



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, May 8, 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
4. PUBLIC COMMENT*
5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS
- 5.1 [25-0359](#) REQUEST FOR A COMMISSION USE PERMIT AND DESIGN
REVIEW TO ALLOW A FOOD TRUCK PARK/COMMISSARY
CO-LOCATION AT 3646 TELSTAR PLACE (P24-0158) (APN
130-020-11)

Recommended Action: RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303(c), New Construction or Conversion of Small Structure; and
2. Adopt a Resolution approving a Commission Use Permit and Design Review to Allow a Food Truck Park/Commissary Co-location at 3646 Telstar Place (APN 130-020-11).

Department: Community Development

Attachments: [Attachment A - Location Map and Aerial Photo](#)
[Attachment B - General Plan Land Use and Zoning Map](#)
[Attachment C - Conceptual Project Plans](#)
[Attachment D - Project Rendering](#)
[Attachment E - Shade Sails Gallery](#)
[Proposed Resolution - Approval of Food Truck Park](#)
[Exhibit 1 - Project Plans](#)

**5.2 [25-0511](#) AMENDMENTS TO TITLE 16 OF THE STOCKTON MUNICIPAL
CODE TO REFLECT CHANGES TO STATE LAW AND
ACCOMMODATE HOUSING DEVELOPMENT CONSISTENT WITH
THE 2040 STOCKTON GENERAL PLAN**

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 the proposed amendments to Title 16 (Development Code) under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and

2. Adopt an Ordinance amending the following provisions of the Stockton Municipal Code (SMC) Title 16 (Development Code):

- a. Division 1 (Purpose and Applicability of the Development Code),
- b. Division 2, Chapter 16.16, Section 16.16.020 (Zoning districts established), Chapter 16.20, Section 16.20.020 (Allowable land uses and permit requirements), Chapter 16.24 (Zoning District Development Standards), Chapter 16.28 (Overlay Zoning District Development Standards),
- c. Division 3, Chapter 16.32, Section 16.32.060 (Graffiti), Section 16.32.070 (Light and Glare), Chapter 16.36 (General Development and Use Standards), Chapter 16.38 (Building Design Standards), Chapter 16.40 (Affordable Housing Incentive/Density Bonus Provisions), Chapter 16.48 (Fences, Hedges, and Walls), Chapter 16.52 (Infill Development Standards), Chapter 16.64, Section 16.64.040 (Number of Parking Spaces Required), Section 16.64.110 (Off-Street Loading Space Standards), Chapter 16.68 (Planned Development (Permit) Standards), Chapter 16.72 (Public Improvements), Chapter 16.80, Section 16.80.020 (Accessory Uses and Structures), Section 16.80.060 (Animal Regulations), Section 16.80.100 (Child care facilities), Section 16.80.120 (Condominium Conversions), Section 16.80.155 (Emergency Shelters), Section 16.80.210 (Mobilehome Parks and Subdivisions), Section 16.80.215 (Multi-Unit Residential), Section 16.80.220 (Multifamily Development), Section 16.80.225 (Co-Living Facilities), Section 16.80.230 (Multi-Use Facilities), Section 16.80.310 (Accessory Dwelling Units and Junior Accessory Dwelling Units), Section 16.80.350 (Urban Agriculture), Section 16.80.360 (Utility Equipment), Section 16.80.375 (Wind Power Equipment), Section 16.80.400 (Supportive and Transitional Housing),
- d. Division 5, Chapter 16.112 (Administrative Exception), Chapter 16.164, Section 16.164.060 (Temporary Activity Permits Development Standards), Chapter 16.176, Section 16.176.020 (Waiver Review Authority),
- e. Division 6, Chapter 16.196 (Condominium Conversions), Chapter 16.212 (Urban Lot Splits),
- f. Division 7, Chapter 16.214 (Requests for Reasonable Accommodation Under the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act), Chapter 16.220, Section 16.220.105 (Demolition or Relocation of Historic Resources), and
- g. Division 8, Chapter 16.240 (Definitions/Glossary), and Chapter 16.250 (Use Classifications).

Department:

Community Development

Attachments: [Attachment A - Proposed Title 16 Amendments - Redline](#)
[Proposed Resolution](#)
[Exhibit 1 - Proposed Ordinance](#)

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 May 1, 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/oMeetings/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.