



PLANNING APPLICATION



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202
www.stocktonca.gov/planning • (209) 937-8266 • 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 Assessor's Parcel No.: (See attached) Historic Landmark (?): No

STATEMENT OF INTENT / PROJECT DESCRIPTION

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

The Vesting Tentative Map for Tra Vigne West (P-16-0052) will expire on February 17, 2025. We are respectfully requesting an extension for twelve (12) months pursuant to SMC section 16.188.100 c.1.a

APPLICANT

Name: John Tomasello E-mail: John@theembarcaderogroup.com

Address: 18958 Louis Road Phone 1: 530-208-8482

City: Grass Valley State: CA Zip: 95945 Phone 2: _____

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: Grass Valley, CA

(City/State)

Dated: 12.16.24John Tomasello12.16.24

Applicant's Name

Date

X

Applicant's Signature

John Tomasello12.16.24

Property Owner's / Real Party in Interest*

Date

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
B) HDR
C) COMMERCIAL
-

2. APN: 120-02-01
APN: 120-02-02
APN: 120-02-03
APN: 120-02-17
APN: 120-02-18
APN: 120-02-19
APN: 120-02-20
APN: 120-02-22
APN: 120-02-23

3. Property Owners:

A) MCD North Parcel, LLC
c/o John Tomasello
18958 Louis Road
Grass Valley, CA 95945

Phone No.: 530-208-8482
Email address: john@theembarcaderogroup.com

B) MCD South Parcel, LLC
c/o John Tomasello
18958 Louis Road
Grass Valley, CA 95945

Phone No.: 530-208-8482
Email address: john@theembarcaderogroup.com

Arturo Carrasco

From: Michael Hakeem <mhakeem@hemlaw.com>
Sent: Tuesday, December 17, 2024 4:10 PM
To: CDD - Planning
Subject: Re: NEW PLANNING APPLICATION- 10808 WESTLANE

Categories: Application Intake

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

Arturo...the Stockton retail housing market is still in a recovery mode.

Sent from my iPhone

On Dec 17, 2024, at 3:00 PM, CDD - Planning <planning@stocktonca.gov> wrote:

Hi Michael,

Could you please provide a brief purpose statement for this third time extension request.

Thank you,
Arturo



Planning Division
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8266

From: Michael Hakeem <mhakeem@hemlaw.com>
Sent: Monday, December 16, 2024 1:05 PM
To: CDD - Planning <planning@stocktonca.gov>
Subject: NEW PLANNING APPLICATION- 10808 WESTLANE

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

Applicant/Property Owner: John Tomasello

Contact Info: 18958 Louis Road, Grass Valley, CA 95945; 530-208-8482;
John@theembarcaderogroup.com.

Dear Planning Department,

I am sending in a request for a map extension which expires 2-17-2025, if there are any questions, please don't hesitate to call. Thank you.

MICHAEL D. HAKEEM

HAKEEM, ELLIS, MARENGO & RAMIREZ

A Professional Law Corporation

3414 Brookside Rd., Suite 100

Stockton, CA 95219

Telephone: (209) 474-2800

Facsimile: (209) 474-3654