

**MINUTES
PLANNING COMMISSION
MEETING OF APRIL 11, 2024**

425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Anne Mallett
Brenda Jones
Waqar Rizvi
Greg Thompson
Gurneel Boparai
Terry Hull

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Jones

3. ADOPTION OF CONSENT CALENDAR

3.1 24-0361 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2023-12-14 Planning Commission Minutes

Attachment B - 2024-01-25 Planning Commission Minutes

Attachment C - 2024-02-08 Planning Commission Minutes

Attachment D - 2024-02-22 Planning Commission Minutes

Approve **Motion 2024-04-11-0301-01** approving the filing of minutes of the December 14, 2023, January 25, 2024, and February 22, 2024 Planning Commission meetings.

Moved by: Gurneel Boparai, seconded by Waqar Rizvi.

Vote: Motion carried 6-0

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

Approve **Motion 2024-04-11-0301-02** approving the filing of minutes of the February 8, 2024 Planning Commission meetings.

Moved by: Anne Mallett, seconded by Waqar Rizvi.

Vote: Motion carried 4-0

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

Recuse: Brenda Jones, and Greg Thompson.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 23-1189 A REQUEST FOR ZONING MAP AMENDMENT FOR 709 NORTH CENTER STREET (APN 137-180-30) (P23-0251)

Attachment A - Vicinity Map

Attachment B - General Plan Map

Attachment C - Zoning Map

Attachment D - Approved Plans (P21-1284)

Attachment E - Rezone Exhibit

Proposed Resolution

Exhibit 1 - Proposed Ordinance

Exhibit 1A - Rezone Exhibit

Approved Resolution 2024-04-11-0501

Legislation Text

Approve Resolution 2024-04-11-0501 recommending the City Council:

1. Finding no further environmental review is necessary for the rezone project pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations

2. Adopting an Ordinance amending the City of Stockton's Zoning Map to rezone 0.81-acres of 709 North Center Street (APN 137-180-30) from Commercial, Neighborhood (CN) to Residential, High Density (RH).

Moved by: Gurneel Boparai, seconded by Waqar Rizvi.

Vote: Motion carried 6-0

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

5.2 24-0234 COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT IN AN EXISTING INDUSTRIAL BUILDING AT 1137 SOUTH STOCKTON STREET (APN 163-260-45) (APPLICATION NO. P23-0255)

Legislation Text

Attachment A - Location Map

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Cannabis Lottery Win Letter

Attachment E - Project Description and Plans

Attachment F - Approved Cannabis Business Locations

Proposed Resolution - Recommending Approval

Exhibit 1 - Project Description and Plans

Approved Resolution 2024-04-11-0502

Commissioner Disclosures: Vice Chair Boparai

Note: Vice Chair Boparai recused himself, left the chamber at 5:43 PM at and returned at 5:57 PM

Approve Resolution 2024-04-11-0502:

1. Finding that the project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities), since the project will occupy an existing industrial building facility and no expansion of use is proposed.
2. Approving a Commission Use Permit to allow the establishment of a proposed cannabis retail storefront business within an existing industrial building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

Moved by: Greg Thompson, seconded by Anne Mallett.

Vote: Motion carried 5-0

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

Recuse: Gurneel Boparai.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Deputy Director, Planning & Engineering - warehouse ordinance; commissioner ipads

9. COMMISSIONERS COMMENTS

Vice Chair Boparai - development code

Chair Hull - thanked city staff

Commissioner Mallet - commended Chair

10. ADJOURNMENT - 6:01 PM



Michael McDowell
Assistant Director, Community Development
Department