

**MINUTES
PLANNING COMMISSION
MEETING OF OCTOBER 26, 2023**

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

Absent:

Rajan Nathaniel .

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Jones

3. ADOPTION OF CONSENT CALENDAR

3.1 23-0988 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2023-07-27 Planning Commission Minutes

Attachment B - 2023-08-10 Planning Commission Minutes

Attachment C - 2023-08-24 Planning Commission Minutes

Approve **Motion 2023-10-26-0301-01** approving the filing of minutes of the July 27, 2023 and August 24, 2023 Planning Commission meetings.

Moved by: Terry Hull, seconded by Greg Thompson.

Vote: Motion carried 6-0

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

Absent: Rajan Nathaniel .

Approve **Motion 2023-10-26-0301-02** approving the filing minutes of the August 10, 2023 Planning Commission meetings.

Moved by: Anne Mallett, seconded by Brenda Jones.

Vote: Motion carried 5-0

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

Recuse: Terry Hull.

Absent: Rajan Nathaniel .

4. PUBLIC COMMENT

Pat Barrett - meeting with Mariposa residents, project concerns

Temo Aguilar - labor standards, apprenticeship programs

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 23-0780 REQUEST FOR A USE PERMIT FOR THE EXPANSION OF THE SAN JOAQUIN CATHOLIC CEMETERY AND HERITAGE TREE REMOVAL OF TWO HERITAGE TREES, LOCATED AT 1850 AND 1870 CEMETERY LANE (P23-0092 AND P23-0093) (APNS 125-360-31 AND -32)

Legislation Text

Attachment A - Zoning Map

Attachment B - General Plan Map

Attachment C - Aerial Map

Attachment D - Project Plans

Attachment E - Arborist Report

Attachment F - Existing and Proposed Setbacks

Attachment G - Landscape Plans

Proposed Resolution

Exhibit 1 Project Tree Removal Plans

Exhibit 2 Landscape Plans

Approved Resolution 2023-10-26-0501.

Approve **Resolution 2023-10-26-0501:**

1) Approving the request for a Commission Use Permit to allow an approximate 12-acre expansion of the San Joaquin Catholic Cemetery at 1850 and 1870 Cemetery Lane.

2) Approving the removal of two heritage trees located at 1850 Cemetery Lane, based on the findings and subject to the conditions in the proposed resolution.

Moved by: Greg Thompson, seconded by Anne Mallett.

Vote: Motion carried 6-0

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

Absent: Rajan Nathaniel .

5.2 23-0952 COMMISSION USE PERMIT TO ESTABLISH A MICROBUSINESS CONSISTING OF THE FOLLOWING THREE CANNABIS USES: RETAIL STOREFRONT, DISTRIBUTION, AND CULTIVATION, IN AN EXISTING INDUSTRIAL BUILDING AT 1807 NAVY DRIVE (APN 163-300-05) (APPLICATION NO. P23-0062)

Legislation Text

Attachment A - Location, General Plan, and Zoning Maps

Attachment B - Project Description and Plans

Attachment C - Approved Commercial Cannabis Business Locations

Proposed Resolution - Recommending Approval

Exhibit 1 - Project Description and Plans

Approved Resolution 2023-10-26-0502

Approve Resolution 2023-10-26-0502:

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 microbusiness within a portion of 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 Gunneel Boparai.

Vote: Motion carried 6-0

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

Absent: Rajan Nathaniel .

5.3 23-0922 ADOPT A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE TO ESTABLISH NEW INDUSTRIAL WAREHOUSE DEVELOPMENT STANDARDS.

Legislation Text

Attachment A-MOA.pdf

Attachment B-SettlementAgreement.pdf

Attachment C-Outreach-Summary.pdf

Attachment D-ComparisonTable.docx

Attachment E-Proposed Ord- Option A .docx

Attachment F-ProposedOrdinance-B.docx

Attachment G - Option B Alternatives Analysis

Attachment H-ProposedOrdinance-C.docx

Reso-Recommendation_10.26.23.docx

Approved Resolution 2023-10-26-0503

Commissioner Correspondence - Public Comments

Approve **Motion 2023-10-26-0503** approving waiving the reading of written correspondence

Moved by: Greg Thompson, seconded by Brenda Jones.

Vote: Motion carried 5-1

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

No: Gurneel Boparai.

Absent: Rajan Nathaniel .

The following persons spoke to this item: Raul Hernandez; Liz Sutton; Alicia Valenzuela; Ector Olivares; Pat Barrett; Juan Perez; Gloria Alonzo Cruz; Brianna; Nicolas Tamayo; Eric Parfrey; Margo Praus; Jonathan Pruitt; Jasmine Leek; Trevor Smith

Approve **Resolution 2023-10-26-0503** recommending that the City Council:

1. Find the proposed ordinance is exempt pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3), and that no future environmental review is required for proposed code amendments pursuant to CEQA Section 15183 (Consistency with General Plan and Community Plan); and
2. Adopt an Ordinance Amending Title 16 (Development Code) of the Stockton Municipal Code (SMC) Chapter 16.80 (Standards for Specific Land Uses) to add a new Section 16.80.390 (Logistic Warehouse), including a recommendation of Attachment H, Option C - Standards that reflect industry recommendations.

Moved by: Greg Thompson, seconded by Gurneel Boparai.

Vote: Motion carried 6-0

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

Absent: Rajan Nathaniel .

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director, Community Development Department- appreciation for commissioners; attendance

9. COMMISSIONERS COMMENTS

Chair Rizvi - thanked City Staff

Commissioner Jones - prayers

Commissioner Boparai - thanked everyone

10. ADJOURNMENT - 7:49 PM



Michael McDowell
Assistant Director, Community
Development Department