

City of Stockton Council Members
425 North El Dorado Ave Stockton CA 95202

12.16.2025

via email: city.clerk@stocktonca.gov; publiccomment@stocktonca.gov

Re: Comments for 12.16.2025 City Council Meeting Item 12.1 Planning Commission

The Planning Commission has an important role in our community and the problems with inequity and overconcentration in areas of our community with alcohol, tobacco retailers, and sources of air quality pollution (warehouses) begin with the Planning Commission making exceptions, making recommendations for findings of significant overriding consideration for economic advantage, and making findings of personal necessity and convenience bypassing protections for liquor store overconcentration with staff support.

The COS 2040 General Plan dated 2018 states:

Action CH-3.2B Consider options and develop an ordinance to restrict mini markets, gas stations, fast food restaurants, check-cashing establishments, and tobacco stores in areas with high existing concentrations of similar establishments and continue to restrict over-concentrations of liquor stores through the City's Alcohol Ordinance. To inform the development of this ordinance, create a map that identifies the locations of current establishments of these types, and regularly maintain it so that it continues to aid in decision-making about such uses.

The Planning Commissioners appointed are required by law to submit statements of economic interests (Form 700) within 30 days of appointment and which the City Clerk does not enforce with applicable fines for late filing and submittal of enforcement actions to the California Fair Political Practices Commission (FPPC). I have submitted over 10 sworn complaints to the FPPC for appointees' failure to file the required statements of economic interests (Form 700) including for a Planning Commissioner who served for over 6 months without submittal and even now has income property in Stockton up to a million dollars without revealing the location of said property.

The redacted application for the Planning Commissioner for District 4 under consideration did not disclose the source of employment, though a quick internet search yielded associations with The New California Coalition that advocates for biomass combustions which is the greatest source of stationary air pollution within the Stockton AB617 community boundary and Werner Reality along with having an active license as an attorney in California.¹

Thank you for your efforts to improve Stockton for ALL Stocktonians. Truth and Transparency.

Sincerely,

Mary Elizabeth M.S., R.E.H.S.
Margo Praus, Delta-Sierra Group Chair

¹ <https://www.newcaliforniacoalition.org/leadership/robert-oakes>
<https://www.metrolist.com/Real-Estate-Agent/90991/Robert-Oakes>
<https://apps.calbar.ca.gov/attorney/Licensee/Detail/151289>