



City of Stockton

Stockton Planning
Commission

Meeting Agenda - Final Planning Commission

Jeff Sanguinetti, Chair (At-Large)
William Muetzenberg, Vice Chair (District 4)
Vacant, Commissioner (District 1)
Derek Graves, Commissioner (District 2)
Terry Hull, Commissioner (District 3)
Gurneel Boparai, Commissioner (District 5)
Yolanda Amen, Commissioner (District 6)

Thursday, April 10, 2025

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 [25-0208](#) REQUEST FOR A THIRD ONE-YEAR TIME EXTENSION FOR AN
APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE EAST
PROJECT SITE (APPLICATION NO. P25-0031)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a third 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](#)

[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 - Applicant Request](#)

[Proposed Resolution - Recommending Approval](#)

[Exhibit 1 - Approved Vesting Tentative Map](#)

3.2 [25-0209](#) REQUEST FOR A THIRD ONE-YEAR TIME EXTENSION FOR AN
APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE WEST
PROJECT SITE (APPLICATION NO. P24-0260)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a third, one-year time 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](#)
[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 - Applicant Request](#)
[Proposed Resolution - Recommending Approval](#)
[Exhibit 1 - Vesting Tentative Map](#)

3.3 [25-0426](#) APPROVE A RESOLUTION DENYING A USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND A NON-STOREFRONT RETAIL (DELIVERY ONLY) BUSINESS AT 4895 STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179-260-52) (APPLICATION NO. P24-0214)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission approve a resolution denying a Use Permit to establish cannabis retail storefront and non-storefront retail (delivery only) business within an existing building at 4895 State Route 99 Frontage Road, Suite C (Application No. P24-0214), in accordance with appropriate findings in the proposed resolution.

Department: Community Development

- Attachments:** [Attachment A - Planning Commission Staff Report 3-27-2025](#)
[Proposed Resolution](#)

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 [25-0422](#) CONTINUED - MITIGATED NEGATIVE DECLARATION, PREZONING AND DESIGN REVIEW REQUEST FOR A PROPOSED INDUSTRIAL DEVELOPMENT AT 6505 SOUTH MCKINLEY AVENUE (APN 193-020-34) (APPLICATION NO. P23-0125)

Recommended Action: RECOMMENDATION

Staff recommends the Planning Commission :

1. Adopt a Resolution recommending the City Council adopt a Mitigated Negative Declaration for the Project; and
2. Adopt a Resolution:
 - a. Recommending the City Council adopt an Ordinance for the Rezoning of APN 193-020-34 to Industrial, Limited (IL); and
 - b. Approving Design Review for the Project.

Department: Community Development

- Attachments:** [Attachment A - Location Map and Aerial Photo](#)
[Attachment B - Zoning Map](#)
[Attachment C - General Plan Land Use Map](#)
[Attachment D - Conceptual Project Plans](#)
[Attachment E - Rezoning Description](#)
[Proposed Resolution - Mitigated Negative Declaration](#)
[Exhibit 1 - Mitigated Negative Declaration](#)
[Proposed Resolution - Rezoning & Design Review](#)
[Exhibit 1 - Rezoning Exhibit](#)
[Exhibit 1a - Rezoning Ordinance](#)
[Exhibit 2 - Color Elevations](#)

5.2 [25-0433](#) REQUEST FOR A COMMISSION USE PERMIT AND WAIVER TO UPGRADE FROM THE OFF-SALE BEER AND WINE TO OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES AT AN EXISTING CONVENIENCE STORE AT 10715 TRINITY PARKWAY (APN 066-020-40) (P24-0254)

Recommended Action: RECOMMENDATION

This item was pulled from the agenda for further review.

Department: Community Development

5.3 [25-0231](#) REQUEST FOR ANNEXATION, PREZONING, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT PERMIT, WAIVER AND HERITAGE TREE REMOVAL, FOR A PROPOSED 217 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (MURRAY RANCH) AT 2560 HALL AVENUE (APNS 173-030-110 & 173-040-750) (P23-0346)

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 recommending the City Council adopt an ordinance for the Pre-Zoning of APNs 173-030-11 and 173-040-75 to Residential, Low (RL); and
3. Adopt a Resolution approving a Vesting Tentative Map, Planned Development, Waiver, and Heritage Tree Removal, subject to conditions.

Department: Community Development

- Attachments:** [Attachment A - Location Map and Aerial Photo](#)
[Attachment B - General Plan Land Use Map](#)
[Attachment C - Zoning Map](#)
[Attachment D - Prezoning Description and Map](#)
[Attachment E - Vesting Tentative Map](#)
[Attachment F - Planned Development Exhibit](#)
[Attachment G - Open Space Exhibit](#)
[Attachment H - Arborist Report](#)
[Attachment I - Annexation Map](#)
[Proposed Resolution - Recommending Approval - Tentative Parcel Map, Design](#)
[Exhibit 1 - Vesting Tentative Map](#)
[Proposed Resolution - Prezone](#)
[Exhibit 1 - Prezone Ordinance](#)
[Exhibit 2 - Prezoning Description and Map](#)

6. NEW BUSINESS*

7. UNFINISHED BUSINESS

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 [25-0432](#) POLICE DEPARTMENT PRESENTATION

Recommended Action: RECOMMENDATION

Receive information regarding businesses with the most calls for service in the City.

Department: Police

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 3, 2025, 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 city.clerk@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. Please redirect any inquiries to City.Clerk@stocktonca.gov. 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.

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.