

**MINUTES  
PLANNING COMMISSION  
MEETING OF APRIL 24, 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:

Terry Hull  
Derek Graves  
William Muetzenberg  
Yolanda Amen  
Jeff Sanguinetti

Absent:

Gurneel Boparai.

Note: Commissioner Boparai arrived at 5:35 PM

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Amen

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

Mary Elizabeth - projects decisions; community impact, EIR notice

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

None

**6. NEW BUSINESS**

**6.1 25-0424 FISCAL YEAR 2025-2030 CAPITAL IMPROVEMENT PROGRAM - CONFORMITY DETERMINATION TO THE ENVISION STOCKTON 2040 GENERAL PLAN**

Legislation Text

Attachment A - CIP FY 2025-2030 - Draft

Proposed Resolution - Recommending Approval

Approved Resolution 2025-04-24-0601

PowerPoint Presentation

Commission Correspondence - Public Comment

The following person spoke to the following item: Pat Barret

Approve **Resolution 2025-04-24-0601** finding that the 2025-2030 Capital Improvement Program (CIP) for Fiscal Years (FY) 2025-26 through 2029-30 conforms to the Envision Stockton 2040 General Plan.

**Moved by:** Terry Hull, seconded by William Muetzenberg.

**Vote:** Motion carried 6-0

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

## **6.2 25-0040 2024 ANNUAL COMPLIANCE REVIEW FOR DEVELOPMENT AGREEMENTS**

Legislation Text

ATTACHMENT A - MAP of Active Development Agreements in 2024

ATTACHMENT B - Development Agreements Summaries

ATTACHMENT B - Development Agreements Summaries

ATTACHMENT C - Annual Review Request Letters and Responses

ATTACHMENT D - Development Agreement Compliance Summary

PowerPoint Presentation

Around The Bench Memo

Note: A memo dated April 23, 2025 from Michael McDowell, Assistant Community Development Director relating to the item 6.2 was distributed around the bench informing commissioners that staff received an email from the Port of Stockton requesting a revision to their previously submitted annual review letter dated January 27, 2025 as well as a textual error on page 213, Mariposa Lakes DA compliance.

The following person spoke to the item: Pat Barett

Approve **Motion 2025-04-24-0602:**

1. Accepting the 2024 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; with an exception of the Mariposa Lakes Development Agreement to submit an annexation agreement to the City within 6 months from this meeting and

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

**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.

**7. UNFINISHED BUSINESS**

None

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

Mike McDowell, Assistant Community Development Director - development code update; upcoming agenda items

**9. COMMISSIONERS COMMENTS**

Commissioner Boparai - State bill AB 379; SP 764764; AB 573, commissioner status; thanked City Clerk Department

Vice Chair Muetzenberg - commissioner status

**10. ADJOURNMENT - 7:04 PM**



Michael McDowell  
Assistant Director, Community Development  
Department