

**MINUTES
PLANNING COMMISSION
MEETING OF MARCH 28, 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

Terry Hull

Absent:

Gurneel Boparai.

Note: Commissioner Boparai arrived at 5:33 PM

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Rizvi

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

Pat Barrett - South Stockton citizens, warehouse ordinance

Esperanza Vielma - language barrier, spanish translation

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 24-0205 REQUEST FOR A TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING PARCEL INTO TWO PARCELS AT 9163 CONNIE AVENUE (P22-0931) (APN 072-450-28)

Legislation Text

Attachment A - Aerial Photo

Attachment B - General Plan Map

Attachment C - Zoning Map

Attachment D - Proposed Tentative Parcel Map

Attachment E - Public Comments

5.1 PPT

Resolution Approving - Tentative Parcel Map

Exhibit 1

Approved Resolution 2024-03-28-0501

Approve **Resolution 2024-03-28-0501** approving a Tentative Parcel Map, subject to conditions.

Finding no further environmental review is necessary from the California Environmental Quality Act (CEQA) as the project is categorically exempt pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions)

Moved by: Waqar Rizvi, seconded by Anne Mallett.

Vote: Motion carried 6-0

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

5.2 24-0171 REQUEST FOR A TENTATIVE MAP, AND DESIGN REVIEW TO ALLOW THE SUBDIVISION OF AN EXISTING PARCEL INTO FIVE LOTS FOR RETAIL AND SERVICE COMMERCIAL DEVELOPMENT AT 10505 TRINITY PARKWAY (P23-0266) (APN 066-020-04)

Legislation Text

Attachment A - Aerial Photo

Attachment B - General Plan Map

Attachment C - Zoning Map

Attachment D - Spanos Design Approval

5.2 PPT

Proposed Resolution - Recommending Approval - Commission Use Permit

Exhibit 1 - Tentative Map

Exhibit 2 - Project Plans

Exhibit 3 - Project Architecture

Approved Resolution 2024-03-28-0502

Council Correspondence - Public Comments

The following persons spoke to the item: Mary Elizabeth, and Angie Hynh

Chair Hull - noted receipt of correspondence from Gracie Freeman, Jonathan Pruitt, and Matthew Ellis called for a motion to waive staff reading the correspondence into the record

Approve **Motion 2024-03-28-0502** approving waiving the reading of correspondence into the record

Moved by: Anne Mallett, seconded by Greg Thompson.

Vote: Motion carried 6-0

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

Approve Resolution 2024-03-28-0502

1. Finding no further environmental review is necessary from the California Environmental Quality Act (CEQA) as an Environmental Impact Report (EIR 3-87) (SCH #1987032415) was adopted and certified by the City of Stockton for the identified area and are companion documents to the Master Development Plan (MDP 1-00) adopted by City.

2. Adopting a Resolution approving a Tentative Map and Design Review, subject to conditions.

Moved by: Greg Thompson, seconded by Waqar Rizvi.

Vote: Motion carried 6-0

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

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 24-0071 PLANNING COMMISSION INFORMATIONAL ITEM ON PROPOSED AMENDMENTS TO THE RECENTLY ADOPTED INDUSTRIAL WAREHOUSE DEVELOPMENT STANDARDS

Informational item only. No action taken.

[Legislation Text](#)

[Attachment A- Approved Ordinance 2023-12-12-1602.pdf](#)

[Attachment B- Public Comments.pdf](#)

[Attachment C- Public Workshop Materials.pdf](#)

[8.1 PPT](#)

The following persons spoke to item: Jonathan Pruitt, Mary Elizabeth, Matt Arnez(Document Filed), Trevor Smith, Pandora Crawler, and Jasmin

[Document Filed - Matt Arnez](#)

[Council Correspondence - Public Comments](#)

9. **COMMISSIONERS COMMENTS**

Commissioner Rizvi - congratulated Chair; thanked city staff

10. **ADJOURNMENT - 8:22 PM**



Michael McDowell
Assistant Director, Community Development
Department