

**MINUTES  
PLANNING COMMISSION  
MEETING OF JUNE 26, 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

William Muetzenberg

Yolanda Amen

Pandora Crowder

Absent:

Jeff Sanguinetti.

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Hull

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 25-0710 APPROVAL OF PLANNING COMMISSION MINUTES**

Legislation Text

Attachment A - 2025-03-27 PC Minutes

Approve **Motion 2025-06-26-0301** approving the minutes of the March 27, 2025 Planning Commission meeting.

**Moved by:** Terry Hull, seconded by Yolanda Amen.

**Vote:** Motion carried 5-0

**Yes:** Terry Hull, Derek Graves, William Muetzenberg, Yolanda Amen, and Pandora Crowder.

**Absent:** Jeff Sanguinetti.

**4. PUBLIC COMMENT**

LanPhoung Nguyen - affordable housing

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 25-0400 REQUEST FOR ANNEXATION, GENERAL PLAN AMENDMENT, PREZONING, ENVIRONMENTAL IMPACT REPORT, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT, AND WAIVER REQUEST, FOR A PROPOSED 1,411 UNIT RESIDENTIAL DEVELOPMENT (LEBARON RANCH) AT 900 & 1300 EAST**

**EIGHT MILE ROAD & 10550 & 10600 NORTH LOWER SACRAMENTO ROAD  
(APNS 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; 084-030-04)  
(P22-0139)**

Legislation Text

Attachment A - Location Map & Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Proposed General Plan Amendment Map

Attachment E - Prezoning Map

Attachment F - Draft EIR

Attachment G - Vesting Tentative Map

Attachment H - Planned Development Permit

Attachment I - Open Space Exhibit

Attachment J - Annexation Map

Proposed Resolution - EIR

Exhibit 1 - LeBaron Ranch Public FEIR

Exhibit 2 - LeBaron Findings of Fact and Statement

Proposed Resolution - General Plan Amendment

Exhibit 1 - Proposed General Plan Map

Proposed Resolution - Prezone

Exhibit 1 - Prezone Ordinance

Exhibit 1a - Prezone Map

Proposed Resolution - Tentative Parcel Map, Planned Development and Waiver

Exhibit 1 - Vesting Tentative Map

Exhibit 2 - Planned Development Document

Approved Resolution 2025-06-26-0501-01

Approved Resolution 2025-06-26-0501-02

Approved Resolution 2025-06-26-0501-03

Approved Resolution 2025-06-26-0501-04

PPT

Approved Resolution 2025-06-26-0501-04

Approve **Resolution 2025-06-26-0501-01** forwarding a recommendation to the City Council to adopt the Environmental Impact Report (SCH #2023070657), including a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program; and

**Resolution 2025-06-26-0501-02** forwarding a recommendation to the City Council to

approve a General Plan Land Use Map Amendment to adjust the Land Uses for 12 Assessor Parcel Numbers, including 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04, to a mix of Low Density Residential, Medium Density Residential, High Density Residential, Institutional, and Public Facilities land uses; and

**Resolution 2025-06-26-0501-03** forwarding a recommendation to the City Council to approve an ordinance for the Prezoning of APNs 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04 to include a combination of Residential, Low (RL), Residential, Medium (RM), and Residential, High (RH) Density as well as Public Facilities (PF) zoning; and

**Resolution 2025-06-26-0501-04** approving a Vesting Tentative Map, Planned Development, and Waiver Request, subject to conditions

**Moved by:** Derek Graves, seconded by Yolanda Amen.

**Vote:** Motion carried 5-0

**Yes:** Terry Hull, Derek Graves, William Muetzenberg, Yolanda Amen, and Pandora Crowder.

**Absent:** Jeff Sanguinetti.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

Michael McDowell, Assistant Director for Community Development Department - development code

**9. COMMISSIONERS COMMENTS**

Commissioner Amen - thanked staff, housing affordability

Commissioner Hull - project applicant roots

Vice Chair Muetzenberg - thanked fellow commissioners, housing affordability

**10. ADJOURNMENT - 7:03 PM**



Michael McDowell  
Assistant Director, Community Development  
Department