

**MINUTES
PLANNING COMMISSION
MEETING OF OCTOBER 9, 2025**

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL - 5:31 PM

Roll Call

Present:

Derek Graves

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

Pandora Crowder

Jazmine Hernandez

Absent:

Terry Hull.

Commissioner Hull's absence was excused.

2. PLEDGE TO FLAG

The pledge of allegiance was led by Commissioner Hernandez

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

Mary Elizabeth - Stockton dumping grounds, alcohol retailers, alcohol land use map

Commissioner Correspondence - Public Comment

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-1101 ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, REZONE, AND A TENTATIVE MAP REQUEST FOR THE PROPOSED SOUTH STOCKTON COMMERCE CENTER INDUSTRIAL DEVELOPMENT AT MULTIPLE PARCELS ALONG SOUTH AIRPORT WAY (APNS 177-110-04; 177-100-003; 177-110-05; 201-020-01; and 177-050-09) (APPLICATION NO. P20-0024)

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - SSCC RDEIR - Cover

Attachment E - Tentative Map

Attachment F - Public Comments

Proposed Resolution - Recommending Approval of the FEIR

Exhibit 1 - SSCC RFEIR

Exhibit 2 - SSCC FMRP

Exhibit 3 - SSCC Findings and SOC

Proposed Resolution - General Plan Amendment

Exhibit 1 - GPA Exhibit and Legal Description

Proposed Resolution - Rezone

Exhibit 1 - Ordinance

Exhibit 1a - Rezone Exhibit and Legal Description

Proposed Resolution - Recommending Approval of the Tentative Map

Exhibit 1 - Tentative Map

The following persons spoke to the item: Anthony Carroll, Mary Elizabeth, Julie Dunning, Matthew Lester, Eric Parfrey, Pat Barrett

Commissioner Correspondence - Public Comment

Approve **Motion 2025-10-09-0501** continuing the item to the November 13, 2025 Planning Commission meeting.

Moved by: Jeff Sanguinetti, seconded by William Muetzenberg.

Vote: Motion carried 5-1

Yes: Derek Graves, William Muetzenberg, Jeff Sanguinetti, Pandora Crowder, and Jazmine Hernandez .

No: Yolanda Amen.

Absent: Terry Hull.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

9. COMMISSIONERS COMMENTS

Commissioner Amen - communication notices

Chair Sanguinetti - communication notices, development code discussion

Commissioner Crowder - tobacco and liquor store presentations and licenses

Chair Sanguinetti - revisions to codes

Commissioner Crowder - Ask Stockton app appreciation and expansion

10. ADJOURNMENT - 6:15 PM



Michael McDowell
Assistant Director, Community Development
Department