MINUTES
PLANNING COMMISSION
MEETING OF MAY 14, 2026

425 N. El Dorado Street, Stockton CA

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

Roll Call
Present:
Terry Hull
Yolanda Amen
Jeff Sanguinetti
Pandora Crowder
Jazmine Hernandez
Robert Oakes
Absent:
Derek Graves.

Note: Commissioner Graves arrived to the dais at 5:45 PM

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Amen.

3. ADOPTION OF CONSENT CALENDAR

3.1 26-0550 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2026-01-08 PC Minutes

Attachment B - 2026-01-22 PC Minutes

Approve **Motion 2026-05-14-0301-01** separating the minutes for individual consideration and vote on each set of minutes.

Moved by: Jeff Sanguinetti, seconded by Robert Oakes.

Vote: Motion carried 6-0

Yes: Terry Hull, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, Jazmine Hernandez , and Robert Oakes.
Absent: Derek Graves.

Approve **Motion 2026-05-14-0301-02** approving the minutes from the January 22, 2026 Planning Commission meeting.

Moved by: Terry Hull, seconded by Pandora Crowder.

Vote: Motion carried 6-0

Yes: Terry Hull, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, Jazmine Hernandez , and Robert Oakes.
Absent: Derek Graves.

Approve **Motion 2026-05-14-0301-03** approving the minutes from the January 8, 2026 Planning Commission meeting.

Moved by: Terry Hull, seconded by Pandora Crowder.

Vote: Motion carried 5-0

Yes: Terry Hull, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, and Robert Oakes.
Abstain: Jazmine Hernandez .
Absent: Derek Graves.

4. PUBLIC COMMENT

None

Commissioner Correspondence - Public Comment

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 26-0462 ADMINISTRATIVE USE PERMIT TO ESTABLISH A 1,987 SQUARE FOOT PAWN SHOP IN AN EXISTING BUILDING AT 2002 PACIFIC AVENUE (APN 127-020-24) (P26-0005)

Legislation Text

Attachment A - Vicinity Map

Attachment B - Application

Attachment C - Responses to notice of pending decision

Proposed Resolution

Approved Resolution 2026-05-14-0501

PowerPoint Presentation

Commissioner Discloures: Vice Chair Sanguinetti, Commissioner Crowder, and Chair Hull.

Note: The following person(s) spoke to the item: Mike Hakeem, Kevin Hernandez, and Kevin Dougherty.

Document Filed - Mike Hakeem

Approve **Resolution 2026-05-14-0501**

1. Finding that the project is categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities); and

2. Approving an Administrative Use Permit to establish a 1,987 square-foot Pawn Shop in an existing building located at 2002 Pacific Avenue, in accordance with the findings and subject to the conditions included in the proposed resolution with an amendment to Condition 7 to address the window display of merchandise and a new condition for a 12-month review for Use Permit compliance.

Moved by: Jeff Sanguinetti, seconded by Pandora Crowder.

Vote: Motion carried 7-0

Yes: Terry Hull, Derek Graves, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, Jazmine Hernandez , and Robert Oakes.

6. NEW BUSINESS

6.1 26-0423 2025 ANNUAL COMPLIANCE REVIEW FOR DEVELOPMENT AGREEMENTS

Legislation Text

Attachment A - Map of Development Agreements in 2025

Attachment B - Development Agreement Summaries

Attachment C - Annual Review Request Letters and Responses

Attachment D - Development Agreement Compliance Summary

Around the Bench Memo

PowerPoint Presentation

Note: Meeting went into recess at 6:44 PM and reconvened at 6:49 PM

Approve **Motion 2026-05-14-0601**

1. Accepting the 2025 annual development agreement compliance review and project determinations indicating if applicants' progress complies or does not comply with the terms and conditions of their respective Development Agreement with the City provided herein; and

2. Directing staff to notify applicants of the compliance determinations.

Moved by: Robert Oakes, seconded by Terry Hull.

Vote: Motion carried 7-0

Yes: Terry Hull, Derek Graves, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, Jazmine Hernandez , and Robert Oakes.

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Stephanie Ocasio, Director of Community Development - Master property tax; accessory dwelling ordinance

9. COMMISSIONERS COMMENTS

Commissioner Crowder- remembrance of Adaline Sugitan; Miracle Mile

Vice Chair Sanguinetti - City Staff appreciation

Commissioner Amen- North Side Stockton; South Side Stockton

Chair Hull - buildings in South Stockton; previous project voted on, Wilson Way; thanked staff

10. ADJOURNMENT - 7:11 PM

Michael McDowell, Assistant Director
Community Development Department