

**MINUTES  
PLANNING COMMISSION  
MEETING OF SEPTEMBER 28, 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  
Brenda Jones  
Waqar Rizvi  
Greg Thompson  
Gurneel Boparai  
Rajan Nathaniel

**Absent:**

Terry Hull.

Note: Commissioner Hull's absence was excused

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Vice Chair Nathaniel

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 23-0896 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)**

**RECOMMENDATION** Staff recommends that the Planning Commission adopt a resolution 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.

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

Approve **Motion 2023-09-28-0501** continuing this item to the next scheduled Planning Commission meeting on October 12, 2023

**Moved by:** Rajan Nathaniel , seconded by Greg Thompson.

**Vote:** Motion carried 6-0

**Yes:** Anne Mallett, Brenda Jones, Waqar Rizvi, Greg Thompson, Gurneel Boparai, and Rajan Nathaniel .

**Absent:** Terry Hull.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

**8.1 23-0792 PLANNING COMMISSION INFORMATIONAL PLANNING SESSION ON PROPOSED INDUSTRIAL WAREHOUSE DEVELOPMENT STANDARDS**

This item was informational only. No action was taken.

Legislation Text

Attachment A - Planning Commission Study Session Report and Presentation

Attachment B - California Attorney General Approved Agreement

Attachment C - Outreach and Comment Summary.pdf

Attachment D - Draft Zoning Standards.pdf

Powerpoint

The following persons spoke to this item: Eric Parfrey, Pat Barrett; Lilliana Carmona; Alicia Valenzuela; Ector Olivares; Gloria Alonso Cruz

**9. COMMISSIONERS COMMENTS**

None

**10. ADJOURNMENT - 7:39 PM**



Michael McDowell  
Assistant Director, Community  
Development Department