

**MINUTES**  
**PLANNING COMMISSION**  
**MEETING OF APRIL 10, 2025**

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425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Gurneel Boparai  
Terry Hull  
Derek Graves  
William Muetzenberg  
Yolanda Amen  
Jeff Sanguinetti

Note: Commissioner Amen arrived at 5:43 PM

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Boparai

**3. ADOPTION OF CONSENT CALENDAR**

Approve the Consent agenda with a single vote

**Moved by:** Terry Hull, seconded by Gurneel Boparai.

**Vote:** Motion carried 4-1

**Yes:** Gurneel Boparai, Terry Hull, William Muetzenberg, and Jeff Sanguinetti.

**No:** Derek Graves.

**Absent:** Yolanda Amen.

**3.1 25-0208 REQUEST FOR A THIRD ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE EAST PROJECT SITE (APPLICATION NO. P25-0031)**

**Resolution 2025-04-10-0301** approving a third one-year time extension for the Tra Vigne East Vesting Tentative Map.

Legislation Text

Attachment A - Location, General Plan, and Zoning Maps

Attachment B - City Council Resolution

Attachment C - Approved Vesting Tentative Map

Attachment D - LAFCo Certificate

Attachment E - Resolution 2023-01-26-0302

[Attachment F - Resolution 2024-02-22-0303](#)

[Attachment G - Applicant Request](#)

[Proposed Resolution - Recommending Approval](#)

[Exhibit 1 - Approved Vesting Tentative Map](#)

[Commissioner Correspondence - Public Comments](#)

[Approved Resolution 2025-04-10-0301](#)

**3.2 25-0209 REQUEST FOR A THIRD ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE WEST PROJECT SITE (APPLICATION NO. P24-0260)**

**Resolution 2025-04-10-0302** approving a third, one-year time extension for the Tra Vigne West Vesting Tentative Map

[Legislation Text](#)

[Attachment A - Location, General Plan and Zoning Maps](#)

[Attachment B - City Council Resolution](#)

[Attachment C - Approved Vesting Tentative Map](#)

[Attachment D - LAFCo Certificate](#)

[Attachment E - Resolution 2023-01-26-0303](#)

[Attachment F - Resolution 2024-02-22-0302](#)

[Attachment G - Applicant Request](#)

[Proposed Resolution - Recommending Approval](#)

[Exhibit 1 - Vesting Tentative Map](#)

[Commissioner Correspondence - Public Comments](#)

[Approved Resolution 2025-04-10-0302](#)

**3.3 25-0426 APPROVE A RESOLUTION DENYING A USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND A NON-STOREFRONT RETAIL (DELIVERY ONLY) BUSINESS AT 4895 STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179-260-52) (APPLICATION NO. P24-0214)**

**Resolution 2025-04-10-0303** denying a Use Permit to establish cannabis retail storefront and non-storefront retail (delivery only) business within an existing building at 4895 State Route 99 Frontage Road, Suite C (Application No. P24-0214),

[Legislation Text](#)

[Attachment A - Planning Commission Staff Report 3-27-2025](#)

[Proposed Resolution](#)

[Approved Resolution 2025-04-10-0303](#)

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 25-0422 CONTINUED - 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)**

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - Conceptual Project Plans

Attachment E - Prezoning Description

Proposed Resolution - Mitigated Negative Declaration

Exhibit 1 - Mitigated Negative Declaration

Proposed Resolution - Prezoning & Design Review

Exhibit 1 - Prezoning Exhibit

Exhibit 1a - Prezoning Ordinance

Exhibit 2 - Color Elevations

PowerPoint Presentation

Approved Resolution 2025-04-10-0501-01

Approved Resolution 2025-04-10-0501-02

Commissioner Correspondence - Public Comment - Mary Elizabeth

The following person(s) spoke to this item: Raul Hernandez and Mitch Vinciguerra

Approve **Resolution 2025-04-10-0502-01** recommending the City Council adopt a Mitigated Negative Declaration for the Project; and

**Resolution 2025-04-10-0502-02** recommending the City Council adopt an Ordinance for the Prezoning of APN 193-020-34 to Industrial, Limited (IL); and approving Design Review for the Project.

**Moved by:** Jeff Sanguinetti, seconded by Terry Hull.

**Vote:** Motion carried 6-0

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

**5.2 25-0433 REQUEST FOR A COMMISSION USE PERMIT AND WAIVER TO UPGRADE FROM THE OFF-SALE BEER AND WINE TO OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES AT AN EXISTING CONVENIENCE STORE AT 10715 TRINITY PARKWAY (APN 066-020-40) (P24-0254)**

Note: This item was pulled from the agenda for further review.

Legislation Text

**5.3 25-0231 REQUEST FOR ANNEXATION, PREZONING, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT PERMIT, WAIVER AND HERITAGE TREE REMOVAL, FOR A PROPOSED 217 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (MURRAY RANCH) AT 2560 HALL AVENUE (APNS 173-030-110 & 173-040-750) (P23-0346)**

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Prezoning Description and Map

Attachment E - Vesting Tentative Map

Attachment F - Planned Development Exhibit

Attachment G - Open Space Exhibit

Attachment H - Arborist Report

Attachment I - Annexation Map

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

Exhibit 1 - Vesting Tentative Map

Proposed Resolution - Prezone

Exhibit 1 - Prezone Ordinance

Exhibit 2 - Prezoning Description and Map

PowerPoint Presentation

Document Filed - Mike O'hara

Approved Resolution 2025-04-10-0503-01

Approved Resolution 2025-04-10-0503-02

**Approve Resolution 2025-04-10-0503-02**

1. Find no further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and

2. Adopting a Resolution recommending the City Council adopt an ordinance for the Pre-Zoning of APNs 173-030-11 and 173-040-75 to Residential, Low (RL); and

**Approve Resolution 2025-04-10-0503-01**

3. Adopting a Resolution approving a Vesting Tentative Map, Planned Development, Waiver, and Heritage Tree Removal, subject to conditions.

With an amendment to add a new condition for ODS to conduct a pre-construction biological survey for potential sensitive species onsite.

**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.

The following person(s) spoke to this item: Andrea Blanson, Gloria Prieto, Benji Adams, Tim Mora, Calvin Jones, Patrick Gonzalez and Peter Torner Jr.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

**8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**

Chair Sanguinetti - Ad-Hoc Committee code meeting update.

Deputy Director Mike McDowell - meet with Commissioners to discuss findings on projects.

**8.1 25-0432 POLICE DEPARTMENT PRESENTATION**

Informational only. No action taken.

Legislation Text

Commissioner Correspondence - Public Comment - Mike Boparai

**9. COMMISSIONERS COMMENTS**

Commissioner Boparai - City of Tracy Planning Commission, warehouse ordinance

Commissioner Amen - apologized for late attendance

**10. ADJOURNMENT - 9:01 PM**



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Michael McDowell  
Assistant Director, Community Development  
Department