

**MINUTES  
PLANNING COMMISSION  
MEETING OF AUGUST 14, 2025**

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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:

Terry Hull

Derek Graves

Yolanda Amen

Jeff Sanguinetti

Pandora Crowder

Jazmine Hernandez

Absent:

William Muetzenberg.

**2. PLEDGE TO FLAG**

The Pledge of Alliance was led by Commissioner Hernandez

**3. ADOPTION OF CONSENT CALENDAR**

Approve the Consent agenda with a single vote

**Moved by:** Pandora Crowder, seconded by Yolanda Amen.

**Vote:** Motion carried 5-0

**Yes:** Terry Hull, Derek Graves, Yolanda Amen, Jeff Sanguinetti, and Pandora Crowder.

**Abstain:** Jazmine Hernandez.

**Absent:** William Muetzenberg.

**3.1 25-0814 APPROVAL OF PLANNING COMMISSION MINUTES**

**Motion 2025-08-14-0301** approving the minutes of the June 12, 2025 Planning Commission meeting.

Legislation Text

Attachment A - 2025-06-12 PC Minutes

**3.2 25-0894 APPROVE A RESOLUTION RECOMMENDING THE CITY COUNCIL DENY THE PREZONING REQUEST AND DENYING THE DESIGN REVIEW REQUEST FOR A DRIVE THROUGH QUICK-SERVE RESTAURANT DEVELOPMENT AT 9324 THORNTON ROAD (APN 072-450-26) (APPLICATION NO. P23-0295)**

**Resolution 2025-08-14-0302** approving the denial of the Rezoning request and the Design Review request to develop a quick-serve drive through restaurant on a legal parcel, APN 072-450-26, located at the southeast corner of Thornton Road and Wagner Heights Road at 9324 Thornton Road (Project), in accordance with appropriate findings in the proposed resolution.

Legislation Text

Attachment A - July 10, 2025 Planning Commission Staff Report

Proposed Resolution for Denial

Approved Resolution 2025-08-14-0302

#### 4. **PUBLIC COMMENT**

Mike Hakem - administrative process of going to City Council

#### 5. **PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

##### 5.1 **25-0468 COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT BUSINESS AT 5066 WEST LANE, (APN 096-140-27) (APPLICATION NO. P25-0022)**

RECOMMENDATION Staff recommends that the Planning Commission adopt a resolution: 1. Finding that the project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities), as the project will occupy an existing building and no expansion is proposed. 2. Approving a Commission Use Permit to allow a proposed cannabis retail storefront business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

Legislation Text

Attachment A - Cannabis Lottery Win letter

Attachment B - Location Map

Attachment C - General Plan Land Use Map

Attachment D - Zoning Map

Attachment E - Sensitive Uses Proximity Map

Attachment F - Certificate of Lot Line Adjustment (LLA 24-02)

Attachment G - Approved Cannabis Locations

Proposed Resolution

Exhibit 1

PowerPoint Presentation

Approve **Motion 2025-08-14-0501-01** rejecting to continue item to August 28, 2025 Planning Commission meeting.

**Moved by:** Terry Hull, seconded by Jeff Sanguinetti.

**Vote:** Motion failed 2-4

**Yes:** Terry Hull, and Jeff Sanguinetti.

**No:** Derek Graves, Yolanda Amen, Pandora Crowder, and Jazmine Hernandez.

**Absent:**William Muetzenberg.

Approve **Motion 2025-08-14-0501-02** denying a Commission Use Permit to allow a proposed cannabis retail storefront business within an existing building, in accordance with the findings of denial

**Moved by:** Derek Graves, seconded by Pandora Crowder.

**Vote:** Motion failed 3-3

**Yes:** Derek Graves, Pandora Crowder, and Jazmine Hernandez.

**No:** Terry Hull, Yolanda Amen, and Jeff Sanguinetti.

**Absent:**William Muetzenberg.

Approve **Motion 2025-08-14-0501-03** suspending the rules to allow continuance to August 28th Planning Commission meeting.

**Moved by:** Jeff Sanguinetti, seconded by Terry Hull.

**Vote:** Motion carried 4-2

**Yes:** Terry Hull, Yolanda Amen, Jeff Sanguinetti, and Pandora Crowder.

**No:** Derek Graves, and Jazmine Hernandez.

**Absent:** William Muetzenberg.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

Deputy Director Mike McDowell - Murry Ranch project update; AdHoc code updates.

**9. COMMISSIONERS COMMENTS**

Commissioner Amen - welcomed new Commissioner Hernandez and Deputy City Clerk Luna.

Commissioner Hull - welcomed new Commissioner Hernandez; passing of father.

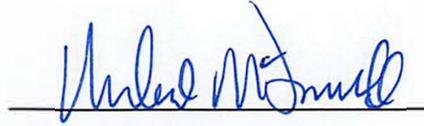
Commissioner Crowder - condolences to Commissioner Hull; thanked Commissioner Hernandez.

Commissioner Hernandez - condolences to Commissioner Hull; thanked Commissioners.

Chair Sanguinetti - welcomed new Commissioner Hernandez; City Council meetings. ATTACHMENT B

Commissioner Graves - condolences to Commissioner Hull; thanked Chair Sanguinetti and Commissioner Hull.

**10. ADJOURNMENT - 7:57 PM**



Michael McDowell  
Assistant Director, Community Development  
Department