



March, 9, 2025

Received

MAR 12 2026

City of Stockton
Community Development

RE: Opposition to Proposed Pawn Shop on Miracle Mile

Dear Community Development Director,

I am writing to express my opposition to the proposed pawn shop, Application #P26-0005 on Miracle Mile. As a business owner on Miracle Mile, I care deeply about the continued growth, safety, and positive reputation of this unique district.

Miracle Mile has long been valued as a vibrant, family-friendly area that encourages pedestrian activity, local shopping, dining, and community events. Residents, visitors, and fellow business owners appreciate the welcoming atmosphere and walkable environment that make the Mile a destination within the community.

There is already an existing pawn shop on the Mile that has unfortunately experienced multiple break-ins and has drawn activity that many feel does not align with the character that the community and local businesses are working hard to maintain. Adding another similar business raises concerns about increased security issues and the potential to attract activity that could negatively impact nearby businesses, families, and visitors.

As a local business owner who has invested in this district, I strongly believe it is important to continue supporting businesses that enhance the safe, welcoming, and community-oriented environment that Miracle Mile is known for. Preserving this atmosphere is essential for the continued success of the businesses that operate here and for the residents and families who frequent the area.

For these reasons, I respectfully ask that the department reconsider allowing an additional pawn shop in this location and instead support businesses that further contribute to the family-friendly, walkable character of Miracle Mile.

Thank you for your time and consideration.
Sincerely,

A handwritten signature in blue ink, which appears to read 'Steven Werner', is written over a horizontal line.

Steven Werner, Broker
Werner Properties, Inc.

UNIVERSITY NEIGHBORHOOD RENAISSANCE COMMITTEE


Received

MAR 12 2026

City of Stockton
Community Development

March 12, 2026

Community Development Director
Permit Center
501 West Weber Avenue
Building 2
Stockton, CA 95203

RE: Public Comment in Opposition to Proposed Pawn Shop / Secondhand Dealer

Dear Community Development Director,

The University Neighborhood Renaissance Committee was established in 2010 as part of the City of Stockton's Neighborhood Renaissance / Pilot Neighborhood initiative. Our mission is to address neighborhood blight, stabilize the area from further decline, and engage residents in community-based efforts that promote a safe, attractive, and vibrant neighborhood. The organization focuses on the area bounded by Pershing Avenue, Harding Way, California Street, and the Calaveras River.

We are writing to express our opposition to the proposed pawn shop/secondhand dealer at 2002 Pacific Avenue, Stockton, CA 95204, located within the Miracle Mile neighborhood commercial district, and to request that this matter be considered at a public hearing.

Our concerns are based on the following:

1. Compatibility With the Character of the Miracle Mile and Surrounding Neighborhoods

The Miracle Mile is one of Stockton's most recognized neighborhood commercial districts, known for its historic storefronts, locally owned shops, restaurants, and pedestrian activity. Importantly, the corridor is directly surrounded by long-established residential neighborhoods where many families live within walking distance. Residents rely on the Mile for everyday services, dining, and community gathering spaces. Because of this close relationship between the commercial corridor and nearby homes, land uses along the Miracle Mile should reinforce a safe, welcoming, and neighborhood-serving environment. Uses commonly associated with pawn transactions may conflict with the character residents expect from the commercial area that serves our neighborhoods.

2. Public Safety Considerations for Nearby Homes

Pawn shops involve the buying and selling of used goods and quick-cash transactions. While regulations exist to help identify stolen property, these types of businesses can still create additional public safety concerns or enforcement demands. On a corridor like the Miracle Mile—where homes are located immediately behind and around the commercial district—land-use decisions should carefully consider the potential impacts on nearby residents who experience the daily activity generated by commercial uses.

3. Impact on Neighborhood-Serving Retail and Investment

The long-term success of the Miracle Mile depends on maintaining a balanced mix of restaurants, specialty retail, services, and entertainment that attract visitors while also serving

the surrounding neighborhoods. Residents are an essential part of the Mile's customer base and help sustain local businesses throughout the week. Maintaining a business mix that supports walkability, neighborhood shopping, and family-friendly activity helps preserve the economic vitality of the corridor and the quality of life for nearby residents.

4. Land-Use Compatibility in a Neighborhood Commercial District

Neighborhood commercial districts are typically intended to provide retail, services, and gathering places that support nearby residential areas. Because the Miracle Mile sits directly within and adjacent to established neighborhoods, land uses in this corridor should be compatible with the expectations of residents who live nearby and interact with the district on a daily basis. Land-use decisions should reinforce the Mile's role as a walkable, community-serving commercial corridor that complements surrounding residential areas.

5. Avoiding Over-Concentration of Pawn or Secondhand Dealers

Good land-use planning also considers the potential cumulative impacts of certain types of businesses. When similar uses become concentrated within a limited commercial area, it can change the character of the district and discourage other types of retail investment. Maintaining a balanced mix of businesses along the Miracle Mile is important to preserving the diversity of services and experiences that residents and visitors expect from this historic corridor.

6. City Investment in the Miracle Mile

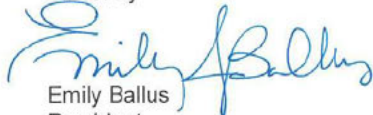
The City of Stockton has committed significant public investment into the Miracle Mile to enhance public safety, infrastructure, streetscape improvements, and overall corridor vitality. These efforts are intended to create a safe, walkable, and thriving neighborhood commercial district that serves both residents and visitors. Any proposed land use, including this pawn shop, should be evaluated in the context of these substantial investments. Approving a use that is inconsistent with the City's stated objectives could undermine public safety improvements, discourage new investment, and compromise the long-term vision the City has established for the Miracle Mile.

For these reasons, we strongly urge the City of Stockton to deny the application for a pawnbroker/secondhand dealer at this location. We also encourage the City to consider stronger land-use safeguards—such as additional review standards or banning such uses altogether in neighborhood commercial areas—to ensure that future developments are consistent with the safety, character, and long-term vision of the Miracle Mile and the surrounding residential neighborhoods.

This is our neighborhood. Families live here, walk these streets, and rely on the Miracle Mile as part of daily life. The decisions made about land use along this corridor will directly affect the people who call this community home.

Thank you for your time and consideration.

Sincerely



Emily Ballus
President
University Neighborhood Renaissance Committee

Received

MAR 12 2026

City of Stockton
Community Development

Received
MAR 12 2026
City of Stockton
Community Development

March 9, 2026

Dear City of Stockton Community Development Department,

I am writing this letter as a concerned citizen living near the Miracle Mile District.

I would like to **protest** a new business application #P26-0005 from **Jose Acosta Perez, of a Pawn Shop at 2002 Pacific Ave., Stockton, CA 95204.**

The Miracle Mile already has a Pawn Shop and this type of business brings a level of character that myself and my neighbors are concerned about in our neighborhood.

Thank-you for your attention to my concern.

Sheila Weldum

Sincerely,
Sheila Weldum - Resident of [REDACTED]
[REDACTED]

[REDACTED]



PRESIDENT
Jeff Gamboni

VICE PRESIDENT
Jean Callahan

SECRETARY
Juanita Pasley

TREASURER
John V. Precissi

DIRECTORS

Rex Dhatt

Kevin Dougherty

Melissa Grizzle

Manuel Guizar

Kevin Hernandez

Clem Lee

Tammy Nguyen

Lisa Whirlow

Brian Wright

EXECUTIVE DIRECTOR
Kailani Haro



March 8, 2026

City of Stockton
Community Development Department – Planning Division
Permit Center
501 West Weber Avenue, Building 2
Stockton, CA 95203

Re: Request for Public Hearing and Comment – Application No. P26-0005 Proposed Pawn Shop – 2002 Pacific Avenue

Dear Planning Division,

On behalf of the Miracle Mile Community Improvement District (MMCID), we respectfully submit this letter requesting a public hearing and expressing concern regarding Application No. P26-0005, which proposes the establishment of a pawn shop at 2002 Pacific Avenue, located on the northeast corner of West Wyandotte Street and Pacific Avenue.

The Miracle Mile is one of Stockton’s historic commercial corridors and serves as a regional destination for locally owned restaurants, retail businesses, and community events. Over the past two decades, the district has worked collaboratively with property owners, merchants, residents, and the City of Stockton to strengthen the corridor’s identity as a vibrant, walkable business district that supports small businesses and community activity.

While the current zoning regulations may permit this use, the introduction of a pawn shop at this location raises important considerations regarding compatibility with the existing business mix and the long-term revitalization vision for the corridor.

The Miracle Mile has developed a strong identity centered on dining, neighborhood retail, and destination-oriented businesses. This clustering of uses has been a key driver in attracting visitors and supporting economic vitality along Pacific Avenue. Introducing uses that are inconsistent with this established pattern may undermine the district’s progress and create precedent for additional similar uses that could alter the corridor’s character over time.

**PRESIDENT**

Jeff Gamboni

VICE PRESIDENT

Jean Callahan

SECRETARY

Juanita Pasley

TREASURER

John V. Precissi

DIRECTORS

Rex Dhatt

Kevin Dougherty

Melissa Grizzle

Manuel Guizar

Kevin Hernandez

Clem Lee

Tammy Nguyen

Lisa Whirlow

Brian Wright

EXECUTIVE DIRECTOR

Kailani Haro

Additionally, the corridor is currently entering a significant phase of public investment aimed at improving infrastructure, safety, and pedestrian accessibility. Land-use decisions made during this period are particularly important, as they will influence the long-term success of these investments and the future economic vitality of the district.

The MMCID has been actively engaged with City planning staff regarding the evolving vision for the Miracle Mile and the types of uses that best support the corridor's revitalization and economic development goals. Given these ongoing discussions and the concerns expressed by local businesses and stakeholders, we believe that this proposal warrants additional public review.

For these reasons, the Miracle Mile Community Improvement District respectfully **requests that this application be scheduled for a public hearing** so that the Planning Commission and members of the community may evaluate the proposal in the broader context of the district's long-term planning efforts.

We appreciate the City's continued collaboration with the Miracle Mile Community Improvement District and look forward to working together to support thoughtful development that strengthens the corridor and the surrounding community.

Sincerely,

Kailani Haro

Executive Director

Miracle Mile Community Improvement District

**CITY OF STOCKTON
NOTICE OF PENDING CDD DIRECTOR'S DECISION
STOCKTON CITY COMMUNITY DEVELOPMENT DEPARTMENT**

AN APPLICATION HAS BEEN MADE BY: Jose Acosta Perez

SUBJECT: PUBLIC NOTICE - The City of Stockton Community Development Department's Planning Division received an application for a Pawn Shop.

LOCATION: 2002 Pacific Avenue, Suite A, Stockton, CA, (Site is located on northeast corner of West Wyandotte Street and Pacific Avenue) **APPLICATION NO. P26-0005**

The application and accompanying documents may be reviewed by contacting the Planning Division, Permit Center, 501 West Weber Avenue, Building 2, Stockton, CA 95203.

Further information may be obtained by contacting:
Jackson Patten, Assistant Planner, by E-mail at jackson.patten@stocktonca.gov

Should you wish to submit a comment or request a public hearing regarding this application, please send a legible, signed letter (including your printed name, address and phone number where you may be contacted) to the Community Development Director, Permit Center, 501 West Weber Avenue, Building 2, Stockton, CA 95203 by 4:30 p.m. on 3/13/2026

The Director intends to make a decision regarding this application on 3/18/2026 at the Permit Center address. No hearing will be held unless one is requested. If a hearing is requested, anyone who has commented on the project will be noticed.
NOTE: All correspondence is considered public information. **DATE OF MAILING:** 3/4/2026.

The City of Stockton has received a land-use application for a proposed pawn shop at **2002 Pacific Avenue**, located on the northeast corner of Pacific Avenue and West Wyandotte Street.

The proposal is currently under review by the City of Stockton Community Development Department. Stakeholders may follow the review process, request a public hearing, submit written comments expressing their position or concerns, or request additional information from the City.

According to the City's notice, written comments or requests for a hearing must be submitted by **March 13, 2026**.

The Miracle Mile Community Improvement District is sharing this information so that business owners, property owners, and community members are aware of the proposal and have the opportunity to participate in the review process if they choose.

For additional information regarding the application, stakeholders may contact the



PRESIDENT
Jeff Gamboni

VICE PRESIDENT
Jean Callahan

SECRETARY
Juanita Pasley

TREASURER
John V. Precissi

DIRECTORS

- Rex Dhatt
- Kevin Dougherty
- Melissa Grizzle
- Manuel Guizar
- Kevin Hernandez
- Clem Lee
- Tammy Nguyen
- Lisa Whirlow
- Brian Wright

EXECUTIVE DIRECTOR
Kailani Haro



March 8, 2026

City of Stockton
Community Development Department – Planning Division
Permit Center
501 West Weber Avenue, Building 2
Stockton, CA 95203

On behalf of the Miracle Mile Community Improvement District (MMCID), we are submitting the attached *Miracle Mile Overlay Ad-Hoc Committee Findings* document for reference in connection with our letter regarding Application No. P26-0005.

This document reflects prior work conducted by the MMCID Board, business and property owners, planning consultants, and City staff to outline a long-term vision and planning framework for the Miracle Mile corridor. The overlay report identifies several land-use considerations intended to help preserve the district's character and support its economic vitality, including the recommendation that certain uses, such as pawn shops, be restricted within the corridor.

We are providing this document to help inform the broader context of the district's planning efforts. The MMCID continues to have ongoing conversations with City staff regarding these concepts and how they may be incorporated into future planning or zoning considerations for the Miracle Mile.

Thank you for your continued collaboration and consideration.

Sincerely,

Kailani Haro
Executive Director
Miracle Mile Community Improvement District

**Miracle Mile Overlay
Miracle Mile Community Improvement District (MMCID) Ad-Hoc
Committee Findings**

Revised 8/4/2023

Prepared by:

MMCID Ad-Hoc Committee:

Miracle Mile Board Members:

Kimberly Byrd, MMCID Executive Director, Property and Business Owner

Jeff Gamboni, MMCID Elected Board Member, Landscape Architect: Gamboni Landscape Architects

Jean Callahan, MMCID Board Treasurer, University of the Pacific, Office of the President

Tina Wells Lee, MMCID Board President, Business Owner

Tammy Nguyễn, MMCID Board Member, Business Owner

Miracle Mile Business Representatives:

Kevin Dougherty, Property Owner

Kevin Hernandez, Property & Business Owner

Jason Laurenti, Business Representative

LDA Partners Designers & Architects:

Carolyn Natividad, Architect: LDA Partners

Paris Allen, Designer: LDA Partners

City of Stockton Contact:

Matt Diaz, City of Stockton, Advanced Planning Manager

The criteria laid out in this document is result of discussions and meetings of the MMCID's Miracle Mile Overlay Ad-hoc Committee, as well as discussions with stakeholders including building owners, business owners, City of Stockton Representatives, and patrons of the Miracle Mile.

Table of Contents

1	Introduction	1
1.1	Our Committee's Mission and Scope	1
1.2	Vision & Background	1
2	Uses	3
2.1	Restricted Uses	3
2.2	Protected Uses	4
2.3	Desired Uses	4
2.4	Ancillary Uses	5
3	Building Size	6
3.1	Square Footage	6
3.2	Building Height and Stories	6
3.3	Floor Area Ratio & Setbacks	6
4	Site Requirements	7
4.1	Parking	7
4.2	Site Screening	8
4.3	Lighting and Visibility	8
5	Character	9
5.1	Signage	9
5.2	Materials and Colors	10
5.3	Design Guidelines	10
6	Maintenance	12
6.1	Maintenance of Vacant Properties & Property Damage	12
6.2	Temporary Signage, Flyers, and Debris at building facades	12
6.3	Maintenance Enforcement	13

1 Introduction

1.1 Our Committee's Mission and Scope

The City of Stockton is in the process of updating its Zoning Maps as well as the requirements and definitions of the zoning districts and the City's Design Guidelines.

The City is divided into zoning districts which implement the General Plan. The zoning districts are being redefined and will be depicted on the official Zoning Map (Section 16.16.030). Zoning district densities will be shown on Table 2-1, permitted uses on Table 2-2, and development standards on Table 2-3.

The overlay zoning districts provide requirements for development and new land uses that **are in addition** to the standards and regulations for the primary zoning district, because of the important site, neighborhood, or compatibility issues unique to a particular area. Standards and regulations laid out in the overlay will supersede those included in the other sections of the Stockton Municipal Code.

The Miracle Mile Overlay Ad-hoc Committee was established by the new Community Improvement District (MMCID) to inform the process with input from the Board of Directors and interested parties including property and business owners.

The following report summarizes the information gathered since the committee's inception and strives to present the consensus of the Ad-hoc Committee regarding zoning and design guidelines as well as other related information that the Committee has included to represent the many issues we confronted during this process. Upon review and approval by the Board of Directors, the attached report will be forwarded to the City of Stockton Planning Department.

1.2 Vision & Background

Vision Statement:

Our mission is to develop a set of guidelines that promote and enhance the distinct character of the Miracle Mile while supporting the economic viability of the area. To this end, we seek to achieve the following objectives:

1. **Pedestrian Orientation:** Reinforce the district's pedestrian-oriented nature, enhancing walkability and accessibility.
2. **Architectural Character:** Maintain the area's historical charm and architectural design through consistent use of high quality and durable building materials. Preserve and enhance the architectural character by ensuring a consistent and inviting aesthetic.
3. **Family Friendly:** Ensure the district has a family-friendly atmosphere, fostering a safe and welcoming environment for all visitors.
4. **Walkability:** Ensure architectural design supports walkability throughout the district, enabling local businesses attract patrons, contributing to the ongoing and much needed growth and success of the local economy.
5. **Safety:** Maintain a high level of public safety through appropriate design of spaces and amenities and security measures, including pedestrian areas, parking lots, landscaping, and lighting.

By achieving these goals, we hope to enable the Miracle Mile to return to its history as a cherished community area for generations to come, while also contributing to the continued growth and success of the local economy.

Background

These efforts and goals are consistent with the general design objectives defined in section 4.05.040 for the Miracle Mile in the City of Stockton Citywide Design Guidelines¹.

Section 4.05.040 of the Citywide Design Guidelines Key Objectives

- I. **Quality Development** – Achieve a high level of quality development by ensuring that development fits within the context of its surroundings, does not negatively impact adjacent uses, provides superior architectural detailing, incorporates appropriate high quality/durable materials, includes significant landscape improvements, and achieves an efficient/aesthetic arrangement of onsite facilities.
- II. **Small Town Character** – Preserve the existing small-scale character of the Miracle Mile and a strong sense of visual continuity along street frontages. Maintain a scale of development that people can relate to and feel comfortable in through the appropriate use of design details and human scaled materials.
- III. **Pedestrian Orientation** – Maintain and enhance the pedestrian character of the Miracle Mile. Provide pedestrian-scaled storefronts and avoid blank walls in pedestrian areas.
- IV. **Compatibility With Surrounding Uses** – Ensure that new development (including redevelopment and remodeling) complements surrounding uses and does not create negative impacts for such uses. Ensure that development is aesthetically pleasing, especially when viewed from adjacent properties and streets.
- V. **Functional Site Arrangement** – Ensure that the arrangement of onsite facilities (e.g., buildings, parking areas, accessory uses, etc.) are planned appropriately to establish an efficient, safe, and aesthetically pleasing site layout.
- VI. **Safe/Convenient Circulation and Parking** – Provide safe, convenient, and efficient vehicular access, circulation, parking, loading, and maneuvering. Encourage pedestrian activity by providing convenient access and safe pedestrian routes.
- VII. **Architectural Character** – Maintain a high level of architectural design through appropriate detailing, use of quality/durable materials, and avoidance of blank, uninteresting wall planes. Provide high quality and visually interesting roof designs consistent with the overall design of the building and surrounding quality development.
- VIII. **Safety** – Maintain a high level of public safety through appropriate design of spaces and amenities, including pedestrian areas, parking lots, landscaping, and lighting.

¹ City of Stockton Design Guidelines: City Council Resolution 04-0213, March 2004

2 Uses

2.1 Restricted Uses

2.1.1 Fully Restricted Uses

Uses below should be fully restricted along the Miracle Mile:

- a) Convenience marts (Specialty food and good shops should be allowed. Could restrict by business license type and operating hours)
- b) Liquor Store (Specialty wine, beer, and liquor shops should be allowed. Could restrict by business license type and operating hours)
- c) Vape/Smoke Shops
- d) Sexually oriented businesses & Adult Entertainment
- e) Pawn Shops
- f) Vehicle Storage
- g) Auto Sales
- h) Used Appliance Store
- i) Advanced Paycheck Cashing
- j) All Billboards and signage (including electronic) advertising for goods and services not on the premises
- k) Recycling Centers

2.1.2 Restricted by Criteria

Uses in this category should be restricted by count, square footage, or design criteria. Current businesses that fall into these categories are recognized, however, there is a desire not to add any additional businesses of this type.

The follow uses in the following table should be restricted by count along the Miracle Mile:

Uses to Restrict by Count Along the Miracle Mile		
Use	Current Count	Limit per Overlay
Auto Shop & Auto Oriented uses	2	2
Bars & Nightclubs (ABC license/48 license)	1	1
Drive Through*	7	7
Guns & Ammo Sales	1	1

* Use should also be restricted by additional criteria noted below

**artisanal beverage shops that are not open late should be allowed

The following uses should be restricted by specific design criteria and zoning regulations along the Miracle Mile:

Thrift shops

1. Thrift shops shall not exceed a square footage of (3000 SF) to ensure they remain curated. (Curated thrift shops, vintage shops, and consignment shops shall be allowed)
2. Merchandise being pulled out into the public way must be strictly monitored and limited

3. Trash must be regulated and tightly managed to limit excess product and packaging buildup within the Miracle Mile District, especially in alleys and at the back of businesses. Fines should be levied by the City to those not in compliance.
4. Consignment and vintage shops are not restricted

Drive Throughs

1. Vehicular Ingress locations will not occur on Pacific Ave.
2. Vehicular Ingress and egress locations will allow enough distance between them to not create traffic issues. A traffic study shall be conducted to add new vehicular access points to and from the street.
3. Any vehicular queuing adjacent to pedestrian areas will have a landscape buffer.
4. All vehicular egress locations onto Pacific Ave will be right turn only.
5. Adequate vehicular queuing length shall be provided to prevent any queuing in public streets, especially residential streets with driveway access. Analysis of vehicle queuing during busiest hours must be provided to support site design.
6. No new drive-throughs should be built.

2.2 Protected Uses

Uses that are currently allowed and should continue to be allowed include but are not limited to:

- a) Retail/boutiques
- b) Personal services
- c) Professional services
- d) Nail/hair salons/barbershops (a limit could be imposed to address the current saturation)
- e) Café/restaurants
- f) Exterior dining
- g) Wine rooms & wine tasting rooms
- h) Banks/ATMs
- i) Residential above a commercial use
- j) Pet grooming/services
- k) Live/work spaces (currently a flexible use)

2.3 Desired Uses

Uses we currently do not have or have a limited amount that we would like to see more of:

- a) Restaurants
- b) Loft style living
- c) Home décor retail
- d) Art galleries
- e) Theater (performance theater, dinner theater, black box)
- f) National retail chains (this should be restricted by size to preclude large box stores) (count limit could be discussed to keep local character)
- g) Event spaces (a parking reduction waiver would likely be required)
- h) Restaurant incubators (cafeteria style dining for pop-ups and restaurant incubators)

- i) Maker space/ co-op

The overlay for the Miracle Mile should support these uses. The MMCID will be coordinating efforts to analyze the current status of Miracle Mile and why these uses are not currently present. These uses function as attractors to city business districts such as the Miracle Mile and should be incentivized.

Business types that are open and active throughout the week should be promoted at storefronts.

2.4 Ancillary Uses

These uses can help make use of underutilized areas of the Miracle Mile and activate areas while businesses would usually be closed:

- a) Event and gathering spaces
- b) Pop-ups
- c) Vendors
- d) Outdoor events (We seek the City of Stockton's assistance in changing the process and reducing the expense to obtain temporary activity permits and street closures)
- e) Food trucks (locations shall be limited and approved by the MMCID)

The MMCID must approve any events being planned or proposed for the Miracle Mile

3 Building Size

3.1 Square Footage

Most square footage limits for CN zoning in the current SMC are appropriate for the Miracle Mile. The exception is a limit for office spaces of 5,000 sf. The Miracle Mile Overlay should adopt the office space limit of 10,000 sf as outlined by current CG zoning.

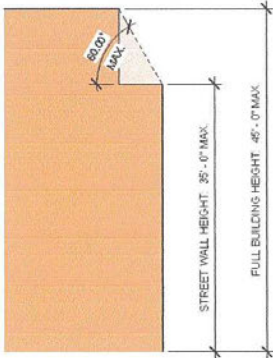
3.2 Building Height and Stories

Building height is currently limited to 35 feet. This height limit could be raised to 45 feet if step-backs are provided along the street. A study of sightlines to adjacent residential areas and a shadow study must be conducted and taken into consideration. Neighboring building owners, homeowners, and business owners that are impacted shall be notified.

Three building stories shall be allowed if a step-back on the third floor is provided.

Step-back requirements are as follows:

- 1. The street wall shall be limited to 35 feet in height
- 2. The step-back depth shall be set to a maximum of 60° taken from 35 feet at the property line (see the following diagram for additional clarity)



a.

- 3. Step-backs at property lines adjacent to residential uses must be taken at a maximum of 45° to protect the privacy of neighbors. If a project seeks a variance on this, studies must be conducted to ensure the residentially zoned neighbors are provided with adequate privacy.

3.3 Floor Area Ratio & Setbacks

Current front and side yard setbacks are acceptable. Rear setbacks that are adjacent to Single Family Residential areas must be as follows:

- 1. First and second floors must be a minimum of ten (10) feet.
- 2. Third floors must have a minimum setback of 25' from the rear property line.

4 Site Requirements

4.1 Parking

The City of Stockton in the past has worked with building owners and businesses to find solutions for parking requirements that are infeasible. Some elements of this flexibility have the potential to be baked into the code overlay for the Miracle Mile. The Overlay should enhance parking reductions for the Miracle Mile due to the lack of space for additional parking and the cost and difficulty of upgrading in a historic area. The following are ways that were discussed in terms of parking reductions.

1. If a business is within 250 feet of a city parking lot, a reduction shall be justified.
2. There is potential to utilize the street parking along Pacific Avenue.
3. Buildings could be grandfathered into their current parking requirements.
4. Improvements such as bike racks, façade improvements, and lighting improvements could be used to grant a variance for parking requirements.

Current Requirements requiring Variances

The following are current parking requirements that may be difficult for building owners on the Miracle Mile to provide. Any lenience regarding these requirements would make it easier for building owners to promote projects and fill vacancies in their buildings.

1. EV charging requirements are difficult to achieve due to the lack of infrastructure in existing lots.
2. Parking stall counts required by the Stockton Municipal Code are difficult to achieve due to the lack of empty space on parcels that are already built out.

Pedestrian and Neighborhood Impact

Vehicular and bicycle parking should be designed to provide a good pedestrian experience and limit the impact on residentially zoned neighbors. The following are requirements that could provide for this:

1. Public and private parking lots should have trees for shading and landscape to enhance the character of the area.
2. A minimum of five feet of landscaping shall be provided between the parking area and the public right of way.
3. Bicycle racks should be decorative and reflect the character of the Miracle Mile. The MMCID may select a bicycle rack that suits the character of the Miracle Mile to be used typically throughout to help reinforce placemaking along the Miracle Mile.
4. Parking lot lighting shall be required and decorative to suit the historic character of the Miracle Mile.
5. If a parking structure is provided, the exterior must be designed to minimize the visual impact of the structure to adjacent properties. This could be done through planters at each level at the perimeter, decorative screening, or step-backs at each level. Parking structures should not take up street frontage along the Miracle Mile on the first floor.

City Lot Maintenance

There have been issues with the maintenance of city parking lots. There is the potential for the MMCID to enter into a contract with the city to help maintain city parking lots. There may also be potential for the city to generate revenue for these lots when there are less vacancies on the Miracle Mile. These funds could in turn be used to maintain the lots.

4.2 Site Screening

The following are areas discussed as related to site screening:

Dumpster screening & Trash Enclosures

Security and screening of trash areas must be provided and enforced by the city. New dumpsters must be provided with a lid and trash enclosures must have a roof. All dumpsters and trash enclosures must be secured. Cooperation amongst neighboring commercial dumpster users could include sharing compacting dumpsters to reduce the footprint of enclosures.

Landscape Screening

Landscaping could be provided to screen commercial uses and parking lots from residentially zoned uses, but must be carefully designed so as not to reduce visibility for safety purposes. Landscape should be designed for low water usage and minimal maintenance. Site landscaping should be carefully designed to not obstruct views to business signage or traffic signage.

Privacy for Residentially zoned neighbors.

Screening should be provided to provide security for residentially zoned lots. If building has three stories, a study of the proposed design must be conducted to ensure uses on the third floor do not have clear views into residentially zoned lots. If views are provided, this must be mitigated through the use of screening or step-backs. An attractive screen or decorative masonry wall shall be provided along the property line to screen buildings, service areas, and parking areas.

Construction Screening.

Fencing and screening during construction shall be well maintained, safe, and well lit. Scaffolding and fencing shall not obstruct the pedestrian way.

4.3 Lighting and Visibility

Lighting and visibility play a huge role in how safe patrons feel on the Miracle Mile. Lighting must provide a level of security while not being a disturbance to neighbors in residentially zoned properties.

Public and Private Parking

Lighting must be provided to illuminate surface parking lots to contribute to both vehicular and pedestrian security. Planting must be strategically placed to not block the lighting provided. If a parking structure is built, lighting and security cameras must be provided throughout. Parking lot lighting should be either on a sensor to turn on when movement is detected, or be lit from dusk to dawn.

Exterior Lighting Standards and Types

Exterior lighting should be decorative to enhance the character of the Miracle Mile. All new or replacement lighting should be LED. Building and street lighting shall be consistent with the existing historical lighting fixtures. Sidewalks should be lit to provide a sense of safety for pedestrians at night. Exterior lighting temperature should be between 2000K and 3000K. Lighting fixtures should be a proper scale for the location and function of the fixture. New or replacement lighting should be singular in color.

5 Character

Renovations, new development, and revitalization projects should build upon the existing palette of architectural forms and building materials. These guidelines are intended to encourage individuality and create an eclectic environment for many different businesses to thrive while keeping the historical character of the Miracle Mile.

***The MMCID is continuing development of additional design criteria to help establish the character of the Miracle Mile. Outside consultants may be brought in to assist with development. This criteria will be published as an amendment to this document.**

5.1 Signage

Signage is extremely important when establishing placemaking and character along the Miracle Mile. Property owners should have a signage program and criteria for their tenants. The Miracle Mile Community Improvement District is working further to define a signage program and refine signage criteria. This criteria will have flexibility to allow businesses to establish their own unique character, while supporting the consistent and high-quality architectural requirements of the Miracle Mile. Current business and property owners with non-compliant signage are encouraged to update their signage to meet criteria. As available, state and local grants will be used to support transition to the updated criteria as defined by the MMCID. The following are draft criteria the MMCID Ad-Hoc committee has developed based on observations of current signage along the Miracle Mile:

1. Having a variety of signage improves the unique character of the Miracle Mile and feels bright and welcoming. Improvement and updates to signage should take this into consideration.
2. Sandwich board signage shall be pedestrian oriented and only out during business hours. They must be placed to not restrict the pedestrian way. They should be durable and not be plastic boards with inserts.
3. Signage should be easily read from the street. Care should be taken when selecting font, size, and color.
4. Signage decals on windows should not substantially obstruct the visual connection into the business.
5. New signage shall not exceed a scale that is appropriate to the building or protrude into the sidewalk substantially.
6. Signage should not show multiple logos on a single sign.
7. Billboards² are not permitted.
8. Temporary and vinyl signage must not be used as permanent business signage.
9. All signage must be permitted and approved by the city.

***The MMCID is continuing development of more strict signage criteria. A wayfinding and signage consultant may be brought in to assist in developing this criteria. This will be published as an amendment to this document.**

Signage maintenance

The following maintenance of signage must be completed in a timely manner (within 30 days). Extenuating circumstances will be taken into consideration with the timeframe requirements.:

1. Faded, damaged, and dilapidated signage must be replaced
2. Signage lighting that goes out must be repaired
3. Outdated building signage should be removed or updated to acknowledge current uses & businesses.

² A billboard is defined as a sign which advertises goods, products or facilities, or services not necessarily on the premises where the sign is located or directs persons to a different location from where the sign is located.

4. Temporary vinyl signage shall only be used until permanent signage can be installed. In all cases, temporary signage should be replaced with approved permanent signage within 60 days of operation
5. Painted signage shall be touched up at least every two years.
6. Missing elements or letters to signage must be replaced in a timely manner

5.2 Materials and Colors

The MMCID is continuing development of material and color criteria. This criteria will be published as an amendment to this document.

Materials:

Materials should match and coordinate with the historic character of the Miracle Mile. Building and Business owners should make efforts to repair and maintain original building materials and design elements. Where these materials cannot be kept, alterations should be in keeping with the original building. Building materials should be selected to respect the neighbors and historic character of the neighborhood.

Colors:

Building wall color should contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall. Colors of adjacent buildings should be taken into consideration when selecting colors. Bright colors should be used sparingly. Typical applications for bright accent colors are fabric awnings and banners. A restrained use of bright colors also allows display windows and merchandise to catch the eye and stand out in the visual field.

5.3 Design Guidelines

The following are recommendations for façade and building design based on the current and historic conditions of the Miracle Mile:

1. Storefront window systems are recommended to be built on a curb to mimic the look that was historically built on the Miracle Mile. This curb should be no more than 24" in height unless it was originally part of the design.
2. Building awnings and heights should be varied along the Miracle Mile and address the pedestrian scale.
3. Outdoor dining enclosures should only be constructed when the occupying business will use them.
4. Exterior lighting should be used to add character and reinforce a comfortable atmosphere during the evening.
5. Every building should have a clear pattern of openings and surface features, a recognizable entry, and an interesting roofline/facade.
6. Recessed entries with distinctive design features are recommended.
7. Doors should be substantial and well established. Medium or wide stile doors are recommended.
8. New or renovated storefronts within existing buildings should emulate or re-create a previous store front in order to harmonize with the overall building architecture.
9. Side and rear building facades should have a level of trim and finish compatible with the front facade or an architectural mural, particularly if they are visible from streets, adjacent parking areas or residential buildings.
10. The design of all buildings and storefronts shall be unique rather than parroting corporate, chain or franchise standard designs.
11. Avoid using residential style roof forms, unless rebuilding or remodeling existing residential-style structures.
12. Awnings should not obscure architectural details on the facade or cover existing transom windows.

The following are Design Requirements

1. Rooftop equipment shall be screened from view.
2. No new curb cuts shall be installed on Pacific Ave along the Miracle Mile.
3. Glazing must make up a minimum of 60% of the first-floor storefront. The minimum percentage of glazing may not be covered by a decal and must provide views into the business.

The following facade elements shall not be allowed:

Façade elements that shall not be allowed:	Exceptions:
1. Bars on windows	Temporary nighttime security that is opened by 10am daily and obscured when open is acceptable.
2. Security roll-up doors	Roll up doors may occur if they are opened by 10am daily and one of the following conditions is met: roll-up door panels include windows to provide a visual connection into the building, roll-up doors are offset from the public way, or roll-up doors are used to secure an exterior service counter that is always open during business hours.
3. Window decals	Window decals may occur if they do not substantially obstruct visibility into a business. Decal coverage of windows shall be limited to 45%

6 Maintenance

6.1 Maintenance of Vacant Properties & Property Damage

Vacant Properties

Property owners shall make efforts to fill vacancies in their buildings. Signage for previous tenants must be removed. While improvements are being made, paper shall be installed to cover the windows. While spaces are available being advertised to tenants, the interior should be visible and lit to show the potential of space. Vacant properties and site areas included landscape areas must be kept clean and maintained. Outdated signage shall be removed within 30 days of vacancy. Available/for rent signage should be placed to be visible and include appropriate information to inquire for leasing and purchasing purposes. Property owners shall submit their available property information to the MMCID to be included in the website for marketing. The MMCID would like to assist in property owners finding tenants for vacant properties if desired by the property owner. Boards on boarded up buildings should be painted and kept free of graffiti.

Property Damage

Damage to property on the Miracle Mile should be fixed in a timely manner (within 30 days). Extenuating circumstances will be taken into consideration with the timeframe requirements. The following are items that are considered property damage and must be fixed:

1. Broken windows (shall be boarded up in the meantime and boards shall be painted to minimize the visual impact of the property damage)
2. Fire Damage
3. Damaged signs (regular wear and tear, lighting, or missing letters)
4. Graffiti
5. Paint Damage
6. Empty Planters
7. Exterior disrepair
8. Awning damage
9. Damaged interior blinds or shades that are visible from the outside
10. Dead landscaping (shall be removed and replaced)
11. Damaged or missing bollards (City shall replace and maintain the bollards within 14 days of reporting damaged or missing bollards)

6.2 Temporary Signage, Flyers, and Debris at building facades

Temporary Signage and Flyers

Temporary signage should be replaced with permanent signage within a timely manner of the business opening (60 days) Flyers on windows on building facades should be removed after their message is no longer relevant.

Sidewalk Displays

Sidewalk displays should only be out during business hours and not impede the public pedestrian path. Sidewalk displays shall be organized and not block visibility to the business façade or adjacent businesses.

Debris at Building Facades

Debris should be cleaned up and discarded in a timely manner. Building facades and alleyways should not be used as temporary or permanent storage of items. If the amount of items to discard exceeds the limit of the dumpster, the discard of items must be organized by the business owner.

6.3 Maintenance Enforcement

The MMCID in the past has enforced maintenance by influence. The city should function as a "third party enforcer" for the criteria as outlined by the overlay, including imposing a financial or conditional lien on properties. The city and the MMCID should work in harmony to help enforce property maintenance. The MMCID will send letters to business and property owners if they are not in compliance with the zoning code overlay and may elect to alert the city in regards to violations.

March 11, 2026

Chin Family Trust
Arnold J. Chin

[REDACTED]

City of Stockton Community Development Department
345 N. El Dorado Street
Stockton, CA 95202

RE: Opposition to Use Permit Application P26-0005 – Jose Acosta Perez (2002 Pacific Avenue, Suite A)

To Whom it May Concern,

I am writing to express my opposition to the application submitted by Jose Acosta Perez for a use permit to operate a pawn shop at 2002 Pacific Avenue, Suite A.

As a longtime stakeholder invested in the continued success and revitalization of the Miracle Mile, I believe that introducing a pawn shop at this location is fundamentally inconsistent with the established character and long-term vision of this historic district. My opposition is based on the following concerns:

- **Incompatibility with District Identity:** The Miracle Mile prides itself on being a premier destination for unique, independently owned retail boutiques and high-quality restaurants. A pawn shop—a business model often associated with distressed goods—contradicts the "boutique" atmosphere that local business owners and the City have worked tirelessly to cultivate.
- **Negative Public Perception:** The success of the Miracle Mile relies heavily on its reputation as a safe, vibrant, and upscale pedestrian-friendly corridor. There is a strong concern that a pawn shop will create a "neighborhood blight" perception, potentially discouraging foot traffic and diminishing the brand equity of neighboring establishments.
- **Economic Impact:** The goal for Pacific Avenue should be to attract businesses that provide sustainable growth and complement the existing merchant mix. A pawn shop does not align with the specialty retail environment that makes the Mile a regional draw.

While I support entrepreneurship and the filling of vacant commercial spaces, it is vital that new tenants contribute positively to the specific aesthetic and economic ecosystem of their neighborhood. I urge the Planning Commission and the Community Development Department to deny this application to preserve the integrity of the Miracle Mile.

Thank you for your time and for your dedication to the responsible development of Stockton.

Sincerely,



Arnold J. Chin
Chin Family Trust

 Outlook

FW: Ninja Forms Submission - Lapka

From Miracle Mile [REDACTED]
Date Fri 3/13/2026 9:03 AM
To Jackson Patten <Jackson.Patten@stocktonca.gov>

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

Kailani Haro

Executive Director

[Miracle Mile Community Improvement District](#)

[REDACTED]



From: Stockton's Miracle Mile [REDACTED]
Date: Thursday, March 12, 2026 at 10:34 PM
To: Miracle Mile [REDACTED]
Subject: Ninja Forms Submission

: I support the statement above and request that the City of Stockton hold a public hearing regarding the proposed pawn shop application at 2002 Pacific Avenue.

First Name: Tabitha
Last Name: Lapka
Address
(Business or Residential): 434 Bristol Ave

City: Stockton

US States: CA

Zip: 95204

Email: [REDACTED]

Phone: [REDACTED]

Date/Time: 03/12/2026 10:40 pm

Comments or additional concerns (optional): The Miracle Mile does not need a pawn shop. The city leaders of Stockton need to take a serious look at the vision they have for the Miracle Mile. With the mismanagement, closure, and ultimate razing of an entire historical block of, perhaps, the last true walkable neighborhood in Stockton, you have an obligation to entice businesses that will bring residents and visitors together, not keep them away. There is no ill will toward Mr. Perez, but his proposed establishment will turn away prospective MM customers and future residents, not to mention bring down property values. A pawn shop will make the current blight issue worse. The two blocks of Harding Way, between Center St. and Pacific Avenue, have three smoke shops and a liquor store. Loitering and homelessness is an issue that often spills over onto the Miracle Mile. A pawn shop will bring the wrong kind of attention to this area. My husband and I are UOP graduates, and we CHOSE to sell our home 3 miles away and move TO the Miracle Mile 18 years ago because we were drawn to its charm. We wanted to live in a neighborhood where we could walk to the grocery store, mail a letter, get a haircut, meet friends, enjoy outdoor events, and have dinner. This charm is changing. Stockton, you have to listen to the residents and stakeholders here. We are a proud, loyal, and fair group. We are neighbors who have a long history together; connected by a few city blocks we call home. We are hanging on by a thread, and need your help to make the Miracle Mile shine again. Please deny this business. Thank you for your time.



Fw: Ninja Forms Submission -Herrera

From Miracle Mile [REDACTED]
Date Fri 3/13/2026 12:24 PM
To Jackson Patten <Jackson.Patten@stocktonca.gov>

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

Get [Outlook for iOS](#)

From: Stockton's Miracle Mile [REDACTED]
Sent: Friday, March 13, 2026 10:04:15 AM
To: Miracle Mile [REDACTED]
Subject: Ninja Forms Submission

: I support the statement above and request that the City of Stockton hold a public hearing regarding the proposed pawn shop application at 2002 Pacific Avenue.

First Name: Phillip

Last Name: Herrera

Address (Business or Residential): [REDACTED]

City: Stockton

US States: CA

Zip: 95204

Business Name: Herrera

Email: [REDACTED]

Phone: [REDACTED]

Date/Time: 03/13/2026 08:30 am

Comments or additional concerns: I am writing to respectfully oppose the proposed permit for a smoke shop at the proposed location in our neighborhood of the Miracle Mile in Stockton.

(optional): Our neighborhood already faces challenges related to public health, youth exposure to tobacco and vape products, and the concentration of businesses that sell these items. Allowing another smoke shop in close proximity to homes, schools, parks, and family-oriented areas would further increase access to products that are known to have significant health impacts, particularly for young people and others who struggle.

In many communities, smoke shops are associated with higher rates of youth vaping and tobacco use due to increased visibility and accessibility. Public health agencies, including the Centers for Disease Control and Prevention, have emphasized the importance of limiting youth exposure to these products. Adding another retailer dedicated primarily to tobacco and vape sales would move our neighborhood in the opposite direction.

There are also concerns about the overconcentration of similar businesses. A healthy commercial corridor should provide services and amenities that support families and improve quality of life. Another smoke shop does not contribute to those goals and may discourage other types of businesses that better serve residents. Additionally, residents are concerned about potential secondary impacts such as loitering, litter related to tobacco products and packaging, and the normalization of smoking and vaping behavior around children and teenagers.

For these reasons, I respectfully ask the City to deny the permit for this smoke shop and instead encourage businesses that contribute positively to the long-term health, safety, and economic vitality of Stockton's Miracle Mile.

Thank you for considering the concerns of the community.

Phillip Herrera

 Outlook

FW: Ninja Forms Submission

From Miracle Mile [REDACTED]
Date Fri 3/13/2026 9:00 AM
To Jackson Patten <Jackson.Patten@stocktonca.gov>

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

Hello, Please see forwarded email below.
Thank you,

Kailani Haro

Executive Director

[Miracle Mile Community Improvement District](#)

[REDACTED]



From: Stockton's Miracle Mile [REDACTED]
Date: Thursday, March 12, 2026 at 11:15 AM
To: Miracle Mile [REDACTED]
Subject: Ninja Forms Submission

: I support the statement above and request that the City of Stockton hold a public hearing regarding the proposed pawn shop application at 2002 Pacific Avenue.

First Name: Leslie
Last Name: Liberty
Address (Business or Residential): [REDACTED]

City: Stockton
US States: CA
Zip: 95204
Business Name: Liberty
Email: [REDACTED]
Phone: [REDACTED]
Date/Time: 03/12/2026 11:15 am



Fw: Ninja Forms Submission - Knight

From Miracle Mile [REDACTED]
Date Fri 3/13/2026 12:24 PM
To Jackson Patten <Jackson.Patten@stocktonca.gov>

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

Get [Outlook for iOS](#)

From: Stockton's Miracle Mile [REDACTED]
Sent: Friday, March 13, 2026 9:54:19 AM
To: Miracle Mile [REDACTED]
Subject: Ninja Forms Submission

: I support the statement above and request that the City of Stockton hold a public hearing regarding the proposed pawn shop application at 2002 Pacific Avenue.

First Name: John
Last Name: Knight
Address (Business or Residential): [REDACTED]
City: Stockton
US States: CA
Zip: 95204
Business Name: Knight
Email: [REDACTED]
Phone: [REDACTED]
Date/Time: 10:00 am

Comments or additional concerns (optional): Please do not endorse this type of business in the heart of Stockton's most historic neighborhood. This place deserves better as it is a walking neighborhood that needs stores and commerce that reflect the values of these well established people of Stockton.

 Outlook

FW: Ninja Forms Submission - Ester Bruno

From Miracle Mile [REDACTED]
Date Fri 3/13/2026 9:04 AM
To Jackson Patten <Jackson.Patten@stocktonca.gov>

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

Kailani Haro

Executive Director

[Miracle Mile Community Improvement District](#)



From: Stockton's Miracle Mile [REDACTED]
Date: Friday, March 13, 2026 at 8:52 AM
To: Miracle Mile [REDACTED]
Subject: Ninja Forms Submission

: I support the statement above and request that the City of Stockton hold a public hearing regarding the proposed pawn shop application at 2002 Pacific Avenue.

First Name: Ester
Last Name: Bruno
Address (Business or Residential): [REDACTED]

City: Stockton
US States: CA
Zip: 95204
Email: [REDACTED]
Phone: [REDACTED]
Date/Time: 03/13/2026 08:50 am
Comments or additional concerns (optional): already have 2 pawn shops near this location

Outlook

FW: Ninja Forms Submission Chris Bruno

From Miracle Mile [REDACTED]
Date Fri 3/13/2026 9:04 AM
To Jackson Patten <Jackson.Patten@stocktonca.gov>

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

Kailani Haro

Executive Director

[Miracle Mile Community Improvement District](#)



From: Stockton's Miracle Mile [REDACTED]
Date: Friday, March 13, 2026 at 8:50 AM
To: Miracle Mile [REDACTED]
Subject: Ninja Forms Submission

: I support the statement above and request that the City of Stockton hold a public hearing regarding the proposed pawn shop application at 2002 Pacific Avenue.

First Name: Chris
Last Name: Bruno
Address (Business or Residential): [REDACTED]

City: Stockton
US States: CA
Zip: 95204
Email: [REDACTED]
Phone: [REDACTED]
Date/Time: 03/13/2026 08:45 am
Comments or additional concerns (optional): Pawn shop is not needed in this area. Attracts vagrants/homeless/drug addicted which this area already has an issue with, pawn shops already exist in the area (Stockton Loan & Jewelry and Avenue Coin)

 Outlook

FW: Ninja Forms Submission

From Miracle Mile [REDACTED]
Date Fri 3/13/2026 9:02 AM
To Jackson Patten <Jackson.Patten@stocktonca.gov>

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

Kailani Haro

Executive Director

[Miracle Mile Community Improvement District](#)

[REDACTED]



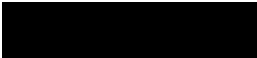
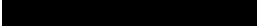
From: Stockton's Miracle Mile [REDACTED]
Date: Thursday, March 12, 2026 at 4:59 PM
To: Miracle Mile [REDACTED]
Subject: Ninja Forms Submission

: I support the statement above and request that the City of Stockton hold a public hearing regarding the proposed pawn shop application at 2002 Pacific Avenue.

First Name: Christine

Last Name: Kroger

Address (Business or Residential): [REDACTED]

City: Stockton
US States: CA
Zip: 95204
Business Name: Kroger
Email: 
Phone: 
Date/Time: 03/12/2026 05:00 pm

Community Development Director
Permit Center
501 W. Weber Ave., Building Two
Stockton, CA 95203

Subject: Community Concerns Regarding Proposed Pawn Shop on Miracle Mile

Dear Community Development Director,

I am writing to express my concern regarding the proposed pawn shop seeking to occupy the former check-cashing location on Miracle Mile.

Miracle Mile is one of Stockton's most unique and walkable districts. Residents, families, and local businesses have worked hard over the years to build a welcoming environment that encourages dining, shopping, and community gathering. The character of the Mile is an important part of what makes this corridor successful.

Unfortunately, we have already experienced challenges associated with the existing pawn shop in the area. Businesses of this type can attract increased loitering, property crime concerns, and other activity that does not align with the family-friendly, pedestrian-oriented atmosphere that residents and business owners have worked diligently to cultivate.

Adding another pawn shop so close to the existing one would concentrate similar uses in a small area and could negatively affect the safety, perception, and economic vitality of the district. Many of us believe that this location represents an opportunity for a business that contributes positively to the Mile's identity—such as retail, dining, or other neighborhood-serving establishments that enhance the walkable environment.

Our community has previously come together to protect the character of the Mile, and we are once again asking the City to carefully consider the broader neighborhood impact of approving this permit.

We respectfully request that the City deny the application for this pawn shop and instead encourage businesses that align with the vision for a vibrant, welcoming, and pedestrian-friendly Miracle Mile.

Thank you for your time and consideration of the concerns of residents and business owners who care deeply about the future of our neighborhood.

Sincerely,
Barb Jones
Barb Jones

[Redacted]

Stockton, CA

[Redacted]

[Redacted]

Application NO. P26-0005

Location: north east corner of Wyandotte and Pacific

PETITION TO OPPOSE A NEW PAWN SHOP ON MIRACLE MILE

To: Community Development Director
City of Stockton – Permit Center
501 W. Weber Ave., Building Two
Stockton, CA 95203

We, the undersigned residents, property owners, customers, and business owners of the Miracle Mile district, respectfully oppose the approval of a new pawn shop at the former check-cashing location on Miracle Mile.

Miracle Mile is a unique, walkable corridor that serves as a destination for dining, shopping, and community gatherings. The character and success of this district depend on businesses that contribute positively to a safe, welcoming, and pedestrian-friendly environment.

Our neighborhood already has an existing pawn shop that has brought ongoing concerns related to loitering, safety, and the overall atmosphere of the area. Allowing an additional pawn shop in such close proximity could concentrate similar uses and negatively affect the quality of life for residents, visitors, and local businesses.

We believe this location would be better suited for a business that enhances the vibrancy and appeal of Miracle

Mile, such as retail, dining, or other neighborhood-serving establishments.

For these reasons, we respectfully urge the City of Stockton to deny the application for this proposed pawn shop and support development that aligns with the vision and character of the Miracle Mile district.

Name | Address | City | Email/Phone | Signature

1. Lucio Reyes Stockton
Lucio Reyes @ 22014th Ave Jason Kaya
2. Ben Barnes Stockton, CA
3. P. H. Horn
4. MARYLYN H. LLOYD Stockton, CA
5. RASHEDA ALAWSON Stockton R. Alawson
- 6.
- 7.
- 8.

PETITION TO OPPOSE A NEW PAWN SHOP ON MIRACLE MILE

To: Community Development Director
City of Stockton - Permit Center
501 W. Weber Ave., Building Two
Stockton, CA 95203

We, the undersigned residents, property owners, customers, and business owners of the Miracle Mile district, respectfully oppose the approval of a new pawn shop at the former check-cashing location on Miracle Mile.

Miracle Mile is a unique, walkable corridor that serves as a destination for dining, shopping, and community gatherings. The character and success of this district depend on businesses that contribute positively to a safe, welcoming, and pedestrian-friendly environment.

Our neighborhood already has an existing pawn shop that has brought ongoing concerns related to loitering, safety, and the overall atmosphere of the area. Allowing an additional pawn shop in such close proximity could concentrate similar uses and negatively affect the quality of life for residents, visitors, and local businesses.

We believe this location would be better suited for a business that enhances the vibrancy and appeal of Miracle

Mile, such as retail, dining, or other neighborhood-serving establishments.

For these reasons, we respectfully urge the City of Stockton to deny the application for this proposed pawn shop and support development that aligns with the vision and character of the Miracle Mile district.

Name | Address | City | Email/Phone | Signature

- 1. John Hancock [Redacted] Stockton [Redacted] [Redacted]@gmail.com
- 2. John Palmer [Redacted] Stockton [Redacted] [Redacted]@gmail.com
- 3. Marilyn Zetter [Redacted] Stockton, CA 95204
- 4. Jessica Delcid [Redacted] Stockton, 95204
- 5. Chauncy Young [Redacted] [Redacted]@gmail.com
- 6. Tracy Jones [Redacted] [Redacted]@gmail.com
- 7. WHITNEY DINUBILO [Redacted] [Redacted]@gmail.com



Pacific Ave. Pawn Shop

From Glenn Moon - [REDACTED]
Date Wed 3/11/2026 12:32 PM
To Jackson Patten <Jackson.Patten@stocktonca.gov>

Hello Jackson,

I just read about a proposed pawn shop on the **Miracle Mile**? I think that's a horrible idea. It's going to bring crime to a nice part of Stockton. Things are already headed in the wrong direction in this city. No need to step on the gas pedal!

Is there somewhere else I can express my disdain for something like this on Pacific Ave?

Thank you!

Glenn Moon
[REDACTED]

3/13/2026

To Whom it May Concern,

My name is Anthony DaValle and I live at 414 Lexington Avenue, just steps behind CoCoRo on the Miracle Mile in Stockton. It has come to my attention that a Pawn Shop has submitted an application to move into and operate on our beloved Miracle Mile. My family and I moved into this home so that we can walk to local restaurants and business as this is about the only neighborhood in town that this still can happen. It is my concern that a business such as this will attract a different kind of clientele. The Miracle Mile should be full of boutiques, restaurants, bars and locally owned shops. Businesses such as pawn shops and liquor stores will not only deter patrons such as myself but also legitimate locally owned businesses from moving in. For these reasons I would like to formally ask that this business not be allowed to move in.

Thank you,

A handwritten signature in black ink, appearing to read 'Anthony DaValle', with a long horizontal flourish extending to the right.

Anthony DaValle

Bevohn

Real Estate • Development • Management

To: Community Development Director

March 12, 2026

Re: 2002 A Pacific Ave. Application

I'm writing this letter in support of Don Pepe's application to open a high-end "jewelry" pawn shop on the miracle mile. I have worked with the owner Andy Lagomarsino 17 plus years with his rentals. All his rentals are in the vicinity of the miracle mile. The reason is he is a third-generation owner of the miracle mile. His family has owned land on the miracle mile back when it was still dirt, going back over 100 years. I don't believe you can find anyone one with that kind of resume with that much vested interest in the miracle mile remaining clean, safe and prosperous.

In regard to the tenant, the tenant has had ongoing business in Stockton at another location for 18 years. In today's world, especially in California to have a successful small business for 18 years is a warrior. If you google YELP, they have a 5-star rating. They are family owned and wish to expand. This is a natural event for successful businesses to expand to another location. Better they chose to locate again in Stockton versus another city close by like Manteca, Lodi or Tracy which they considered.

In closing, I believe you have both an owner and tenant with proven successful track records and believe the granting of the permit will only help the miracle mile blossom.

Thank you,



Tony Hermosillo



March 11, 2026

Community Development Director
Permit Center
501 West Weber Avenue, Building 2
Stockton, CA 95203

Application Number P26-0005

Re: Support for Don Pepe's Loan & Jewelry – 2002A Pacific Avenue

To Whom It May Concern,

My name is **Andrew Lagomarsino**, and I am the property owner of the building at **2002A Pacific Avenue**, where the proposed business **Don Pepe's Loan & Jewelry** intends to operate.

This business will fill the vacancy left by the previous long-term tenant, **Money Mart**, which operated in this location for 18 years. Don Pepe's offers similar services, check cashing and small loans—while also providing secured loans on pre-owned jewelry and offering jewelry sales. They have an established reputation in Stockton, with over **270 five-star reviews**, reflecting consistent professionalism and community trust.

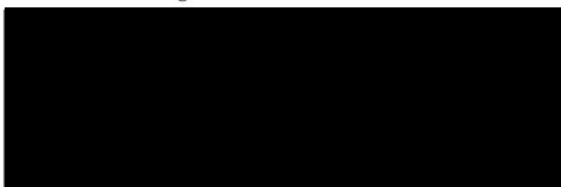
This business does not pose any greater risk to the well-being of the Miracle Mile, its merchants, or the surrounding neighborhood than the previous tenant.

I personally visited their Wilson Way location and met the owner and his family. The store is clean, well-organized, and professionally operated, with a clearly separated jewelry section and appropriate security measures. Their operational needs closely match those of our previous tenant, making them a natural and appropriate fit for this space.

As a **third-generation property owner on the Miracle Mile**, I take great pride in this district. I lived and worked on the Miracle Mile throughout my growing years and knew many of the business owners personally. My grandfather was one of the founders of this area, and I remain committed to protecting its reputation, vitality, and long-term success. I would not support any business that I believed would jeopardize the character or safety of the district.

For these reasons, I fully support Don Pepe's Loan & Jewelry as a responsible and beneficial addition to the Miracle Mile.

Sincerely,
Andrew Lagomarsino



**CITY OF STOCKTON
NOTICE OF PENDING CDD DIRECTOR'S DECISION
STOCKTON CITY COMMUNITY DEVELOPMENT DEPARTMENT**

AN APPLICATION HAS BEEN MADE BY: Jose Acosta Perez

SUBJECT: PUBLIC NOTICE - The City of Stockton Community Development Department's Planning Division received an application for a Pawn Shop.

LOCATION: 2002 Pacific Avenue, Suite A, Stockton, CA, (Site is located on northeast corner of West Wyandotte Street and Pacific Avenue) **APPLICATION NO. P26-0005**

The application and accompanying documents may be reviewed by contacting the Planning Division, Permit Center, 501 West Weber Avenue, Building 2, Stockton, CA 95203.

Further information may be obtained by contacting:

Jackson Patten, Assistant Planner, by E-mail at jackson.patten@stocktonca.gov

Should you wish to submit a comment or request a public hearing regarding this application, please send a legible, signed letter (including your printed name, address and phone number where you may be contacted) to the Community Development Director, Permit Center, 501 West Weber Avenue, Building 2, Stockton, CA 95203 by 4:30 p.m. on 3/13/2022

The Director intends to make a decision regarding this application on 3/16/2026 at the Permit Center address. No hearing will be held unless one is requested. If a hearing is requested, anyone who has commented on the project will be notified by email. All correspondence is considered public information. **DATE OF MAILING: 3/4/2026.**
