTHEAST CORNER OF EAST HAMMER LANE & MARANATHA DRIVE (APN 130-030-13) (P19-0718)

Legislation Text

Attachment A- Location Map

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - Project Plans

Attachment E - Prezone Description

Attachment F - Tentative Parcel Map Updated

Attachment G - Calls for Service

Attachment H - Annexation Map Updated

Proposed Resolution - Recommending Approval - Addendum to GP EIR

Exhibit 1 - EIR Addendum and Appendices Updated

Proposed Resolution - Recommending Approval - Prezone

Exhibit 1 - Proposed Ordinance - Rezoning

Proposed Resolution - Recommending Approval - Tentative Parcel Map

Exhibit 1 - Tentative Parcel Map

Proposed Resolution - Recommending Approval - Commission Use Permit

Exhibit 1 - Site Plan

Proposed Resolution - Recommending Approval - Design Review

Exhibit 1 - Design Review

Powerpoint

Approved Resolution 2021-06-24-0501-01

Approved Resolution 2021-06-24-0501-02

Approved Resolution 2021-06-24-0501-03

Approved Resolution 2021-06-24-0501-04

Approved Resolution 2021-06-24-0501-05

Approve **Resolution 2021-06-24-0501-01**: recommending the City Council 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 2021-06-24-0501-02: recommending the City Council adopt an Ordinance for the Pre-zoning of the APN 130-030-13 to Commercial, General (CG);

Amended **Resolution 2021-06-24-0501-03**: approving a Tentative Parcel Map, subject to conditions;

Resolution 2021-06-24-0501-04: approving a Commission Use Permit, subject to conditions; and

Resolution 2021-06-24-0501-05: approving 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.

Note: Meeting went into recess at 6:12 PM and reconvened at 6:19 PM

6. NEW BUSINESS

6.1 21-0365 CULTURAL HERITAGE BOARD INTERVIEWS

Legislation Text

Attachment A - CHB Applications (Redacted)

The following persons provided public comment: Phillip Merlo and Robert Holzer

Candidate Interview - Tejpal Banial

Candidate Interview - Bryan Baldeon

Candidate Interview - Mary Jo Gohlke

Candidate Interview - Matt Holmes

Ballot Tabulation

Approve **Motion 2021-06-24-0601** appointing the top four applicants Tejpal Banial, Bryan Baldeon, Mary Jo Gohlke, and Matt Holmes, forwarding the appointments to the City Council for approval.

Moved by: Waqar Rizvi, 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.

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

None

9. COMMISSIONERS COMMENTS

Commissioner Villapudua - Pride Center Grand Opening Friday June 15, 2021, 5:00 PM - 8:00 PM, Pixie Woods open Monday-Sunday, 10:00 PM - 4:00 PM; Boat Club Stockton Arena, June 26, 2021; new chairs; open Chamber again

Commissioner Rizvi - Cultural Heritage Board candidates; thanked City Staff, excellent job during COVID; new chairs; reopening of Chamber

Commissioner Jones - thanked Mike McDowell, Deputy Director Planning and Engineering

Commissioner Mountain - City of Stockton's Juneteenth Proclamation

Chair Mallett - masks; open chamber; new chairs; thanked staff

10. ADJOURNMENT - 6:55 PM



WILLIAM CREW
DIRECTOR, COMMUNITY
DEVELOPMENT DEPARTMENT