

**MINUTES  
PLANNING COMMISSION  
MEETING OF NOVEMBER 9, 2023**

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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  
Rajan Nathaniel  
Terry Hull

Absent:

Waqar Rizvi, Greg Thompson, and Gurneel Boparai.

Note: Chair Rizvi's absence was excused

Note: Commissioner Boparai arrived at 5:52 PM

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Hull

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 23-0945 REQUEST FOR A SECOND TIME EXTENSION FOR AN APPROVED TENTATIVE MAP FOR THE ELDERBERRY SENIOR RESIDENTIAL DEVELOPMENT PROJECT (TENTATIVE MAP APPLICATION NO. P23-0257)**

Legislation Text

Attachment A - Planning Commission Resolutions

Attachment B - Location Map and Aerial Photography

Attachment C - Approved Resolution 2021-09-23-0301

Attachment D - Approved Tentative Map

Attachment E - Applicant Request

Proposed Resolution - Approval

Approved Resolution 2023-11-09-0301

Exhibit 1 - Tentative Map

Approve Resolution 2023-11-09-0301 approving a second one-year time extension of, for the Elderberry Tentative Map.

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

**Vote: Motion carried 4-0**

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

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 23-0769 REQUEST FOR A GENERAL PLAN AMENDMENT, REZONE, USE PERMIT AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER AND WINE, GENERAL MERCHANDISE, AND A FUELING STATION, WITH A CAR WASH FACILITY, AT 9036 THORNTON ROAD (P23-0083) (APN 072-410-43)**

[Legislation Text](#)

[Attachment A - Aerial, General Plan & Zoning Maps](#)

[Attachment B - Site Plan, Floor Plan, and Elevations](#)

[Attachment C - Calls for Service](#)

[Attachment D - Existing Off-Sale Locations](#)

[Resolution Approving - General Plan Amendment](#)

[Exhibit 1 - Proposed General Plan Map](#)

[Resolution Approving - Rezone](#)

[Exhibit 1 - Rezone Ordinance](#)

[Exhibit 1a - Proposed Rezone Map](#)

[Resolution Denying - Commission Use Permit](#)

[Resolution Approving - Design Review](#)

[Exhibit 1 - Project Plans](#)

[Approved Resolution 2023-11-09-0501-01](#)

[Approved Resolution 2023-11-09-0501-02](#)

[Council Correspondence - Public Comments](#)

The following persons spoke the following item: David Alverson, Daisy Felix, and Alex

Commissioner Disclosures: Commissioner Mallet

Approve Resolution 2023-11-09-0501-01 recommending the City Council approve a General Plan Land Use Map Amendment to change approximately 1.48-acres of APN 072-410-43 from Administrative Professional to Commercial and the remaining .62-acres from Administrative Professional to Medium Density Residential

**Moved by:** Gurneel Boparai, seconded by Terry Hull.

**Vote:** Motion carried 5-0

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

Approve **Resolution 2023-11-09-0501-02** recommending the City Council approve a Zoning Map Amendment to change approximately 1.48-acres of APN 072-410-43 from Commercial, Office (CO) to Commercial, General (CG) and the remaining .62-acres from Commercial, Office (CO) to Residential, Medium Density (RM); based on the findings and subject to the conditions in the proposed resolution.

**Moved by:** Gurneel Boparai, seconded by Brenda Jones.

**Vote:** Motion carried 5-0

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

Approve **Resolution 2023-11-09-0501-03** recommending the City Council approve a Design Review for a store, fueling station, and a car wash facility, at 9036 Thornton Road (P23-0083) (APN 072-410- 43)N 072-410-43); based on the findings and subject to the conditions in the proposed resolution.

**Moved by:** Gurneel Boparai, seconded by Anne Mallett.

**Vote:** Motion carried 5-0

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

Approve **Motion 2023-11-09-0501** directing staff to bring back the resolution approving the Use Permit with findings which reflect the discussion on the record, including that the project is crucial for economic development and public convenience as it is necessary for competition and growth and serves an underserved region, is appropriately planned and conditioned to meet traffic demands and services electrical vehicles, and the project provides hot food and beverages for local consumption, and with the following additional conditions: sale of alcohol to be limited to the hours of 6:00 am to 10:00 pm and enforced by programed locking doors, management, and staff; the sale of alcohol to be limited to 20% of the project's square footage; and no single alcoholic beverages sales.

**Moved by:** Gurneel Boparai, seconded by Anne Mallett.

**Vote:** Motion carried 4-0

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

## 6. **NEW BUSINESS**

None

## 7. **UNFINISHED BUSINESS**

None

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

Michael McDowell, Deputy Director, Planning & Engineering - warehouse ordinance; next meeting date

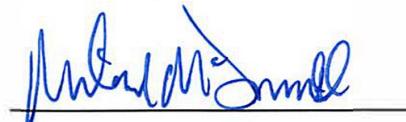
**9. COMMISSIONERS COMMENTS**

Commissioner Boparai - America's First Commercialized Direct Air Carbon Capture Facility grand opening

Commissioner Mallet - thanked staff; Happy Thanksgiving

Commissioner Hull - thanked staff; Happy Thanksgiving

**10. ADJOURNMENT - 7:08 PM**



Michael McDowell  
Assistant Director, Community Development  
Department