

**MINUTES  
PLANNING COMMISSION  
MEETING OF FEBRUARY 22, 2024**

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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

Waqar Rizvi

Greg Thompson

Gurneel Boparai

Terry Hull

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Thompson

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 24-0086 APPROVAL OF PLANNING COMMISSION MINUTES**

Legislation Text

Attachment A - 2023-10-12 Planning Commission Minutes

Attachment B - 2023-10-26 Planning Commission Minutes

Approve **Motion 2024-02-22-0301-01** approving filing minutes of the October 12, 2023 Planning Commission meeting

**Moved by:** Greg Thompson, seconded by Terry Hull.

**Vote:** Motion carried 5-0

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

**Recuse:** Brenda Jones.

Approve **Motion 2024-02-22-0301-02** approving filing minutes of the October 26, 2023 Planning Commission meeting

**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.

**3.2 24-0045 REQUEST FOR A SECOND ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE WEST PROJECT SITE (APPLICATION NO. P23-0345)**

Legislation Text

Attachment A - Location, General Plan and Zoning Maps

Attachment B - City Council Resolution

Attachment C - Approved Vesting Tentative Map

Attachment D - LAFCo Certificate

Attachment E - Planning Commission Resolution

Attachment F - Applicant Request

Proposed Resolution - Recommending Approval

Exhibit 1 - Vesting Tentative Map

Approved Resolution 2024-02-22-0302

Approve **Resolution 2024-02-22-0302** approving a second one-year time extension for the Tra Vigne West Vesting Tentative Map.

**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.

**3.3 24-0064 REQUEST FOR A SECOND ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE EAST PROJECT SITE (APPLICATION NO. P24-0010)**

Legislation Text

Attachment A - Location, General Plan and Zoning Maps

Attachment B - City Council Resolution

Attachment C - Approved Vesting Tentative Map

Attachment D - LAFCo Certificate

Attachment E - Planning Commission Resolution

Attachment F - Applicant Request

Proposed Resolution - Recommending Approval

Exhibit 1 - Approved Vesting Tentative Map

Approved Resolution 2024-02-22-0303

Approve **Resolution 2024-02-22-0303** approving a second one-year time extension for the Tra Vigne East Vesting Tentative Map.

**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.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

None

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

**7.1 24-0160 2024 ELECTION OF PLANNING COMMISSION OFFICERS (CONTINUED)**

Legislation Text

Attachment A - Standards and Policies No 1 - Procedural Rules

Approve **Motion 2024-02-22-0701-01** electing Terry Hull as Chairperson for the next 12 months, in accordance with Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Meetings

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

**Vote:** Motion carried 6-0

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

Approve **Motion 2024-02-22-0701-02** electing Gurneel Boparai as Vice-Chairperson for the next 12 months, in accordance with Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Meetings

**Moved by:** Terry Hull, seconded by Anne Mallett.

**Vote:** Motion carried 6-0

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

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

**8.1 24-0073 PLANNING COMMISSION INFORMATIONAL ITEM ON THE STATUS OF SHAPE STOCKTON ZONING AND HOUSING EFFORTS**

Informational item only. No action taken.

Legislation Text

Attachment A - Shape Stockton Past Workshop Materials.docx

Attachment B - Shape Stockton Upcoming Workshops.pdf

Attachment C - Focus Areas Map.pdf

PPT-Status Of SHAPE Stockton Zoning and Housing Efforts

Council Correspondence - Public Comments

The following persons spoke to the following item: Suzie Bowers, Tim Pryor, Selena Orihuela

**8.2 24-0070 INFORMATIONAL PRESENTATION ON THE 2023 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS**

Informational item only. No action taken.

Legislation Text

Attachment A - 2040 General Plan 2023 Annual Progress Report.docx

Attachment B - 2023 Stockton Housing Annual Progress Report (APR)

PPT- 2023 General Plan and Housing Element Annual Progress Reports

**9. COMMISSIONERS COMMENTS**

Commissioner Hull - thanked fellow commissioners

Commissioner Thompson - thanked Chair Rizvi, City Staff

Commissioner Boparai - thanked fellow commissioners, City Staff

Chair Rizvi - congratulations to new chair and vice chair; thanked city staff, fellow commissioners

Commissioner Mallett - thanked Chair Rizvi, City Staff

Commissioner Jones - thanked Chair Rizvi

10. **ADJOURNMENT - 7:07 PM**



Michael McDowell  
Assistant Director, Community Development  
Department