

**MINUTES
PLANNING COMMISSION
MEETING OF FEBRUARY 13, 2025**

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL -5:30 PM

Roll Call

Present:

Gurneel Boparai

Terry Hull

Derek Graves

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Graves

3. ADOPTION OF CONSENT CALENDAR

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-0042 MITIGATED NEGATIVE DECLARATION, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT, WAIVER, DESIGN REVIEW, AND HERITAGE TREE REMOVAL REQUESTS FOR A PROPOSED 93 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (AGAVE) AT 9473 WEST LANE (APN 084-060-10) (P23-0112)

RECOMMENDATION Staff recommends the Planning Commission adopt: 1. A Resolution adopting a Mitigated Negative Declaration for the Agave Residential Development Project; and 2. A Resolution approving a Vesting Tentative Map, Planned Development, Waiver, Design Review, and Heritage Tree Removal, subject to conditions.

Legislation Text

Attachment A - Location Map & Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - Vesting Tentative Map & Planned Development Standards

Attachment E - Typical Landscape Exhibit

Attachment F - Open Space Exhibit

Attachment G - Architectural Plans, Elevations and Colors

Attachment H - Tree Inventory

Proposed Resolution - Recommending Adoption - Addendum to GP EIR

Exhibit 1 - Agave ISMND

Proposed Resolution - Recommending Approval - Tentative Parcel Map, Design Review, Heritage Tree Removal

Exhibit 1 - VTM & PD

Exhibit 2 - Architecture, Elevations and Colors

Exhibit 3 - Tree Inventory

Around The Bench Memo

PowerPoint Presentation

Document Filed - Commissioner Sanguinetti

Approve **Motion 2025-02-13-0501** continuing this item to the February 27, 2025 Planning Commission meeting

Moved by: Jeff Sanguinetti, seconded by Gurneel Boparai.

Vote: Motion carried 6-0

Yes: Gurneel Boparai, Terry Hull, Derek Graves, William Muetzenberg, Yolanda Amen, and Jeff Sanguinetti.

5.2 25-0152 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)

This item was pulled from the agenda for further review.

Legislation Text

5.3 25-0151 PREZONE AND DESIGN REVIEW REQUEST FOR A DRIVE THROUGH QUICK SERVE RESTAURANT DEVELOPMENT AT 9324 THORNTON ROAD (APN 072-450-26) (APPLICATION NO. P23-0295)

This item was pulled from the agenda for further review.

Legislation Text

6. NEW BUSINESS

6.1 25-0018 2025 ELECTION OF PLANNING COMMISSION OFFICERS

Legislation Text

Attachment A - Standards and Policies No 1 - Procedural Rules

Approve **Motion 2025-02-13-0601-01** nominating Commissioner Sanguinetti as Chair of the Planning Commission.

Moved by: Gurneel Boparai, seconded by Derek Graves.

Vote: Motion carried 6-0

Yes: Gurneel Boparai, Terry Hull, Derek Graves, William Muetzenberg, Yolanda Amen, and Jeff Sanguinetti.

Approve **Motion 2025-02-13-0601-02** nominating Commissioner Muetzenberg as Vice Chair of the Planning Commission.

Moved by: Gurneel Boparai, seconded by Derek Graves.

Vote: Motion carried 6-0

Yes: Gurneel Boparai, Terry Hull, Derek Graves, William Muetzenberg, Yolanda Amen, and Jeff Sanguinetti.

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Assistant Director Mike McDowell - new commissioners staff support; trainings

9. COMMISSIONERS COMMENTS

Chair Hull - welcomed new Commissioners, congratulated new Chair and Vice Chair, thanked staff

Commissioner Muetzenberg - thanked Chair Hull, Stockton future goals

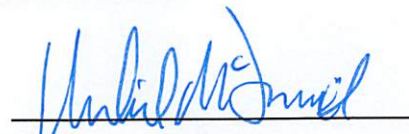
Commissioner Amen - thanked Vice Mayor Lee, Assistant Director Mike McDowell and Planning Manager Scott Speer

Commissioner Graves - passionate for Stockton

Vice Chair Boparai - welcomed new Commissioners; Planning Commissioner academy; Religious concerns

Commissioner Sanguinetti - thanked Commissioners and staff, Planning Commission academy, future projects, team work

10. ADJOURNMENT - 6:47 PM



Michael McDowell
Assistant Director, Community Development
Department