

**MINUTES
PLANNING COMMISSION - SPECIAL
MEETING OF SEPTEMBER 21, 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 .

Note: Vice Chair Nathaniel's absence was excused

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Thompson

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

- 5.1 23-0863 RECOMMENDATION TO THE CITY COUNCIL FOR CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT, INCLUDING A STATEMENT OF OVERRIDING CONSIDERATIONS, FINDINGS OF FACT, MITIGATION, MONITORING REPORTING PROGRAM AND ERRATA TO THE FEIR; 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)**

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 - SJMC 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 - SJMC FEIR

Exhibit 2 - Findings, SOC, MMRP and Errata to the FEIR

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

Approved Resolution 2023-09-21-0501-01

Approved Resolution 2023-09-21-0501-02

Approved Resolution 2023-09-21-0501-03

Commissioner Correspondence - Public Comments

Commissioners Disclosures: Commissioner Hull; Commissioner Mallett;
Commissioner Thompson; Commissioner Boparai; Commissioner Rizvi

Commissioner Hull recused himself at 5:35 PM

Approve **Resolution 2023-09-21-0501-01** recommending the City Council certify the Environmental Impact Report (SCH #2021120439), including a Statement of Overriding Considerations, Findings of Fact, Mitigation and Monitoring Reporting Program, and Errata to the FEIR; and

Resolution 2023-09-21-0501-02 recommending the City Council:

a. Adopt an Ordinance approving a Development Agreement; and

b. Approve the Master Development Plan with Conditions of Approval; and

Resolution 2023-09-21-0501-03 approving:

a. A Use Permit for the proposed Medical Center expansion and an Amendment to Use Permit No. S27-86 related to the heliports; and

b. The demolition of five (5) structures older than 50 years of age.

Moved by: Greg Thompson, seconded by Anne Mallett.

Vote: Motion carried 5-0

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

Recuse: Terry Hull.

Absent: Rajan Nathaniel .

Note: Commissioner Hull returned to the dais at 6:48 PM

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director, Community Development Department - department representation; next Planning Commission meeting will be September 28, 2023

Stephanie Ocasio, Community Development Director - thanked staff

9. COMMISSIONERS COMMENTS

Commissioner Thompson - thanked staff, apologized for being unable to make it last week

Commissioner Hull - congratulated staff

10. ADJOURNMENT - 7:26 PM



Michael McDowell
Assistant Director, Community
Development Department