Did we receive the Declaration of Mailing for this mailing?

Hi Ariana,

FYI

Good morning Azelia,
Just wanted to let you know that your mailings are complete and I metered them to go out today with our pre-sorted mail.

Thank you,

Ricky Soulyalangsy
Good morning Azelia,

Just wanted to let you know that your mailings are complete and I metered them to go out today with our pre-sorted mail.

Thank you,

Ricky Soulyalangsy

Hello,
Can you please print and mail-out tomorrow 3/11/21. Black and white ink. Please use account #5520-000-630007-220-000-10-55-000-000 for this request. Also, can you please send me a confirmation once they are sent.

Thank you,
Good morning Azelia,

Just wanted to let you know that the notices are complete and I have it metered for it to go out with our first class mail this afternoon.

Thank you,

Ricky Soulyalangsy

---

Hello,

Please print and mail-out today 3/23/21. Black and white ink. Please use account #5520-000-630007-220-000-10-55-000-000 for this request. Also, please send me a confirmation email once they are sent.

Thank you,
Hi Ariana,

FYI

Good morning Azelia,

Just wanted to let you know that your mailings are complete and I metered them to go out today with our pre-sorted mail.

Thank you,

Ricky Soulyalangsy

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Can you please print and mail-out tomorrow 3/11/21. Black and white ink. Please use account #5520-000-630007-220-000-10-55-000-000 for this request. Also, can you please send me a confirmation once they are sent.

Thank you,
Ok. Sounds good. I will have it ready for you by the 12th for review.

Hi Azelia,
I just received notice from Stephanie that this item will be moved to the March 23, 2021 City Council meeting, so the notices will need to be mailed out by March 13, 2021.

Let me know if you need any additional information to send out the notices.

Thank you,
Hi Ariana,
I apologize for this hold up. I hope we can make this happen.
For future notices, I always do a check and balance. If I don’t send you a “For your review and approval” can you please send me a reminder.

Thank you,

Azelia Fuentes
OFFICE SPECIALIST
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8900

From: Ariana Adame <Ariana.Adame@stocktonca.gov>
Sent: Monday, March 1, 2021 3:00 PM
To: Azelia Fuentes <Azelia.Fuentes@stocktonca.gov>
Subject: RE: Request for Mail Notices - P20-0596 - 6709 Plymouth Road

Hold on that one too. We may have to push both of these items. I just sent them an email. I will let you know what they say.

Ariana Adame, MM
PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8270

For City of Stockton Updates on COVID-19 please visit:
Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

From: Azelia Fuentes <Azelia.Fuentes@stocktonca.gov>
Sent: Monday, March 1, 2021 2:59 PM
To: Ariana Adame <Ariana.Adame@stocktonca.gov>
Subject: RE: Request for Mail Notices - P20-0596 - 6709 Plymouth Road

Ok. I will get started on your other notice.

Azelia Fuentes
OFFICE SPECIALIST
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
From: Ariana Adame <Ariana.Adame@stocktonca.gov>
Sent: Monday, March 1, 2021 2:57 PM
To: Azelia Fuentes <Azelia.Fuentes@stocktonca.gov>
Subject: RE: Request for Mail Notices - P20-0596 - 6709 Plymouth Road

I need to check with Mike/Stephanie to see what they want to do. We are required to mail out notices 10 days prior to the Public Hearing and have missed that deadline. This item will probably have to be moved. Please, hold on any further action at this time.

Ariana Adame, MM
PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8270

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Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

From: Azelia Fuentes <Azelia.Fuentes@stocktonca.gov>
Sent: Monday, March 1, 2021 2:53 PM
To: Ariana Adame <Ariana.Adame@stocktonca.gov>
Subject: FW: Request for Mail Notices - P20-0596 - 6709 Plymouth Road

Hi Ariana,

This one did not go out. I didn’t have it on my to do list or my calendar. I had quite a few notices go out last week, and every one of them did except this one. I didn’t start anything. I’m not sure how I missed this one. Can I send out first thing in the morning?

Azelia Fuentes
OFFICE SPECIALIST
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8900

From: Ariana Adame <Ariana.Adame@stocktonca.gov>
Sent: Monday, February 22, 2021 4:47 PM
Hi Azelia,
Here is a request for mail notices to be sent to the property owners at 6709 Plymouth Road and those property owners within 300 feet of the property by February 25, 2021. Attached is a description of the project. The applicant name is Alissa Metzger and it will be presented to City Council on March 9, 2021. It is a Public Hearing to consider an Appeal.

Please, let me know if you need any additional information for this request.

Thank you,

Ariana Adame, MM
PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8270

For City of Stockton Updates on COVID-19 please visit:
Twitter @stocktonUpdates
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OFFICE SPECIALIST
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8900

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Ariana Adame, MM
PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8270

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Facebook @CityofStockton
City Website http://www.stocktonca.gov
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Please, let me know if you need any additional information for this request.

Thank you,

Ariana Adame, MM
PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8270

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Facebook @CityofStockton
City Website http://www.stocktonca.gov
Ok

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From: Ariana Adame <Ariana.Adame@stocktonca.gov>
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Ariana Adame, MM
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345 N. El Dorado Street, Stockton CA 95202
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Please, let me know if you need any additional information for this request.

Thank you,
Ok. I will get started on your other notice.

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Sent: Monday, February 22, 2021 4:47 PM
To: Azelia Fuentes <Azelia.Fuentes@stocktonca.gov>
Subject: Request for Mail Notices - P20-0596 - 6709 Plymouth Road

Hi Azelia,
Here is a request for mail notices to be sent to the property owners at 6709 Plymouth Road and those property owners within 300 feet of the property by February 25, 2021. Attached is a description of the project. The applicant name is Alissa Metzger and it will be presented to City Council on March 9, 2021. It is a Public Hearing to consider an Appeal.

Please, let me know if you need any additional information for this request.

Thank you,
Great... Thank you!

Azelia Fuentes
OFFICE ASSISTANT II
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561 Direct: 209.937.8900

Good morning Azelia,

Just wanted to let you know that the notices are complete and I metered them to go out with our pre sorted mail.

Thank you,

Ricky Soulyalangsy

Hello, good morning!

Can you please print and mail-out today 11/30/2020. Black and white ink. Please use account #048-1825-510.20-34 for this request. Also, can you send me a confirmation once they are sent.

Thank you,
Ok, got it!

Hi Azelia,
Here is a request for mail notices to be sent to the property owners at 6709 Plymouth Road and those property owners within 300 feet of the property by December 1, 2020. Attached is a description of the project. The applicant name is Alissa Metzger and it will be presented to the Planning Commission on December 10, 2020.

Please, let me know if you need any additional information for this request.

Thank you,
Hello,

Please print and mail-out today 3/23/21. Black and white ink. Please use account #5520-000-630007-220-000-10-55-000-000 for this request. Also, please send me a confirmation email once they are sent.

Thank you,

Azelia Fuentes
OFFICE SPECIALIST
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561 Direct: 209.937.8900
AN APPLICATION HAS BEEN MADE BY: Enrique Moran

SUBJECT: To consider an Administrative Use Permit for a proposed auto dismantling use. The existing building is proposed for a business office and the fenced area proposed for various work. The use will be on a 1.058-acre parcel and an adjacent 0.40-acre parcel.

LOCATION: 1005 East Oak Street, Stockton, CA 95205

CASE NO: P20-0130

The application may be reviewed at the Planning and Engineering Services Division, Permit Center, 345 North El Dorado Street, Stockton, CA 95202.

Further information may be obtained by contacting
Contract Planner June Cowles at (209) 937-8266 or E-mail: June.cowles.CTR@stocktonca.gov

Should you wish to submit a comment or request a public hearing regarding this application, please send a legible, signed letter (including your printed name, address and phone number where you may be contacted) to the Community Development Director, Permit Center, 345 North El Dorado Street, Stockton, CA 95202 by 4:30 p.m. on April 2, 2021.

The Director intends to make a decision regarding this application on April 5, 2021 at the Permit Center address. No hearing will be held unless one is requested. If a hearing is requested, anyone who has commented on the project will be noticed. NOTE: All correspondence is considered public information. DATE OF MAILING: March 23, 2021.
NOTICE OF INTENT TO ISSUE A USE PERMIT
NOTICE OF INTENT TO ISSUE A USE PERMIT

15106025
BEAS, JOSE & MARIA
1605 E MINER AVE
STOCKTON, CA 95205

NOTICE OF INTENT TO ISSUE A USE PERMIT

15106035
BUDHAI, ANTHONY M
PO BOX 690521
STOCKTON, CA 95269
NOTICE OF INTENT TO ISSUE A USE PERMIT

15106035

CALIFORNIA, STATE OF
C/O DEPT OF MOTOR VEHICLES FAC OPER BRAN
2415 FIRST AVE MS A156
SACRAMENTO, CA  95818

NOTICE OF INTENT TO ISSUE A USE PERMIT
NOTICE OF INTENT TO ISSUE A USE PERMIT
NOTICE OF INTENT TO ISSUE A USE PERMIT
NOTICE OF INTENT TO ISSUE A USE PERMIT

13921008
NATERAS EDGAR RUIZ
PO BOX 55225
STOCKTON, CA 95205

NOTICE OF INTENT TO ISSUE A USE PERMIT

13921008
ROSASCO, VICTOR R & TINA TR
1708 S WOODSBRO RD
STOCKTON, CA 95206
NOTICE OF INTENT TO ISSUE A USE PERMIT

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
345 North El Dorado Street
Stockton, CA 95202-2310
WWW.STOCKTONCA.GOV

RETURN SERVICE REQUESTED

13921008

SAN JOAQUIN REAL ESTATE CO INC
343 E MAIN ST 10TH FLOOR
STOCKTON, CA 95202

NOTICE OF INTENT TO ISSUE A USE PERMIT

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
345 North El Dorado Street
Stockton, CA 95202-2310
WWW.STOCKTONCA.GOV

RETURN SERVICE REQUESTED

13921008

SINGH GURTEJ
1721 ETHAN ALLEN DR
BRENTWOOD, CA 94513

NOTICE OF INTENT TO ISSUE A USE PERMIT
RETURN SERVICE REQUESTED

13921008

UNION PACIFIC RAILROAD COMPANY
C/O UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

NOTICE OF INTENT TO ISSUE A USE PERMIT

RETURN SERVICE REQUESTED

13921008

YU PHIRITH & YU KATIE TR
5534 GOVENOR CIR
STOCKTON, CA 95210

NOTICE OF INTENT TO ISSUE A USE PERMIT
Hello,
Can you please print and mail-out tomorrow 3/11/21. Black and white ink. Please use account #5520-000-63007-220-000-10-55-000-000 for this request. Also, can you please send me a confirmation once they are sent.

Thank you,
Proceedings before the Stockton City Council are conducted in English. The City of Stockton does not furnish 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 disabled and require a copy of a public hearing notice, 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) 937-8459, 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.

Anyone wishing to be heard on this matter may appear before the City Council at the time of the public hearing and/or file a written opinion with the Office of the City Clerk, prior to the public meeting/hearing. All proceedings before the City Council are conducted in English. If an interpreter is needed, it shall be the responsibility of the person needing one. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence delivered to the Office of the City Clerk at, or prior to, the public meeting/hearing.

During this time of local health concerns, the City of Stockton is following the guidelines as stated by the State of California Executive Orders N-29-20 and N-33-20. Due to these concerns, public comment(s) are temporarily limited to electronic participation.

1. You can view the live meeting at http://www.stocktongov.com/government/oMeetings/councilMeetings.html or cable TV Channel 97.

2. eComment - click https://stockton.granicusideas.com/meetings to submit an eComment(s). Only one comment per agenda item, per person will be included into the record.

3. Email – City.Clerk@stocktonca.gov if you prefer to email your comments in. Only one comment per agenda item, per person will be included into the record.

4. Public comment voicemail - (209) 937-8459 if you wish to leave your public comment in the form of a voicemail, it will be transcribed and emailed to the City Clerk. Only one comment per agenda item, per person will be included into the record.

5. WebEx virtual participation - if you wish to join the meeting virtually to provide public comment please contact the City Clerk's Office at (209) 937-8458 or city.clerk@stocktonca.gov no later than 5:00 PM the day of the meeting. You will be asked to provide your name, phone number, your email, and the item you wish to speak on. You will be emailed instructions to log into WebEx to participate in the meeting.

DATE OF MAILING: March 11, 2021
BLAKELY, JOSE
6724 PLYMOUTH RD #15
STOCKTON, CA 95207
CASSEDAY, JUDY
10512 BIG OAK CIR
STOCKTON, CA  95209
COSTA, SANDY
PO BOX 1621
SAN LEANDRO, CA 94577
FAIRWAY WEST CONDOMINIUM ASSN
1731 E ROSEVILLE PKWY #100
ROSEVILLE, CA  95661
NHEM, SOPHAK SOK ETAL
CHRISTOPHER VIRAK OU K
10919 MORNING STAR PL
STOCKTON, CA 95209
YURICH, MARYANNE
6724 PLYMOUTH RD #6
STOCKTON, CA 95207
Hi Ariana,

For your review and approval.

Azelia Fuentes
OFFICE SPECIALIST
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8900
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DATE OF MAILING: March 11, 2021
BIAGI, KIMBERLY
PO BOX 7
MANTECA, CA  95336
BLAKELY, JOSE
6724 PLYMOUTH RD #15
STOCKTON, CA  95207
FAIRWAY WEST CONDOMINIUM ASSOC
10100 TRINITY PARKWAY #440
STOCKTON, CA 95219
MUNOZ, ROSA MARIA JUAREGUI
6724 PLYMOUTH RD #5
STOCKTON, CA  95207
<table>
<thead>
<tr>
<th>RESIDENT</th>
<th>OwnerName2</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>AKHTAR NAHEEM M &amp; KAARUS KAIRI</td>
<td></td>
<td>6724 PLYMOUTH RD #25</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95207</td>
</tr>
<tr>
<td>BAY AREA ESTATES INVESTMENT GROUP LLC ALEXIS TAFAGHODI</td>
<td></td>
<td>1636 CHESTNUT GROVE WAY</td>
<td>CONCORD</td>
<td>CA</td>
<td>94519</td>
</tr>
<tr>
<td>BIAGI, KIMBERLY</td>
<td></td>
<td>PO BOX 7</td>
<td>MANTECA</td>
<td>CA</td>
<td>95336</td>
</tr>
<tr>
<td>BIVENS CALVIN JR TR</td>
<td></td>
<td>6724 PLYMOUTH RD #1</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95207</td>
</tr>
<tr>
<td>BIAKELY, JOSE</td>
<td></td>
<td>6724 PLYMOUTH RD #15</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95207</td>
</tr>
<tr>
<td>BORELLO, LEONARD F &amp; PAULINE TR</td>
<td>ATTN PROPERTY TAX DEPT</td>
<td>14004 QUITO RD</td>
<td>SARATOGA</td>
<td>CA</td>
<td>95070</td>
</tr>
<tr>
<td>CASSDAY, JUDY</td>
<td></td>
<td>10512 BIG OAK CIR</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95209</td>
</tr>
<tr>
<td>CHEVRON USA INC</td>
<td>C/O PROPERTY TAX DEPT</td>
<td>PO BOX 1392</td>
<td>BAKERSFIELD</td>
<td>CA</td>
<td>93302</td>
</tr>
<tr>
<td>COSTA, SANDY</td>
<td></td>
<td>PO BOX 1621</td>
<td>SAN LEANDRO</td>
<td>CA</td>
<td>94577</td>
</tr>
<tr>
<td>CRUCES ADRIANA</td>
<td></td>
<td>5966 BUCKSKIN PL</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95210</td>
</tr>
<tr>
<td>DANIELS DELISSA</td>
<td></td>
<td>414 EAGLE CREST WAY</td>
<td>RIO VISTA</td>
<td>CA</td>
<td>94571</td>
</tr>
<tr>
<td>EGUILUZ, MARIO S</td>
<td></td>
<td>6724 PLYMOUTH RD #4</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95207</td>
</tr>
<tr>
<td>EJHSJ2 PROPERTY LLC</td>
<td>SCOTT SUEN &amp; YANCHI LIN</td>
<td>502 E CAMINO REAL AVE</td>
<td>ARCADIA</td>
<td>CA</td>
<td>91006</td>
</tr>
<tr>
<td>ELIGADO NEILO PAGLINAWAN</td>
<td></td>
<td>6724 PLYMOUTH RD #27</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95207</td>
</tr>
<tr>
<td>FAIRWAY WEST CONDOMINIUM ASSN</td>
<td></td>
<td>1731 E ROSEVILLE PKWY #100</td>
<td>ROSEVILLE</td>
<td>CA</td>
<td>95661</td>
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<tr>
<td>FAIRWAY WEST CONDOMINIUM ASSOC</td>
<td></td>
<td>10100 TRINITY PARKWAY #440</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95219</td>
</tr>
<tr>
<td>FIELD NANCY JANE TR</td>
<td></td>
<td>6725 INGLEWOOD AVE</td>
<td>STOCKTON</td>
<td>CA</td>
<td>95207</td>
</tr>
<tr>
<td>FIELDS, ALBERT</td>
<td></td>
<td>6912 ATLANTA CI</td>
<td>STOCKTON</td>
<td>CA</td>
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OwnerAddress  OwnerCity  OwnerState  OwnerZip
14004 QUITO RD  SARATOG CA  95070
Hi Ariana,

This one did not go out. I didn’t have it on my to do list or my calendar. I had quite a few notices go out last week, and every one of them did except this one. I didn’t start anything. I’m not sure how I missed this one. Can I send out first thing in the morning?

Hi Azelia,

Here is a request for mail notices to be sent to the property owners at 6709 Plymouth Road and those property owners within 300 feet of the property by February 25, 2021. Attached is a description of the project. The applicant name is Alissa Metzger and it will be presented to City Council on March 9, 2021. It is a Public Hearing to consider an Appeal.

Please, let me know if you need any additional information for this request.

Thank you,
NOTICE OF PUBLIC MEETING/HEARING

A regular meeting of the City Council will be held on Tuesday, March 9, 2021, at 5:30 pm, in the Council Chambers, Second Floor, 425 North El Dorado Street, Stockton, CA, to consider the following:

The City Council will consider an appeal of the Planning Commission's denial of a Commission Use Permit to establish a Retail Storefront Cannabis Business, Administrative Use Permit to establish a Retail Non-storefront (delivery only) cannabis business, and a waiver of Cannabis Business Location Requirements at 6709 Plymouth Road, Suites C & D (Application No. P20-0596).

The public hearing will take place in the City Council Chambers located at Stockton City Hall at 425 N. El Dorado Street, Stockton, CA 95202. Any interested party may contact the City of Stockton Community Development Department at 345 N. El Dorado Street, Stockton, CA 95202 or at (209) 937-8266.

Anyone wishing to be heard on this matter may appear before the City Council at the time of the public hearing and/or file a written opinion with the City Planning Division, Permit Center, Stockton, prior to the public meeting/hearing. All proceedings before City Council are conducted in English. If an interpreter is needed, it shall be the responsibility of the person needing one. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence delivered to the City Planning Division at, or prior to, the public meeting/hearing.

During this time of local health concerns, the City of Stockton is following the guidelines as stated by the State of California Executive Orders N-29-20 and N-33-20. Due to these concerns, public comment(s) are temporarily limited to electronic participation.

1. You are strongly encouraged to observe the live stream of the City Council meetings at http://www.stocktongov.com/government/oMeetings/councilMeetings.html

2. eComment - click https://stockton.granicusideas.com/meetings to submit eComment(s) prior to a meeting. New users, follow the instructions to create an account.

3. If you wish to make a comment after the meeting has begun, please submit your comment via email to the City Clerk at City.Clerk@stocktonca.gov or call (209) 937-8459. Your comment will be shared with the City Council and placed into the record at the City Council meeting.
Hi Jobi,

For your review.

Azelia Fuentes
OFFICE SPECIALIST
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8900
## CDD UPCOMING PUBLIC MEETING AGENDA ITEMS

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<td>APPROVE A FINDING REGARDING ENVIRONMENTAL REVIEW AND ADOPT AN ORDINANCE AMENDING THE STOCKTON CITYWIDE ZONING MAP TO COMPLY WITH THE STOCKTON 2040 GENERAL PLAN</td>
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Hi Jobi,

I believe the 2/23 Osborn meeting was the only one pushed back?

Azelia
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<td>Structure of Merit Designation for the Pike Furniture building located at 230 N California St (Application No. P18-0853)</td>
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## CDD UPCOMING PUBLIC MEETING AGENDA ITEMS

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<td>Annual Progress Reports (General Plan and Housing)</td>
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<td>Approve a Motion Awarding A Professional Services Agreement to _______ For On-Call Engineering Plan Review and Surveyor Technical Review</td>
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<td>CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE HOTEL MAIN AND LUPE’S BEAUTY SALON BUILDING LOCATED ON THE CORNER OF 447 E MAIN AND 11-15 N CALIFORNIA STREETS (APPLICATION NOs. P18-0905 AND P18-0907)</td>
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<td>CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE HOTEL ST LEO BUILDING LOCATED AT 33-45 N CALIFORNIA STREET (APPLICATION NO. P18-0908)</td>
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<td>MAY NOT GO FORWARD DUE TO OWP DA - CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE COMMERCIAL HOTEL BUILDING LOCATED AT 425-431 E MAIN STREET (APPLICATION NO. P18-0906)</td>
<td>City Initiated</td>
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</table>
Hi Jobi,

For your review and approval.

Azelia Fuentes
OFFICE ASSISTANT II
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8900
CHB 1/6 20-7561 Public Hearing CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE 'LIDO HOTEL' BUILDING LOCATED AT 111 NORTH WILSON WAY (APPLICATION NO. P18-0690) William Maxwell Guilbert Agenda Ready

CHB 1/6 20-7562 Public Hearing Structure of Merit Designation for the Pike Furniture building located at 230 N California St (Application No. P18-0691) William Maxwell Guilbert Agenda Ready


CHB 1/6 20-7466 Public Hearing COMMERCIAL USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS, ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS, AND A WAIVER OF CANNABIS BUSINESS LOCATION REQUIREMENTS - ALL CONCERNING A 3,600 SQUARE FOOT COMMERCIAL SPACE AT 7840 WEST LANE, SUITE F (APPLICATION NO. P20-0675) Julian Michalowski Adame ATS Review

CHB 1/6 20-6970 Public Hearing RE QUEST FOR THE APPROVAL OF A TENTATIVE MAP TO CREATE ANU (HOT) SUBDIVISION FOR THE DEVELOPMENT OF SINGLE-FAMILY TOWNSHIPS AT 1845 EAST THIRD STREET (APN 171-190-00) (APPLICATION NO. P19-0763) Tarik Taeha on behalf of Big Dream Investment Brown Agenda Ready

CHB 1/4 20-7590 Consent RE SOLUTION OF PROPOSED SELF-SERVICE CANNABIS AT 6011 WEST LANE (APPLICATION NO. P19-0565) Steven Torres on behalf of Amandeep Singh Brown Agenda Ready

CHB 1/4 20-7594 Consent APPROVAL OF PLANNING COMMISSION MINUTES City Initiated Osborn ATS Review

1/18 20-7551 Consent APPROVE A MOTION AWARDING A PROFESSIONAL SERVICES AGREEMENT TO PLACETWORKS AND MINCOW CONSULTING, INC. TO ESTABLISH ON-CALL PLANNING SERVICES City Initiated Adame Agenda Ready

CHB 3/3 Public Hearing CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE HOTEL TERRY BUILDING LOCATED AT 533-545 E MAIN STREET (APPLICATION NO. P18-0910) Draft

CHB 3/3 Public Hearing CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE KENDALL BUILDING LOCATED AT 430 E WEBER AVENUE (APPLICATION NO. P18-0855) Draft

3/9 New Business Annual Progress Reports (General Plan and Housing) City Initiated Marsh Draft

3/15 Consent Approve a Motion Awarding a Professional Services Agreement to __________ For On-Call Engineering Plan Review and Surveyor Technical Review City Initiated Marcelo Draft

CHB 4/7 Public Hearing CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE MARIPOSA HOTEL BUILDINGS LOCATED AT 132 E LAFAYETTE STREET (APPLICATION NO. P19-0280) Draft

CHB 5/5 Public Hearing CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE COMMERCIAL HOTEL BUILDING LOCATED AT 33-45 N CALIFORNIA STREET (APPLICATION NO. P18-0908) Draft
Hi Will,

Please see attached.

I apologize if I’m late with the Agenda spreadsheet, I’m having trouble with my computer.

Thank you,
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<th>CC</th>
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<td>Alyssa Metzger</td>
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<td>EXTENSION OF THE GREATER DOWNTOWN STOCKTON RESIDENTIAL AND CITY-WIDE AFFORDABLE HOUSING DEVELOPMENT PUBLIC FACILITY FEE EXEMPTION PROGRAMS</td>
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<td>CONSIDERATION OF STRUCTURE OF MERIT DESIGNATION FOR THE ‘LIDO HOTEL’ BUILDING LOCATED AT XXX STREET (APPLICATION NO. PXX-XXXX)</td>
<td>Tarik Taeha on behalf of Big Dream Investment</td>
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<td>1/14</td>
<td>20-6970</td>
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<td>REQUEST FOR THE APPROVAL OF A TENTATIVE MAP TO CREATE A NINE (9) LOT SUBDIVISION FOR THE DEVELOPMENT OF SINGLE-FAMILY DWELLINGS AT 1845 EAST THIRTEENTH STREET (APN 171-180-01) (APPLICATION NO. P19-0765)</td>
<td>Steven Torres on behalf of Amandeep Singh</td>
<td>BROWN</td>
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<td>Julian Michalowski</td>
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<td>CONSENT</td>
<td>APPROVE MOTION TO AWARD A PROFESSIONAL SERVICES CONTRACTS WITH HARRIS &amp; ASSOCIATES, INC. FOR CONSULTANT SERVICES TO CONDUCT MASTER INFRASTRUCTURE PLAN, PUBLIC FACILITIES FEES NEXUS STUDY, AND A STORMWATER CONNECTION FEE STUDY</td>
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<td>CONSENT</td>
<td>APPROVE A MOTION AWARDS A PROFESSIONAL SERVICES AGREEMENT TO ________ FOR ON-CALL ENGINEERING PLAN REVIEW AND SURVEYOR TECHNICAL REVIEW</td>
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<td>MULTIPLE AMENDMENTS TO THE STOCKTON CITYWIDE REZONING MAP TO BE CONSISTENT WITH THE ENVISION STOCKTON 2040 GENERAL PLAN</td>
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<td>ANNUAL PROGRESS REPORTS (GENERAL PLAN AND HOUSING)</td>
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## CDD UPCOMING PUBLIC HEARING AGENDA ITEMS

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<td>AMENDMENTS TO TITLE 16 CHAPTER 16.72, SECTION 16.72.125, AND CHAPTER 16.44 OF THE STOCKTON MUNICIPAL CODE RELATED TO WIRELESS COMMUNICATION FACILITIES</td>
<td>City Initiated</td>
<td>MARCELO</td>
<td>Draft</td>
<td></td>
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</tr>
</tbody>
</table>
Hi Ariana,

Please see attached.
STATE OF CALIFORNIA  )
                   ss
COUNTY OF SAN JOAQUIN  )

Azelia Fuentes declares:

That she is at all times herein mentioned as an employee of the City of Stockton, County of San Joaquin, State of California.

That on the 30th day of November 2020 she deposited in the United States mail facilities in the City of Stockton, County of San Joaquin, State of California, a true copy of the notice hereto attached, with the postage thereon prepaid, addressed to each of the following named persons:

See attached list.

That said persons are the owners and tenants of real property as shown on San Joaquin County’s latest equalized assessment roll within a radius of 300 feet of the exterior boundaries of the parcel involved in the application and that this notice was sent pursuant to the provisions of Section 16.88.030 of the Stockton Municipal Code.

That the said notices were mailed at least ten (10) days prior to an action being taken on the above project.

Dated: November 30, 2020

I declare that the foregoing is true and correct.

(Signature)
Hello, good morning!

Can you please print and mail-out today 11/30/2020. Black and white ink. Please use account #048-1825-510.20-34 for this request. Also, can you send me a confirmation once they are sent.

Thank you,
Proceedings before the Stockton City Planning Commission are conducted in English. The City of Stockton does not furnish 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 disabled 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) 937-8459, 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.

Anyone wishing to be heard on this matter may appear before the Planning Commission at the time of the public hearing and/or file a written opinion with the City Planning Division, Permit Center, Stockton, prior to the public meeting/hearing. All proceedings before the Planning Commission are conducted in English. If an interpreter is needed, it shall be the responsibility of the person needing one. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence delivered to the City Planning Division at, or prior to, the public meeting/hearing.

During this time of local health concerns, the City of Stockton is following the guidelines as stated by the State of California Executive Orders N-29-20 and N-33-20. Due to these concerns, public comment(s) are temporarily limited to electronic participation.

1. You are strongly encouraged to observe the live stream of the Planning Commission meeting at http://www.stocktongov.com/government/oMeetings/councilMeetings.html

2. eComment - click https://stockton.granicusideas.com/meetings to submit eComment(s) prior to a meeting. New users, follow the instructions to create an account.

3. If you wish to make a comment after the meeting has begun, please submit your comment via email to the City Clerk at City.Clerk@stocktonca.gov or call (209) 937-8459. Your comment will be shared with the Planning Commission and placed into the record at the Planning Commission meeting.

DATE OF MAILING: November 30, 2020
AKHTAR NAHEEM M & KAARUS KAIRI
6724 PLYMOUTH RD #25
STOCKTON, CA  95207
CASSEDAY, JUDY
10512 BIG OAK CIR
STOCKTON, CA  95209
FIELD NANCY JANE  TR
6725 INGLEWOOD AVE
STOCKTON, CA  95207
FLORES, VERONICA
6724 PLYMOUTH RD #20
STOCKTON, CA 95207
VIANA, OSWALDO E  
830 BONNIE VIEW DR  
HOLLISTER, CA 95023
Hi Ariana,

For your review and approval.

Azelia Fuentes
OFFICE ASSISTANT II
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561 Direct: 209.937.8900
Procedures before the Stockton City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and if one is needed, it shall be the responsibility of the person needing one.

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CRUCES ADRIANA
5966 BUCKSKIN PL
STOCKTON, CA 95210
FAIRWAY WEST CONDOMINIUM ASSN
1731 E ROSEVILLE PKWY #100
ROSEVILLE, CA 95661
FIELDS, ALBERT
6912 ATLANTA CI
STOCKTON, CA 95219
NHEM, SOPHAK SOK ETAL
CHRISTOPHER VIRAK OUK
10919 MORNING STAR PL
STOCKTON, CA  95209
Property Information

Property ID: 09760003-92947
Location: 6709 PLYMOUTH RD C
Owner: BORELLO, LEONARD F & PAULINE TR

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/05/2020
Data updated 11/05/2020
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**COUNCILMEMBERS BLIND COPIED**

Good Afternoon,

Attached is the agenda summary for the City Council meeting of March 23, 2021.

Closed Session begins at 4:00 PM. Regular Session begins at 5:30 PM.

The complete agenda packet can be viewed at: [http://www.stocktongov.com/councilmeetings](http://www.stocktongov.com/councilmeetings)

Respectfully,

Allison K. Lambertson, Senior Deputy City Clerk
City of Stockton, Office of the City Clerk
425 N. El Dorado Street, Stockton CA 95202
Phone: 209.937.7121
City of Stockton

Meeting Agenda - Final
City Council/Successor Agency to the
Redevelopment Agency/Public Financing Authority/Parking Authority
Concurrent

Tuesday, March 23, 2021  4:00 PM  Council Chamber, City Hall, 425 N. El Dorado Street, Stockton CA

Closed Session 4:00 PM :: Regular Session 5:30 PM

During this time of local health concerns, City Hall has limited socially-distanced seating available to the public. Due to these concerns, you are strongly encouraged to watch the meeting online and you can submit your public comments electronically.

1. You can view the live meeting at http://www.stocktongov.com/government/cMeetings/councilMeetings.html or cable TV Channel 97.
2. eComment - click https://stockton.graniteideas.com/meetings to submit an eComment(s). Only one comment per agenda item, per person will be included into the record.
3. Email – City.Clerk@stocktonca.gov if you prefer to email your comments in. Only one comment per agenda item, per person will be included into the record.
4. Public comment voicemail - (209) 937-8459 if you wish to leave your public comment in the form of a voicemail, it will be transcribed and emailed to the City Clerk. Only one comment per agenda item, per person will be included into the record.
5. WebEx virtual participation - if you wish to join the meeting virtually to provide public comment please contact the City Clerk’s Office at (209) 937-8458 or city.clerk@stocktonca.gov no later than 5:00 PM the day of the meeting. You will be asked to provide your name, phone number, your email, and the item you wish to speak on. You will be emailed instructions to log into WebEx to participate in the meeting.

1. CLOSED SESSION CALL TO ORDER/ROLL CALL

2. ADDITIONS TO CLOSED SESSION AGENDA

3. ANNOUNCEMENT OF CLOSED SESSION

3.1 21-0128 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Number of Cases: Two

Name of Case: Deputy Fire Chief II Matthew Duaine (Workers’ Compensation Board Case No. ADJ12150548)

Name of Case: Kurt Wilson v. City Council of Stockton, et al. (San Joaquin County Superior Court Case No. STK-CV-UWM-2019-12404)
This Closed Session is authorized pursuant to section 54956.9(a) of the Government Code.

**3.2 21-0130 CONFERENCE WITH LABOR NEGOTIATOR**

**Recommended Action:** Agency Designated Representative: City Manager Harry Black

Employee Organizations: Unrepresented Units, Stockton City Employees' Association, Operating Engineer's Local 3, Mid-Management/Supervisory Level Unit, Unrepresented Management/Confidential, Law Department, Stockton Police Management Association, Stockton Firefighters Local 456 International Association of Firefighters, Stockton Fire Management, Stockton Police Officers' Association (SPOA)

This Closed Session is authorized pursuant to section 54957.6(a) of the Government Code.

**Department:** City Attorney

**3.3 21-0132 PUBLIC EMPLOYEE PERFORMANCE EVALUATION:**

**Recommended Action:** City Manager

This Closed Session is authorized pursuant to Government Code section 54957.

**Department:** City Attorney

**3.4 21-0134 CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION**

**Recommended Action:** Number of Cases: One

Based on existing facts and circumstances, there is significant exposure to litigation pursuant to Government Code section 54956.9(b).

**Department:** City Attorney

4. PUBLIC COMMENT*

5. RECESS TO CLOSED SESSION

6. REGULAR SESSION CALL TO ORDER/ROLL CALL

7. INVOCATION/PLEDGE TO FLAG

8. REPORT OF ACTION TAKEN IN CLOSED SESSION

9. ADDITIONS TO REGULAR SESSION AGENDA***
10. RECOGNITIONS, ANNOUNCEMENTS, OR REPORTS

10.1 21-0162   COMMENDATION: 50 YEARS OF SERVICE TO THE UNIVERSITY OF THE PACIFIC AND THE COMMUNITY

   Recommended Action: RECIPIENT: Dr. Eugene Pearson
   Department: Office of the Mayor

10.2 21-0210   COMMENDATION: THE GREATER STOCKTON CHAMBER OF COMMERCE AND CENTRAL VALLEY ASSOCIATION OF REALTORS - 2020 STOCKTONIAN OF THE YEAR

   Department: Office of the Mayor

10.3 21-0214   PROCLAMATION: AMERICAN RED CROSS MONTH - MARCH 2021

   Department: Office of the Mayor

10.4 21-0209   PROCLAMATION: MAY 2021 ASIAN AMERICAN PACIFIC ISLANDER HERITAGE MONTH

   Department: Office of the Mayor

10.5 21-0211   PROCLAMATION: MAY 2021 DENUNCIATION ANTI-ASIAN HATE

   Department: Office of the Mayor

10.6 21-0212   PROCLAMATION: MARCH 23, 2021 VIETNAM WAR EAR VETERANS RECOGNITION DAY

   Department: Office of the Mayor

10.7 21-0213   PROCLAMATION: NATIONAL SOCIAL WORK MONTH - MARCH 2021

   Department: Office of the Mayor

11. PUBLIC COMMENTS* – MATTERS NOT ON THE AGENDA

12. CONSENT AGENDA

12.1 21-0200   ADOPT A RESOLUTION APPROVING THE DISPLAY OF THE GREEK FLAG IN COMMEMORATION OF THE 200TH ANNIVERSARY OF GREEK INDEPENDENCE DAY

   Recommended Action: RECOMMENDATION

   It is recommended that the City Council adopt a resolution authorizing the City of Stockton to display the Greek Flag from March 25, 2021 to March 29, 2021.

   Department: City Clerk
12.2 21-0036 APPROVE A MOTION TO UTILIZE CALNET NEXTGEN PARTICIPATING AGREEMENT FOR CELLULAR VOICE AND DATA SERVICES

Recommended Action: RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Authorize the City Manager to utilize the State of California CALNET NextGeneration (NextGen) contract (Attachment A) for AT&T Mobility cellular voice and data services for the remainder of the contract, which expires on June 30, 2023, and exercise any optional extensions to this agreement;

2. Authorize the City Manager to utilize the State of California contract with AT&T for Public Safety (FirstNet) broadband services (Attachment B) for the remainder of the contract, which expires on October 21, 2023, and exercise any optional extensions to this agreement;

3. Authorize the City Manager to utilize the State of California CALNET NextGen contract for Verizon Wireless cellular voice and data services (Attachment C) for the remainder of the contract, which expires on June 30, 2023, and exercise any optional extensions to this agreement;

4. Authorize the City Manager to utilize the State of California CALNET NextGen contract for Verizon Wireless CALNET First Responder Cellular Services (FirstNet) (Attachment C) for the remainder of the contract, which expires on June 30, 2023, and exercise any optional extensions to this agreement;

5. Authorize the City Manager to enter into these agreements in the estimated amount of $3,783,218;

6. Approve findings that support and justify an exception to the competitive bid process; and

7. Authorize the City Manager to take necessary and appropriate actions to carry out the purpose and intent of this motion.

Department: Information Technology

Attachments: Proposed Resolution - Flag Display
Attachment A - ATT CALNET NextGen Cellular
Attachment B - ATT CALNET NextGen FirstNet
Attachment C - Verizon CALNET NextGen Cellular FirstNet

13. ADMINISTRATIVE MATTERS

14. UNFINISHED BUSINESS
15. NEW BUSINESS

15.1 21-0082 APPROVE THE 2021 STOCKTON TOURISM BUSINESS IMPROVEMENT DISTRICT BUDGET AND SERVICE PLAN, AND 2020 ANNUAL REPORT

**Recommended Action:** RECOMMENDATION

It is recommended that the City Council adopt a resolution:

1. Approving the 2021 Annual Service Plan for the Stockton Tourism Business Improvement District.

2. Approving the 2021 Operating Budget and Assessment for the Stockton Tourism Business Improvement District.


4. Authorizing the City Manager, or designee, to take necessary and appropriate actions to carry out the purpose of this resolution.

**Department:** Economic Development

**Attachments:**
- Proposed Resolution - TBID Visit Stockton 2021
- Exhibit 1 - TBID Visit Stockton 2021 Service Plan
- Exhibit 2 - TBID Visit Stockton 2020 Annual Report
- Exhibit 3 - TBID Visit Stockton 2021 Budget

15.2 21-0089 APPROVE DOWNTOWN STOCKTON ALLIANCE PROPOSED 2021 ANNUAL OPERATING BUDGET AND THE 2020 ANNUAL REPORT

**Recommended Action:** RECOMMENDATION

It is recommended that the City Council adopt a resolution:

1. Approving the 2021 Operating Budget of the Downtown Stockton Alliance, a non-profit corporation, which operates the Downtown Stockton Management District;

2. Approving the 2020 Annual Report; and

3. Authorizing the City Manager, or designee, to take necessary and appropriate actions to carry out the purpose of this resolution.

**Department:** Economic Development

**Attachments:**
- Proposed Resolution - DSA Budget and Annual Report
- Exhibit 1 - DSA 2021 Budget
- Exhibit 2 - DSA 2020 Annual Report
15.3 **21-0088**

MIRACLE MILE IMPROVEMENT DISTRICT PROPOSED 2021 ANNUAL OPERATING BUDGET AND 2020 ANNUAL REPORT

**Recommended Action:** RECOMMENDATION

It is recommended that the City Council adopt a resolution:

1. Approving the proposed 2021 Operating Budget for the Property Based Improvement District commonly known as the Miracle Mile Improvement District.


3. Authorizing the City Manager, or designee, to take necessary and appropriate actions to carry out the purpose of this resolution.

**Department:** Economic Development

**Attachments:**
- Attachment A - MMID Boundary Map
- Proposed Resolution - 2021 MMID
- Exhibit 1 - MMID 2021 Budget
- Exhibit 2 - MMID 2020 Annual Report

15.4 **21-0090**

COMMUNITY CHOICE AGGREGATION FEASIBILITY STUDY INFORMATIONAL PRESENTATION

**Recommended Action:** RECOMMENDATION

Staff will present findings from MRW & Associates, Tierra Resource Consultants, and EBP-US regarding the Community Choice Aggregation (CCA) feasibility study that Council authorized in September 2020. Council is asked to understand the operational and fiscal elements associated with pursuing an initiative such as this and provide guidance regarding its interest in participating in a CCA program.

**Department:** City Manager

**Attachments:**
- Attachment A - Stockton CCA Feasibility Study
- Attachment B - Figure ES-4

15.5 **21-0100**

ADOPT RESOLUTION TO AUTHORIZE REMOVAL OF CITY STREET TREES AND STUMPS
RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution to:

1. Approve the Notice of Exemption No. NOE04-21 under the California Environmental Quality Act for Removal of City Street Trees and Stumps, Project No. WP21024.

2. Approve the specifications for Removal of City Street Trees and Stumps, Project No. WP21024.

3. Award a Construction Contract in the amount of $622,650 to The Original Mowbray's Tree Service, Inc. of San Bernardino, CA, for Removal of City Street Trees and Stumps, Project No. WP21024.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Department: Public Works
Attachments: Attachment A - Stump Removal Map and List
Attachment B - Tree Removal Map and List
Proposed Resolution - Removal of City Trees and Stumps
Exhibit 1 - NOE04-21
Exhibit 2 - Construction Contract

15.6 21-0145 APPOINTMENT TO THE STOCKTON CIVIL SERVICE COMMISSION

RECOMMENDED ACTION

It is recommend that the City Council approve a resolution appointing one commissioner to the Civil Service Commission/Equal Employment Commission for a term effective immediately and ending June 30, 2023.

Department: City Clerk
Attachments: Attachment A - Redacted Applications - SCS
Proposed Resolution - CSC Appointment

16. HEARINGS**

16.1 20-7584 ADOPT THE 2020 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND AUTHORIZE STAFF TO SEND THE REPORTS TO THE STATE
Recommended Action: RECOMMENDATION

It is recommended that City Council adopt by motion the 2020 Annual Progress Reports (APRs) for the Envision Stockton 2040 General Plan and the 2015-2023 Housing Element and authorize Staff to send the reports to the State of California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) as required by State Law.

Department: Community Development
Attachments: Attachment A - 2020 General Plan APR
Attachment B - 2020 Housing Element APR

16.2 21-0052

APPEAL OF THE PLANNING COMMISSION’S DENIAL OF A COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS, ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS, AND A WAIVER OF CANNABIS BUSINESS LOCATION REQUIREMENTS - AT 6709 PLYMOUTH ROAD, SUITES C & D (APPLICATION NO. P20-0596)

Recommended Action: RECOMMENDATION

Staff recommends that the City Council adopt a resolution to:

1. Reverse the Planning Commission's denial of a Commission Use Permit to allow the establishment of a proposed retail storefront cannabis business, in accordance with the findings and subject to the conditions herein;

2. Reverse the Planning Commission's denial of an Administrative Use Permit to allow a retail non-storefront (delivery only) cannabis business, in accordance with the findings and subject to the conditions herein; and

3. Approve a Waiver to reduce the location requirement to separate commercial cannabis businesses from childcare centers from at least 600 feet to approximately 574 feet.

Department: Community Development
Attachments: Attachment A - Location Map
Attachment B - Appeal Letter
Attachment C - Proposed Site Plan
Attachment D - Neighborhood Context Information
Attachment E - Existing Retail Storefront Businesses
Attachment F - Resolution 2021-01-14-0302
Proposed Resolution - CC Approval of P20-0596
Exhibit 1 - Proposed Plans
17. CITY MANAGER'S UPDATE

18. COUNCIL COMMENTS

19. 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 March 16, 2021, in compliance with the Brown Act.

Eliza R. Garza, CMC
City Clerk

Allison K. Lambertson
Digitally signed by Allison K. Lambertson
By: ___________________________ Date: 2021.03.16 16:29:20 -07'00'

Deputy
*Citizens may comment on any subject within the jurisdiction of the City Council/Successor Agency to the Redevelopment Agency/Public Finance Authority/Parking Authority, including items on the Agenda. Each speaker is limited to three minutes. Speakers must submit "Request to Speak" cards to the City Clerk, and be prepared to speak when called. No speaker cards will be received after the close of the Citizen's Comments portion of the meeting.*

**Speakers should hold comments on items listed as a Hearing until the Hearing is opened. If a large number of people desire to speak at a Hearing, the Mayor/Chair may reduce the amount of time allocated to each speaker to three (3) minutes.**

***Additions to the Agenda - Government Code Section 54954.2(b)(2), allows members of the City Council present at the meeting to take immediate action, with either a two-thirds or unanimous vote, to place an item on the agenda that action must be taken and that the item came to the attention of the City subsequent to the agenda being posted.***

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 disabled 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) 937-8459, 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.

Materials related to an item on this agenda submitted to City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 425 North El Dorado Street, Stockton, California 95202, during normal business hours. Such documents are also available on the City’s website at www.stocktongov.com subject to staff's ability to post the documents before the meeting.

**CHALLENGING CITY DECISIONS:** The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Stockton, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.
Connie Cochran

From: Jeff Sanguinetti <jmsang@aol.com>
Sent: Tuesday, February 2, 2021 4:30 PM
To: City-Clerk@Stockton.ca.gov; Eliza Garza; Sol Jobrack; Dan Wright; Paul Canepa; Susan Lenz; Christina Fugazi; Kimberly Warmsley; Mayor Kevin Lincoln
Subject: Council Agenda Item 15.2 - Feb 2, 2021 Council Meeting
Attachments: City Council-Feb 2 2021 - Item 15.2.pdf

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Attached is a brief letter I developed regarding tonight's hearing that I would like entered into the record and considered as part of the discussion. I am available via Cell phone that is identified below for any questions.

Attachment is the letter below this:

February 2, 2021

City Council Meeting of Feb. 2, 2021
Agenda Item 15.2 – Discussion regarding the process related Cannabis

From: Jeff Sanguinetti – Planning Commissioner representing District 3

Dear Honorable Mayor Lincoln and City Council Members

First off I wish I could be present to present my opinion and be available to answer any questions that you may have. As for the present situation I believe each of you have some background on the issues the Planning Commission has been dealing with as it relates to this specific issue and maybe others too. However given tonight’s specifics I offer the following bullet points with brief explanations and/or reasoning that supports my points:

The Lottery Process:
As staff delivered by staff the lottery process has evolved over the last 3 years of implementation. The application first required that an address be given for the proposed place of business, but it was learned that it was not vetted by staff or required by code so the winner could change the proposed place of business after they were selected (won the lottery). The following year the application did not require any address for the proposed place of business for the lottery selection, you simply had to meet the qualifications outlined in the code, whether it is for an equity or non-equity applicant. Presently the 3rd year Lottery is also following the second year application process with maybe some tweaks to it too.

There are several Points here:
   a) Inconsistency in the application of the Lottery process which could bring challenge to the City at some point
   b) 2 per year means that storefront and delivery has no limitations with a Lottery system set up to be yearly.

Time Frame:
Presently the code allows for a permitting process, but it does not set a time frame to apply for the actual permit for the City operation of that permit. Example the 2019 Lottery winner never applied for it’s Commission Use Permit for at least 18 months if not longer, partly because they couldn’t find a suitable location versus what their application had stated. Applications for Tentative Maps all have a time frame associated with them to be acted upon and a mechanism to extend that time frame. The same for Use Permits once issued. However the winners of the Lottery that are given entitlement to apply for a Use Permit to sell retail Cannabis are not required by the present code to apply the Use Permit within a certain time frame. This potentially creates long term impacts regarding locations, staff time, saturation issues, etc. The code should reconsider this.

Saturation/Separation Issues:
Presently the code does not have limitations on retailer locations or delivery of Cannabis businesses or separation requirements from other Cannabis Businesses. I believe that when we first legalized it we did have limitations and separation requirements. However when the code was revised it eliminated those requirements. If you stop and think about it, the lottery process allows 2 retail and delivery operations per year. That is 10 every 5 years with no cap forever as presently written. Given or present City geometry we are already having problems with locations meeting the code requirements. For example the last 3 Use Permits before the Commission each requested waivers because of separation from specific zones or uses. Therefore this is another reason for the code to be reexamined.

Waiver Provisions:
Presently the code allows for waivers to be applied for under certain circumstances. I highly support waivers because not everything is a text book situation. However again the past 3 Commission applications all had waiver applications too and in my opinion they were not applied correctly with what the true INTENT of law is. Another words I believe law has an INTENT to be applied, basically good for all and not just purely TEXT BOOK. In the case of 2 of 3 cases the Commission recently heard I believe that the INTENT was strictly applied per TEXT BOOK regardless of INTENT. Example one case the property is zoned Commercial but has High Density Residential built instead, all legal per code and was well within the 300 ft zone of the proposed Cannabis Use. But was not considered because of it’s zoning regardless of it’s “true” use residential with families being raised in it. Another case most recently the proposed Cannabis Use was separated by an 11 lane facility, but within 600 feet of Church organization’s that lease commercial spaces that are not typical of places of worship. More like business, counseling, etc. spaces and not in line of sight of the proposed Cannabis business. The 3 church organizations all provided staff and the Commission letters of support for the project, however staff still recommended denial because of the TEXT BOOK application of the code versus what we (The Commission) considered differently. Another reason the code needs to be re-examined.

There are other reasons I could go on to provide and they would “paint” a worse picture for our City’s future if we don’t re-examine the code before we keep allowing more and more Cannabis Businesses to be permitted. Remember these permits run with the Land and the Business owner so once permitted and as long as Cannabis is legal the parcel is entitled to get permitted regardless of ownership so long as they qualify for all the licensing required. So I respectively request that you consider a MORATORIUM and lets try to fix the code now that we see some of the problems and note we may need to fix it some now the road too.

Jeff Sanguinetti
Planning Commissioner - District 3
(209) 477-0899 office
(209) 482-6599 cell
Warning:
Information provided via electronic media is not guaranteed against defects including translation and transmission errors. If the reader is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this information in error, please notify the sender immediately.
February 2, 2021

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Sincerely

Jeff Sanguinetti
Planning Commissioner
District 3