

**MINUTES  
PLANNING COMMISSION  
MEETING OF AUGUST 22, 2024**

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425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Anne Mallett

Brenda Jones

Waqar Rizvi

Terry Hull

Esperanza Vielma

Absent:

Greg Thompson, and Gurneel Boparai.

Note: Vice Chair Boparai and Commissioner Thompson absence was excused

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Jones

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

Christina Fugazi - Item 5.2, postponement

Commissioner Correspondence - Public Comment

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 24-0857 CONTINUED - REQUEST FOR A RECOMMENDATION OF APPROVAL OF AN ADDENDUM TO AN APPROVED ENVIRONMENTAL IMPACT REPORT, PREZONING, ZONING AND DEVELOPMENT AGREEMENT AMENDMENT FOR FOUR PARCELS TO BE INCLUDED INTO THE MARIPOSA INDUSTRIAL PARK DEVELOPMENT AT 5252, 5262 AND 5276 EAST MARIPOSA ROAD (APNS 179-220-14; -15; -25; -26) (APPLICATION NO. P24-0104)**

Legislation Text

Attachment A - Location Map & Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Mariposa Industrial Park Project Area

Proposed Resolution - EIR Addendum

Exhibit 1 - EIR Addendum

Proposed Resolution - Prezone & Development Agreement

Exhibit 1 - Proposed Rezone Ordinance

Exhibit 1a - Prezone Map and Legal Description

Exhibit 2 - Development Agreement Amendment Ordinance

Exhibit 2a - Draft Development Agreement Amendment

PowerPoint Presentation

Approved Resolution 2024-08-22-0501-01

Approved Resolution 2024-08-22-0501-02

The following person spoke to this item: Pat Barrett

Approve **Resolution 2024-08-22-0501-01** approving the Addendum to the Mariposa Industrial Park Environmental Impact Report (SCH #2020120283); and

**Resolution 2024-08-22-0501-02** recommending to the City Council to adopt an Ordinance for the Prezoning of APNs 179-220-14; -15; and -26 to Industrial, Limited (IL), a Zoning Request for APN 179-220-25, and an Amendment to the Development Agreement for the Mariposa Industrial Park.

**Moved by:** Anne Mallett, seconded by Brenda Jones.

**Vote:** Motion carried 4-0

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

**Abstain:** Esperanza Vielma.

**Absent:** Greg Thompson, and Gurneel Boparai.

**5.2 24-0742 ADMINISTRATIVE USE PERMIT FOR A CO-LIVING (DWELLING UNIT FACILITY) AT 512 WEST HARDING WAY (P23-0245) (APN 137-093-04)**

Legislation Text

Attachment A - Vicinity Map

Attachment B - Zoning Map

Attachment C - General Plan Map

Attachment D - Public Comment

Attachment E - Facility Plan and Standard of Conduct

Proposed Resolution

Exhibit 1

PowerPoint Presentation

Approve **Motion 2024-08-22-0502** to continue this item to the September 12, 2024 meeting.

**Moved by:** Anne Mallett, seconded by Waqar Rizvi.

**Vote:** Motion carried 4-1

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

**No:** Esperanza Vielma.

**Absent:** Greg Thompson, and Gurneel Boparai.

**5.3 24-0730 REQUEST FOR A COMMISSION USE PERMIT AND LOCATION WAIVER TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS AT 1515 EAST MAIN STREET (P23-0292) (APN 153-040-30)**

RECOMMENDATION Staff recommends that the Planning Commission adopt a resolution denying a Commission Use Permit and Location Waiver to establish a Convenience Store with off-sale of beer, wine, and distilled spirits at 1515 East Main Street, based on the findings incorporated in the proposed resolution.

Legislation Text

Attachment A - Aerial photo and Location map

Attachment B - Site and Floor Plan

Attachment C - Calls for Service

Attachment D - ABC Records

Proposed Resolution

PowerPoint Presentation

The following person(s) spoke to this item: Francisco Montelongo and Pat Barrett

Approve **Motion 2024-08-22-0503** to continue this item to the October 10, 2024 meeting.

**Moved by:** Waqar Rizvi, seconded by Brenda Jones.

**Vote:** Motion carried 4-1

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

**No:** Esperanza Vielma.

**Absent:** Greg Thompson, and Gurneel Boparai.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

Mike McDowell, Deputy Director - quorum/attendance

**9. COMMISSIONERS COMMENTS**

Commissioner Jones - District 5 changes, better the community.

Commissioner Rizvi - September 12, 2024 meeting; unable to attend.

Chair Hull - thanked Council, Swenson miniature golf course.

10. **ADJOURNMENT - 6:24 PM**



Michael McDowell  
Assistant Director, Community Development  
Department