

**MINUTES
PLANNING COMMISSION
MEETING OF SEPTEMBER 14, 2023**

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL - 5:31 PM

Roll Call

Present:

Anne Mallett

Waqar Rizvi

Gurneel Boparai

Terry Hull

Absent:

Brenda Jones, Greg Thompson, and Rajan Nathaniel .

Note: Vice Chair Nathaniel, Commissioners Jones, and Commissioner Thompson's absences were excused

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Hull

3. ADOPTION OF CONSENT CALENDAR

3.1 23-0841 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2023-04-13 Planning Commission Minutes

Approve **Motion 2023-09-14-0301** filing minutes of the April 13, 2023 Planning Commission meeting.

Moved by: Terry Hull, seconded by Anne Mallett.

Vote: Motion carried 4-0

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

Absent: Brenda Jones, Greg Thompson, and Rajan Nathaniel .

4. PUBLIC COMMENT

Commissioner Correspondence - Public Comments

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 23-0685 RECOMMENDATION TO THE CITY COUNCIL FOR CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT, INCLUDING A STATEMENT OF OVERRIDING CONSIDERATIONS, FINDINGS OF FACT AND A MITIGATION AND MONITORING REPORTING PROGRAM; ADOPTION OF A DEVELOPMENT AGREEMENT, AND ADOPTION OF A MASTER DEVELOPMENT PLAN, ADDITIONALLY, A RECOMMENDATION FOR PLANNING COMMISSION APPROVAL OF A USE PERMIT FOR THE MEDICAL CENTER EXPANSION AND a USE PERMIT Amendment to Use Permit No. S27-86 RELATED TO HELIPORTS; AND PLANNING COMMISSION APPROVAL FOR THE DEMOLITION OF FIVE STRUCTURES OVER 50 YEARS OF AGE, ALL RELATED TO THE PROPOSED ST. JOSEPH'S MEDICAL CENTER OF STOCKTON HOSPITAL EXPANSION PROJECT AT 1800 NORTH CALIFORNIA STREET (APPLICATION NO. P21-0958)

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Site Plan Options A and B

Attachment E - SJMC DEIR

Attachment F - Final FEIR

Attachment G - Use Permit S27-86

Attachment H - CHB Resolution

Attachment I - Community Outreach

Attachment J - Communications

Proposed Resolution - Recommending Approval of the EIR

Exhibit 1 - Final FEIR

Exhibit 2 - Findings, SOC, and MMRP

Proposed Resolution - Recommending Approval of the DA and MDP

Exhibit 1 - Master Development Plan

Exhibit 2 - DA Ordinance

Exhibit 2a - Development Agreement

Proposed Resolution - Approving the Demolition and Use Permits

Exhibit 1 - Demolition Plan

Exhibit 2 - Site Plan Options A and B

Exhibit 3 - Existing Use Permits

Exhibit 4 - Use Permit S27-86

Around The Bench Memo

Approve **Motion 2023-09-14-0501** continuing this item to September 21, 2023 and directing staff to schedule a Special Meeting that date

Moved by: Anne Mallett, seconded by Gurneel Boparai.

Vote: Motion carried 4-0

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

Absent: Brenda Jones, Greg Thompson, and Rajan Nathaniel .

5.2 23-0770 REQUEST FOR A COMMISSION USE PERMIT AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER AND WINE, GENERAL MERCHANDISE, FUELING STATION, TWO QUICK-SERVE DRIVE-THROUGH RESTAURANTS, AND A CAR WASH FACILITY, AT 461 FRENCH CAMP ROAD (P22-0534) (APN 168-190-100)

Legislation Text

Attachment A - Aerial Photo and Location Map

Attachment B - Site Plan, Floor Plan, and Elevations

Attachment C - Calls for Service

Proposed Resolution - Recommending Approval

Exhibit 1

Approve **Motion 2023-09-14-0502** continuing this item to the next regularly scheduled Planning Commission meeting on September 28, 2023

Moved by: Terry Hull, seconded by Anne Mallett.

Vote: Motion carried 4-0

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

Absent: Brenda Jones, Greg Thompson, and Rajan Nathaniel .

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Deputy Director, Planning & Engineering - Planning Commissioner attendance

9. COMMISSIONERS COMMENTS

Commissioner Boparai - subcommittee committee updates

Commissioner Hull - subcommittee updates

Chair Rizvi - community participation on subcommittee; thanked City Staff

10. **ADJOURNMENT - 5:52 PM**



Michael McDowell
Assistant Director, Community
Development Department