

**MINUTES  
PLANNING COMMISSION  
MEETING OF JANUARY 25, 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  
Rajan Nathaniel  
Terry Hull

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Hull

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 24-0001 RESOLUTION TO APPROVE A TENTATIVE SUBDIVISION MAP TO ESTABLISH A 224 LOT SUBDIVISION FOR THE DEVELOPMENT OF 211 LOTS FOR SINGLE-FAMILY RESIDENTIAL HOMES AND 13 COMMON AREA LOTS AT 4849 CAROLYN WESTON BOULEVARD (APNS 166-030-05 AND -33) (P21-0999). CONTINUED FROM THE DECEMBER 14, 2023 PLANNING COMMISSION MEETING.**

Legislation Text

Attachment A - Location Map And Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - CEQA Initial Study

Proposed Resolution - Recommending Approval

Exhibit 1,

Approved Resolution 2024-01-25-0501

Approve **Motion 2024-01-25-0501** finding no further environmental review is required for the proposed tentative subdivision map per the California Environmental Quality Act (CEQA) pursuant to 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines)

**Resolution 2024-01-25-0501** approving a 224 lot Tentative Subdivision Map, consisting of 211 lots for single family homes and 13 lots for common area space subject to conditions.

**Moved by:** Rajan Nathaniel , seconded by Anne Mallett.

**Vote:** Motion carried 7-0

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

**5.2 23-1146 REQUEST FOR A USE PERMIT AND WAIVER TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH OFF-SALE OF BEER AND WINE, AT 4850 SOUTH STATE ROUTE 99 EAST FRONTAGE ROAD (P23-0223)**

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.

Approved Resolution 2024-01-25-0502

Commissioners Disclosures: Commissioner Thompson, Commissioner Boparai, and Commissioner Mallet

Approve **Resolution 2024-01-25-0502** approving a use permit and a waiver to allow a new convenience store with off-sale of beer and wine, at an existing mini-market, fueling station, and car wash facility at 4850 S State Route 99 East Frontage Road, based on the findings and subject to the conditions in the proposed resolution.

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

**Vote:** Motion carried 5-1

**Yes:** Anne Mallett, Brenda Jones, Waqar Rizvi, Rajan Nathaniel , and Terry Hull.

**No:** Gurneel Boparai.

**Recuse:**Greg Thompson.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

Michael McDowell, Assistant Director, Community Development Department - SHAPE Stockton; warehouse ordinance

**9. COMMISSIONERS COMMENTS**

Chair Rizvi - Happy New Year; thanked City Staff, fellow Commissioners

Vice Chair Nathaniel - thanked City Staff

Commissioner Boparai - Happy New Year; Office of Violence Prevention event at Village East Apartments; Measure A funds, thanked City Staff

**10. ADJOURNMENT - 6:37 PM**



Michael McDowell  
Assistant Director, Community Development  
Department