

**MINUTES  
PLANNING COMMISSION  
MEETING OF OCTOBER 12, 2023**

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425 N. El Dorado St. Stockton, CA

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**1. CALL TO ORDER/ROLL CALL - 5:31 PM**

Roll Call

Present:

Anne Mallett

Waqar Rizvi

Greg Thompson

Gurneel Boparai

Terry Hull

Absent:

Brenda Jones, and Rajan Nathaniel .

Note: Commissioner Jones and Vice Chair Nathaniel's absence was excused

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Boparai

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

Pat Barrett - speaking time

Committee Correspondence - Public Comments

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 23-0943 REQUEST FOR A COMMISSION USE PERMIT AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER AND WINE, GENERAL MERCHANDISE, FUELING STATION, TWO QUICK-SERVE DRIVE-THROUGH RESTAURANTS, AND A CAR WASH FACILITY, AT 461 FRENCH CAMP ROAD (P22-0534) (APN 168-190-100)**

Legislation Text

Attachment A - Aerial Photo and Location Map

Attachment B - Site Plan, Floor Plan, and Elevations

Attachment C - Calls for Service

Proposed Resolution - Recommending Approval

Exhibit 1

Approved Resolution 2023-10-12-0501

The following persons spoke to the following item: Pat Barrett

The following Commissioners had disclosures: Commissioner Boparai; Chair Rizvi

Approve **Resolution 2023-10-12-0501** approving a Commission Use Permit and Design Review to allow a new convenience store with off-sale of beer and wine, general merchandise, fueling station, two (2) quick-serve drive-through restaurants, and a car wash facility, at 461 French Camp Road, based on the findings and subject to the conditions of approval shown in the proposed resolution.

**Moved by:** Anne Mallett, seconded by Terry Hull.

**Vote:** Motion carried 4-0

**Yes:** Anne Mallett, Waqar Rizvi, Greg Thompson, and Terry Hull.

**Recuse:** Gurneel Boparai.

**Absent:** Brenda Jones, and Rajan Nathaniel .

**5.2 23-0772 REQUEST FOR AN ANNEXATION, PRE-ZONING, TENTATIVE PARCEL MAP, USE PERMIT, WAIVER, AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER, WINE, AND GENERAL MERCHANDISE, A FUELING STATION, AND TWO QUICK-SERVE DRIVE-THROUGH RESTAURANTS AT 3568 ARCH ROAD (P20-0011) (APN 181-112-001)**

Legislation Text

Attachment A - Aerial Photo & Location Map

Attachment B - General Plan Map

Attachment C - Zoning Map

Attachment D - Site Plan, Floor Plan and Elevations

Attachment E - Prezone Description and Map

Attachment F - Call for Service & Citywide Averages

Attachment G - Annexation Map

Proposed Resolution - Recommending Approval - Prezone

Exhibit 1 - Proposed Ordinance - Prezoning

Proposed Resolution - Recommending Approval - Commission Use Permit

Exhibit 1 - Project Plans

Approved Resolution 2023-10-12-0502-01

Approved Resolution 2023-10-12-0502-02

The following persons spoke to the following item: Pat Barrett

Approve **Motion 2023-10-12-0502** finding no further environmental review is necessary from the California Environmental Quality Act (CEQA) pursuant to Section

15183 (Projects Consistent with a Community Plan, General Plan, or Zoning);

**Resolution 2023-10-12-0502-01** recommending the City Council adopt an ordinance for the Pre-Zoning of APN 181-112-001 to Commercial, General (CG); and

**Resolution 2023-10-12-0502-02** approving a Commission Use Permit, Waiver, Tentative Parcel Map, and Design Review, subject to conditions.

**Moved by:** Greg Thompson, seconded by Terry Hull.

**Vote:** Motion carried 5-0

**Yes:** Anne Mallett, Waqar Rizvi, Greg Thompson, Gurneel Boparai, and Terry Hull.

**Absent:** Brenda Jones, and Rajan Nathaniel .

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

**8.1 23-0921 CONTINUED PLANNING COMMISSION INFORMATIONAL PLANNING SESSION ON PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT STANDARDS**

Informational item only. No action taken.

Legislation Text

Attachment A - California Attorney General Approved Agreement

Attachment B - Outreach and Comment Summary

Attachment C - Draft Zoning Standards for Measures

Attachment D - Draft Alternative Zoning Standards for Measures

The following persons spoke to the following item: Eric Parfrey, Pat Barrett, and Trevor Smith

Committee Correspondence - Public Comments

**8.2 23-0679 PLANNING COMMISSION INFORMATIONAL STUDY SESSION ON THE PROPOSED HOUSING ACTION PLAN (HAP) AND THREE NEIGHBORHOOD ACTION PLANS**

Informational item only. No action taken.

Legislation Text

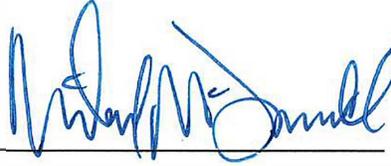
Attachment A - Shape Stockton Comments

Attachment B - Draft Housing Action Plan.pdf

9. **COMMISSIONERS COMMENTS**

None

10. **ADJOURNMENT - 8:13 PM**



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Michael McDowell  
Assistant Director, Community  
Development Department