



# PLANNING APPLICATION



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202  
[www.stocktonca.gov/planning](http://www.stocktonca.gov/planning) • (209) 937-8266 • [planning@stocktonca.gov](mailto:planning@stocktonca.gov)

## APPLICATION REQUEST

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Administrative Exception, Waiver, Interpretation | <input type="checkbox"/> Environmental Review              | <input type="checkbox"/> Specific Plan/Amendment            |
| <input type="checkbox"/> Annexation                                       | <input type="checkbox"/> General Plan Amendment            | <input type="checkbox"/> Street Name Change                 |
| <input type="checkbox"/> Appeal to Planning Commission                    | <input type="checkbox"/> Land Development Permit           | <input type="checkbox"/> Temporary Activity Permit          |
| <input type="checkbox"/> Certificate of Appropriateness                   | <input type="checkbox"/> Large-Family Child Care Home      | <input type="checkbox"/> Tentative Map/Tentative Parcel Map |
| <input type="checkbox"/> Child Care Center                                | <input type="checkbox"/> Master Development Plan/Amendment | <input type="checkbox"/> Tentative Map Vesting              |
| <input type="checkbox"/> Condominium Conversion                           | <input type="checkbox"/> Planned Development Permit        | <input checked="" type="checkbox"/> Time Extension          |
| <input type="checkbox"/> Density Bonus                                    | <input type="checkbox"/> Pre-Application                   | <input type="checkbox"/> Use Permit                         |
| <input type="checkbox"/> Design Review                                    | <input type="checkbox"/> Precise Road Plan/Amendment       | <input type="checkbox"/> Variance                           |
| <input type="checkbox"/> Development Agreement                            | <input type="checkbox"/> Rezone / Prezone                  | <input type="checkbox"/> Zoning Compliance Letter           |
| <input type="checkbox"/> Development Code Amendment                       | <input type="checkbox"/> Site Plan Review                  | <input type="checkbox"/> Other _____                        |

## PROPERTY LOCATION

Address: Southeast corner of 8 Mile Road and West Lane

Zoning District: See Attached (See Attached) Assessor's Parcel No.: \_\_\_\_\_ Historic Landmark (?): No

## STATEMENT OF INTENT / PROJECT DESCRIPTION

(Provide a detailed description of the project below or on a separate attachment.)

The VTM (P16-0052) will expire on February 17, 2025. We are respectfully requesting an extension for twelve (12) months pursuant to SMC

Section 16.188.100 Cla

## APPLICANT

Name: David Beretta E-mail: [dberetta@berettamgmt.com](mailto:dberetta@berettamgmt.com)

Address: 39560 Stevenson Pl #215 Phone 1: 510-797-5880

City: Fremont State: CA Zip: 94539 Phone 2: 510-714-9816

## PROPERTY OWNER (if different than Applicant)

Name: (See Attached) E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ Phone 1: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone 2: \_\_\_\_\_

## OFFICE USE ONLY

### HABITAT PLAN

\_\_\_\_ Not subject to  
 \_\_\_\_ May be subject to

### AIRPORT LAND USE COMMISSION

Review required?  
 YES NO

### REGIONAL CONGESTION MANAGEMENT PROGRAM

Review required?  
 YES NO

Date Rec'd: \_\_\_\_\_  
 Processed by: \_\_\_\_\_

**P#**

**P****PLANNING  
APPLICATION****CAMPAIGN CONTRIBUTION DISCLOSURE NOTICE**

If the applicant and/or property owner of the subject site has made a financial contribution to a Planning Commissioner within the past twelve (12) months, a signed disclosure of that contribution may be required in compliance with California Government Code Section 84308.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

**INDEMNIFICATION NOTICE**

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Stockton, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application and/or the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Stockton, its agents, officers, attorneys, or employees.

Executed at: FREMONT CA.  
(City/State)

Dated: FEB 5, 2025.

David Beretta

Woodaide Teresi LLC

Applicant's Name

Date

Property Owner's / Real Party in Interest\*

Date

**X**

Applicant's Signature

**X**

Property Owner's / Real Party in Interest's Signature

Managing Member

Applicant Title

Managing Member

Property Owner's Title

Real Party in Interest may be different than a listed property owner. If property is held by a trust, the real party in interest would be one or more individuals who benefit from the trust. In such a case, the actual beneficiary or real party in interest must sign instead of property trustee.

Re: VTM (P16-0052)

1. Zoning District: A) LDR

2. APN: 120-020-15

3. Property Owners:

Woodside Teresi LLC  
c/o David Beretta  
39560 Stevenson Place  
Fremont, CA 94539

Phone No.: 510-797-5880  
Email address: [dberetta@berettamgmt.com](mailto:dberetta@berettamgmt.com)

**Arturo Carrasco**

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**From:** David Beretta <DBeretta@berettamgmt.com>  
**Sent:** Thursday, February 20, 2025 9:33 AM  
**To:** Arturo Carrasco  
**Cc:** Sandy Brookins  
**Subject:** RE: 8 Mile Rd and West Lane

**CAUTION:** This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Arturo Carrasco  
Senior Planner  
City of Stockton  
245 El Dorado St  
Stockton Ca 95202  
Tel 209-937-8955

RE: Woodside Teresi LLC – Tra Vigne East Project –

Hi Arturo

Please accept this email as our Statement: Woodside Teresi LLC has determined that the Housing Market in Stockton was not vibrant or strong enough to start the Development of this Project. Woodside Teresi LLC requires an extension and additional time for the Housing Market to mature and economics strong enough to commence the Project at this time.

Thank you  
David Beretta  
Managing Member  
Woodside Teresi LLC  
39560 Stevenson Pl Suite 215  
Fremont Ca. 94539  
Tel 510-797-5880

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**From:** Arturo Carrasco <Arturo.Carrasco@stocktonca.gov>  
**Sent:** Wednesday, February 19, 2025 5:14 PM  
**To:** David Beretta <DBeretta@berettamgmt.com>  
**Cc:** Sandy Brookins <sbrookins@herumcrabtree.com>  
**Subject:** RE: 8 Mile Rd and West Lane

Hello,

I'm following up on my email below. Could you please provide a brief statement with this request stating why the need for this time extension.

Thank you,



**Arturo Carrasco**, Senior Planner

Community Development Department  
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