



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, April 9, 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 [26-0247](#) REQUEST FOR A FOURTH ONE-YEAR TIME EXTENSION FOR AN
APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE WEST
PROJECT SITE (APPLICATION NO. P25-0243)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a fourth, one-year extension for the Tra Vigne West Vesting Tentative Map.

Department: Community Development

Attachments: [Attachment A - Location, General Plan and Zoning Maps](#)

[Attachment B - City Council Resolution 2020-06-23-1502-03](#)

[Attachment C - Approved Vesting Tentative Map](#)

[Attachment D - LAFCo Certificate](#)

[Attachment E - Resolution 2023-01-26-0303](#)

[Attachment F - Resolution 2024-02-22-0302](#)

[Attachment G - Resolution 2025-04-10-0302](#)

[Attachment H - Applicant Request](#)

[Proposed Resolution - Recommending Approval](#)

[Exhibit 1 - Vesting Tentative Map](#)

3.2 [26-0249](#) REQUEST FOR A FOURTH ONE-YEAR TIME EXTENSION FOR AN
APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE EAST
PROJECT SITE (APPLICATION NO. P26-0034)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a fourth one-year time extension for the Tra Vigne East Vesting Tentative Map.

Department: Community Development

Attachments: [Attachment A - Location, General Plan, and Zoning Maps](#)
[Attachment B - City Council Resolution 2020-06-23-1502-04](#)
[Attachment C - Approved Vesting Tentative Map](#)
[Attachment D - LAFCo Certificate](#)
[Attachment E - Resolution 2023-01-26-0302](#)
[Attachment F - Resolution 2024-02-22-0303](#)
[Attachment G - Resolution 2025-04-10-0301](#)
[Attachment H - Applicant Request](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1 - Approved Vesting Tentative Map](#)

4. PUBLIC COMMENT***5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

- 5.1 [25-1167](#) **REQUEST FOR PREZONING, DEVELOPMENT AGREEMENT, AND TENTATIVE MAPS, FOR A PROPOSED 2,241 UNIT RESIDENTIAL DEVELOPMENT (BEAR CREEK SOUTH) AT 9532 & 10122 NORTH WEST LANE AS WELL AS 2525 & 2575 EAST MORADA LANE, (APNS 120-020-270; -110; -120; -260; -300; -310; -320; 120-030-100; -060; -070; -090; 122-010-004 (PORTION OF); -005; 124-010-001; -003 and -007) (P23-0137)**

Recommended Action:

RECOMMENDATION

Staff recommends the Planning Commission:

1. Find no further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and
2. Adopt a Resolution forwarding a recommendation to the City Council to adopt an ordinance for the Prezoning of 16 Assessor Parcel Numbers 120-020-270; -110; -120; -260; -300; -310; -320; 120-030-100; -060; -070; -090; 122-010-004 (portion of); -005; 124-010-001; -003 and -007 to include Residential, Low Density (RL) zoning, as well as Public Facilities (PF) zoning and Open Space (OS) zoning; and
3. Adopt a Resolution forwarding a recommendation to the City Council to adopt an Ordinance approving a Development Agreement; and
4. Adopt a Resolution approving a Tentative Map for the Bear Creek Family Limited Partnership (Klein) lands, subject to conditions; and
5. Adopt a Resolution approving a Tentative Map or the Tri Pointe Homes Holdings Inc. (Tri Pointe) lands, subject to conditions; and
6. Adopt a Resolution approving a Tentative Map for the Eight Mile Road Investors LLC (Arnaiz) lands, subject to conditions.

Department:

Community Development

Attachments: [Attachment A - Aerial Photo and Location Map](#)
[Attachment B - General Plan Land Use Map](#)
[Attachment C - Zoning Map](#)
[Attachment D - Stockton BCS 15183 checklist](#)
[Attachment E - Applicant's Letter](#)
[Attachment F - TM Klein](#)
[Attachment G - TM Tri Pointe](#)
[Attachment H - TM Arnaiz](#)
[Attachment I - Prezone Map and Description](#)
[Attachment J - Annexation Map and Description](#)
[Proposed Resolution - Prezone](#)
[Exhibit 1 - Prezone Ordinance](#)
[Exhibit 1a - Prezone Map and Description](#)
[Proposed Resolution - Development Agreement](#)
[Exhibit 1 - DA Ordinance](#)
[Exhibit 1A - Bear Creek South DA](#)
[Exhibit 2 - Stockton BCS 15183 checklist](#)
[Proposed Resolution - Tentative Map - KLEIN](#)
[Exhibit 1- TM Klein](#)
[Exhibit 2 - Stockton BCS 15183 checklist](#)
[Proposed Resolution - Tentative Map - Tri-Pointe](#)
[Exhibit 1 - TM Tri Pointe](#)
[Exhibit 2 - Stockton BCS 15183 checklist](#)
[Proposed Resolution - Tentative Map - Arnaiz](#)
[Exhibit 1 - TM Arnaiz](#)
[Exhibit 2 - Stockton BCS 15183 checklist](#)

6. **NEW BUSINESS***
7. **UNFINISHED BUSINESS**
8. **REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**
9. **COMMISSIONERS COMMENTS**
10. **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 April 2, 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.