



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Terry Hull, Chair (District 3)
Jeff Sanguinetti, Vice Chair (At-Large)
Jazmine Hernandez, Commissioner (District 1)
Derek Graves, Commissioner (District 2)
Robert Oakes, Commissioner (District 4)
Pandora Crowder, Commissioner (District 5)
Yolanda Amen, Commissioner (District 6)

Thursday, May 14, 2026

5:30 PM

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

1. CALL TO ORDER/ROLL CALL
2. PLEDGE TO FLAG
3. ADOPTION OF CONSENT CALENDAR
- 3.1 [26-0550](#) APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Approval for filing minutes of the January 8, 2026 and January 22, 2026
Planning Commission meetings.

Department: Community Development

Attachments: [Attachment A - 2026-01-08 PC Minutes](#)
[Attachment B - 2026-01-22 PC Minutes](#)

4. PUBLIC COMMENT*
5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS
- 5.1 [26-0462](#)

**ADMINISTRATIVE USE PERMIT TO ESTABLISH A 1,987 SQUARE
FOOT PAWN SHOP IN AN EXISTING BUILDING AT 2002 PACIFIC
AVENUE (APN 127-020-24) (P26-0005)**

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution:

1. Finding that the project is categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities); and
2. Approving an Administrative Use Permit to establish a 1,987 square-foot Pawn Shop in an existing building located at 2002 Pacific Avenue, in accordance with the findings and subject to the conditions included in the proposed resolution.

Department: Community Development

- Attachments:** [Attachment A – Vicinity Map](#)
[Attachment B – Application](#)
[Attachment C – Responses to notice of pending decision](#)
[Proposed Resolution](#)

6. NEW BUSINESS*

6.1 [26-0423](#) 2025 ANNUAL COMPLIANCE REVIEW FOR DEVELOPMENT AGREEMENTS

Recommended Action: RECOMMENDATION

It is recommended that the Planning Commission approve a motion to:

1. Accept the 2025 annual development agreement compliance review and project determinations indicating if applicants' progress complies or does not comply with the terms and conditions of their respective Development Agreement with the City provided herein; and
2. Direct staff to notify applicants of the compliance determinations.

Department: Community Development

- Attachments:** [Attachment A - Map of Development Agreements in 2025](#)
[Attachment B - Development Agreement Summaries](#)
[Attachment C - Annual Review Request Letters and Responses](#)
[Attachment D - Development Agreement Compliance Summary](#)

7. UNFINISHED BUSINESS

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

9. 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 May 6,2026 in compliance with the Brown Act.

**Katherine Roland, CMC, CPMC
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. Email - you may email your comments to publiccomment@stocktonca.gov*
- 2. Voicemail - you can leave a voice message by dialing (209) 937-8459.*
- 3. 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. . b) Address only issues over which the meeting body has jurisdiction. c) The time limit for public comment is at the discretion of the presiding officer and shall be set at the start of the meeting. 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.

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.

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.