



# City of Stockton

Stockton Planning  
Commission

## Meeting Agenda - Final Planning Commission

*Waqar Rizvi, Chair (District 2)*  
*Rajan Nathaniel, Vice-Chair (District 1)*  
*Greg Thompson, Commissioner (At-Large)*  
*Terry Hull, Commissioner (District 3)*  
*Anne N. Mallett, Commissioner (District 4)*  
*Gurneel Boparai, Commissioner (District 5)*  
*Brenda Jones, Commissioner (District 6)*

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Thursday, August 24, 2023

5:30 PM

Council Chamber, City Hall, 425 N. El Dorado  
Street, Stockton CA

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1. CALL TO ORDER/ROLL CALL
2. PLEDGE TO FLAG
3. ADOPTION OF CONSENT CALENDAR
4. PUBLIC COMMENT\*
5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS
6. NEW BUSINESS\*
- 6.1 [23-0779](#) ESTABLISHMENT OF A PLANNING COMMISSION AD HOC COMMITTEE FOR THE FORMULATION OF AN INDUSTRIAL WAREHOUSE ORDINANCE

**Recommended Action:** RECOMMENDATION

It is recommended that the Planning Commission vote to establish a three-member ad hoc committee, to work on the formulation of an industrial warehouse ordinance for the purpose of streamlining and facilitating future discussion before the full Commission.

**Department:** Community Development

**Attachments:** [Proposed Resolution - Establishing Ad Hoc Committee](#)

7. UNFINISHED BUSINESS
8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS
- 8.1 [23-0788](#) PLANNING COMMISSION INFORMATIONAL DISCUSSION ON THE STATUS OF SHAPE STOCKTON ZONING AND HOUSING EFFORTS

Department: Planning Commission

**9. COMMISSIONERS COMMENTS**

**10. ADJOURNMENT**

**CERTIFICATE OF POSTING**

**I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on August 16, 2023 in compliance with the Brown Act.**

**Eliza R. Garza, CMC  
City Clerk**

**By: \_\_\_\_\_**

**Deputy**

A. *The meeting will be conducted in accordance with Rosenberg's Rules of Order.*

B. *Each person wishing to address the Planning Commission is encouraged to fill out a speaker card located at the podium. Each speaker will then be called forward to the podium to speak in the order in which their speaker card was received. Speakers are encouraged but not required to provide their name and address when speaking before the Commission.*

*The City of Stockton invites public comments in multiple forms. You provide your comments by using one of these methods:*

- 1. e-Comment - follow the e-comment link on the City's agenda page [stockton.granicusideas.com/meetings](http://stockton.granicusideas.com/meetings)*
- 2. Email - you may email your comments to [city.clerk@stocktonca.gov](mailto:city.clerk@stocktonca.gov)*
- 3. Voicemail - you can leave a voice message by dialing (209) 937-8459.*
- 4. In-Person Comments - a) Speakers must submit "request to speak cards" to the Clerk prior to the Public Comment portion of the agenda. No speaker cards will be accepted after the close of Public Comment. Please redirect any inquiries to [City.Clerk@stocktonca.gov](mailto:City.Clerk@stocktonca.gov). b) Address only issues over which the meeting body has jurisdiction. c) Each speaker will be limited to one 2-minute comment opportunity. Donating time is not authorized. d) Your time will be displayed on the speaker podium for convenience.*

*\*All written and voicemail public comments received by the Clerk's Office 90 minutes prior to the meeting start time will be forwarded to the meeting body members as correspondence and attached the minutes. All comments received after that time will be forwarded as correspondence the following business day.*

C. *All questions from members of the audience to the Planning Commission and/or city staff members shall be directed to the Chairperson of the Planning Commission.*

*All questions from Planning Commission members to staff shall be addressed directly to staff from the member asking the question.*

*No personal comments and/or exchanges will be permitted between members of the audience and individual staff or Commission members. Rather, direction shall be given to staff to follow-up on any issues brought before the Commission. This rule applies to communications outside of the public hearing process.*

D. *Information presented to the Commission shall only pertain directly to the item under consideration. Character assassinations, personal feuds, irrelevant data or repetitions of matters already presented shall not be permitted.*

E. *All rules of Decorum pursuant to Council Policy 4.07- Rules for Conduct of City Council Meetings apply equally to this Commission.*

*Agendas, staff reports and minutes can be viewed on the City of Stockton web*

*site <http://www.stocktongov.com/government/Meetings/boardComMeetings.html>*

#### **DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:**

*State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.*

*The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.*

*If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else*

*raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.*

*NOTE: All proceedings before this meeting body are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.*

*In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are a person with a disability and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8458, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.*

*CONSENT ITEMS: Information concerning the consent items has been forwarded to the Planning Commission prior to the meeting. Unless a Commissioner or member of the audience has questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.*



# City of Stockton

## Legislation Text

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**File #:** 23-0779, **Version:** 1

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### **ESTABLISHMENT OF A PLANNING COMMISSION AD HOC COMMITTEE FOR THE FORMULATION OF AN INDUSTRIAL WAREHOUSE ORDINANCE**

#### RECOMMENDATION

It is recommended that the Planning Commission vote to establish a three-member ad hoc committee, to work on the formulation of an industrial warehouse ordinance for the purpose of streamlining and facilitating future discussion before the full Commission.

#### Summary

On August 10, 2023, the Planning Commission held an informational planning session to gather input on industrial warehouse development measures proposed for incorporation into a new industrial warehouse ordinance. Chair Rizvi requested that an agenda item regarding the establishment of a three-member ad hoc committee of the Planning Commission, to work on the formulation of an industrial warehouse ordinance, be placed on a future meeting agenda.

#### DISCUSSION

##### Present Situation

Staff supports the establishment of a three-member ad hoc committee to work on the formulation of the warehouse industrial ordinance, since there are time constraints for presentation of the ordinance to the City Council for consideration by December 31, 2023. An ad hoc committee can streamline and facilitate discussion of the issues before the full Commission. In order to establish the ad hoc committee, a majority vote to approve the resolution is required.

Resolution No.

# STOCKTON PLANNING COMMISSION

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## RESOLUTION ESTABLISHING A THREE-MEMBER AD HOC COMMITTEE FOR THE FORMULATION OF AN INDUSTRIAL WAREHOUSE ORDINANCE AND APPOINTING COMMISSIONERS TO SERVE ON THE COMMITTEE

On August 10, 2023, the Planning Commission held an informational planning session to gather input on industrial warehouse development measures proposed for incorporation into a new industrial warehouse ordinance; and

At this meeting the Planning Commission expressed its desire to establish a three-member ad hoc committee to serve in an advisory capacity and review progress on the efforts toward formulation of a new industrial warehouse ordinance that would establish new zoning standards within the City; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. This Planning Commission hereby approves the formation of the ad hoc committee on the proposed industrial warehouse ordinance to serve in an advisory capacity and review progress on the efforts toward establishing a new ordinance with the City.
2. The Planning Commission appoints three members to serve on the ad hoc committee on the proposed industrial warehouse ordinance. These members will serve on the committee effective immediately and until such time as the industrial warehouse ordinance is presented to the City Council for consideration of approval or until their respective term on the Commission has expired, whichever occurs first.
3. The ad hoc committee on the proposed ordinance will report its progress to the full Commission at the discretion of the Chair.

PASSED, APPROVED, and ADOPTED August 24, 2023.

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WAQAR RIZVI, CHAIR  
City of Stockton Planning Commission

ATTEST:

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MICHAEL MCDOWELL, SECRETARY  
City of Stockton Planning Commission



# City of Stockton

## Legislation Text

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**File #:** 23-0788, **Version:** 1

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**PLANNING COMMISSION INFORMATIONAL DISCUSSION ON THE STATUS OF SHAPE  
STOCKTON ZONING AND HOUSING EFFORTS**

SUBJECT: Oral presentation on the status of various Shape Stockton Housing and Zoning efforts.