

**MINUTES
PLANNING COMMISSION
MEETING OF FEBRUARY 8, 2024**

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
Rajan Nathaniel
Terry Hull

Absent:

Brenda Jones, and Greg Thompson.

Note: Commissioner Jones' absence was excused

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Mallett

3. ADOPTION OF CONSENT CALENDAR

3.1 24-0066 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2023-09-14 Planning Commission Minutes

Attachment B - 2023-09-21 Planning Commission Minutes

Attachment C - 2023-09-28 Planning Commission Minutes

Approve **Motion 2024-02-08-0301-01** approving the filing minutes of the September 14, 2023, September 21, 2023 Planning Commission meetings

Moved by: Anne Mallett, seconded by Gurneel Boparai.

Vote: Motion carried 5-0

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

Absent: Brenda Jones, and Greg Thompson.

Approve **Motion 2024-02-08-0301-02** approving the filing minutes of the September 28, 2023 Planning Commission meeting.

Moved by: Rajan Nathaniel , seconded by Anne Mallett.

Vote: Motion carried 4-0

Yes: Anne Mallett, Waqar Rizvi, Gurneel Boparai, and Rajan Nathaniel .

Recuse: Terry Hull.

Absent: Brenda Jones, and Greg Thompson.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

- 5.1 23-1004 ADDENDUM TO THE CANNERY PARK ENVIRONMENTAL IMPACT REPORT (SCH #2003042022), GENERAL PLAN LAND USE MAP AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, AND A TENTATIVE SUBDIVISION MAP FOR PREVIOUSLY APPROVED CANNERY PARK DEVELOPMENT PROJECT LOCATED ON MULTIPLE PARCELS AT 3827 PFC JESSE MIZENER STREET (APNs 122-020-32, -33, -38 and -60) (P21-0435)**

Legislation Text

Attachment A - Location Map & Aerial Photo

Attachment B - Phasing Plan Sub Areas

Attachment C - Cannery DA and 1st Amendment

Attachment D - Neighborhood Meeting Notice

Proposed Resolution Addendum.docx

Exhibit 1 - EIR Addendum

Proposed Resolution - General Plan Amendment

Exhibit 1 - GPA

Proposed Resolution - Rezone Ordinance

Exhibit 1 - Proposed Ordinance - Rezone.docx

Exhibit 1a - Rezone

Proposed Resolution - Development Agreement Amendment

Exhibit 1 - Proposed Ordinance DA.docx

Exhibit 1a - Second DA Amendment

Proposed Resolution - Tentative Map

Exhibit 1 - Tentative Map

Exhibit 2 - Cannery Park Project Amended Conditions.docx

Approved Resolution 2024-02-08-0501-01.

Approved Resolution 2024-02-08-0501-02

Approved Resolution 2024-02-08-0501-03

Approved Resolution 2024-02-08-0501-04

Approved Resolution 2024-02-08-0501-05

Commissioner Disclosures: Commissioner Hull; Vice Chair Nathaniel;
Commissioner Mallett; Chari Rizvi

Approve **Resolution 2024-02-08-0501-01** recommending the City Council certify an Addendum that determines no further environmental review is required for the proposed amendments to the previously approved Cannery Park Development Project and proposed tentative subdivision map per the California Environmental Quality Act (CEQA) pursuant to Section 15164 (Addendum to an EIR or Negative Declarations) or Title 14 of the California Code of Regulations (State CEQA Guidelines); and

Resolution 2024-02-08-0501-02 recommending the City Council approve a General Plan Land use Map Amendment; and

Resolution 2024-02-08-0501-03 recommending the City Council adopt an Ordinance approving a Rezone; and

Resolution 2024-02-08-0501-04 recommending the City Council adopt an Ordinance approving a Development Agreement amendment for the Cannery Park Project; and

Resolution 2024-02-08-0501-05 approving a Tentative Map, subject to conditions.

Moved by: Anne Mallett, seconded by Rajan Nathaniel .

Vote: Motion carried 5-0

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

6. NEW BUSINESS

6.1 24-0003 2023 ANNUAL COMPLIANCE REVIEW FOR DEVELOPMENT AGREEMENTS

Legislation Text

Attachment A - Map of Active Development Agreements in 2023

Attachment B - Development Agreement Summaries

Attachment C - Compliance Letters and Responses

Attachment D - Development Agreement Compliance Summary

Attachment E - Draft Compliance and Noncompliance Letters to Applicants

Approve **Motion 2024-02-08-0601:**

1. Accepting the 2023 annual Development Agreement Compliance Review and project determinations indicating if applicant progress complies, substantially complies, or does not comply with the terms and conditions of their respective Development Agreement with the City; and

2. Directing staff to notify Applicants of this compliance determination. Applicants found in noncompliance with the Development Agreement terms will have 30 days

following the date of notification to rectify the noncompliance or prepare a program for correction. The Planning Commission shall be notified of the correction or program at the next available meeting.

Moved by: Gurneel Boparai, seconded by Terry Hull.

Vote: Motion carried 5-0

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

Absent: Brenda Jones, and Greg Thompson.

6.2 24-0008 2024 ELECTION OF PLANNING COMMISSION OFFICERS

Legislation Text

Attachment A - Standards and Policies No 1 - Procedural Rules

Approve **Motion 2024-02-08-0602** suspending Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission meetings until the next Planning Commission meeting, February 22, 2024; and postponing the election of a new Chairperson and Vice-Chairperson until the next Planning Commission meeting, February 22, 2024.

Moved by: Rajan Nathaniel , seconded by Terry Hull.

Vote: Motion carried 5-0

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

Absent: Brenda Jones, and Greg Thompson.

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell - workshops, February 13, 15,20 2024, Stribley Park Community Center at 5:30 PM; upcoming informational session on Shape Stockton; development code efforts; attendance

9. COMMISSIONERS COMMENTS

Commissioner Boparai - attendance policy

Vice - Chair Nathaniel - planning commission academy

10. ADJOURNMENT - 6:51 PM



Michael McDowell
Assistant Director, Community Development
Department