



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, March 26, 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 [26-0351](#) APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Approval for filing minutes of the December 11, 2025 Planning Commission meeting.

Department: Community Development

Attachments: [Attachment A - 2025-12-11 PC Minutes](#)

4. PUBLIC COMMENT*
5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS
- 5.1 [26-0292](#) A REQUEST FOR A COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND AN ADMINISTRATIVE USE PERMIT FOR A NON-STOREFRONT RETAIL (DELIVERY ONLY) BUSINESS AT 4895 STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179-260-52) (APPLICATION NO. P25-0184)

Recommended Action: 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), since the project will occupy an existing building and no expansion is proposed.
2. Approving a Commission Use Permit to allow the establishment of 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.
3. Approve an Administrative Use Permit to allow the operation of a retail non-storefront cannabis retail (delivery only) business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

Department: Community Development

- Attachments:** [Attachment A - Evidence for positive findings](#)
[Attachment B – Cannabis Lottery Win Letter](#)
[Attachment C - Approved Retail Cannabis Locations](#)
[Attachment D - Location Map](#)
[Attachment E - General Plan Land Use Map](#)
[Attachment F - Zoning Map](#)
[Attachment G - Project Plans](#)
[Proposed Resolution](#)
[Exhibit 1](#)

5.2 [26-0270](#)

REQUEST FOR A HERITAGE TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF ONE (1) VALLEY OAK TREE AT 7517 PARK WOODS DRIVE (APN 077-182-07) (HT26-0002)

Recommended Action: 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 15304(b) (Minor Alterations to Land), since the project involves new gardening or landscaping and is compliant with Public Resources Code Section 21083.4 (Oak Woodlands Mitigation) through required tree replacement.
2. Approving a Heritage Tree Removal Permit for the removal of one (1) Valley Oak tree to eliminate damage caused and threatened to the property at 7517 Park Woods Drive in accordance with the findings and subject to the conditions found in the proposed resolution.

Department: Community Development

- Attachments:** [Attachment A - Vicinity Map](#)
[Attachment B - Heritage Tree Permit Application Materials](#)
[Attachment C - Letter to request a public hearing](#)
[Proposed Approval Resolution](#)
[Exhibit 1](#)

5.3 [26-0287](#) CITY-INITIATED ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE, DIVISION 3, CHAPTER 16.80, SECTION 16.80.310 AND DIVISION 8, CHAPTER 16.244, SECTION 16.244.010 TO SUPPORT IMPLEMENTATION OF THE 2023-2031 STOCKTON HOUSING ELEMENT IN COMPLIANCE WITH STATE LAW.

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution recommending the City Council:

1. Find no further environmental review is required for proposed code amendments pursuant to the California Environmental Quality Act (CEQA) Section 15183 (consistency with General Plan and Community Plan); and
2. Adopt an Ordinance Amending Title 16 (Development Code) of the Stockton Municipal Code (SMC), Division 3, Chapter 16.80 (Standards for Specific Land Uses) Section 16.80.310 (Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs); and Division 8, Chapter 16.244 (Use Classifications), Section 16.244.010 (Residential uses).

Department: Community Development

- Attachments:** [Attachment A - Redline Version](#)
[Proposed Resolution](#)
[Exhibit 1 - Proposed Ordinance Clean Version](#)

- 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 March 19, 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.stockton.gov 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.