

**MINUTES
PLANNING COMMISSION
MEETING OF MARCH 27, 2025**

Council Chamber - City Hall 425 N El Dorado Street

1. CALL TO ORDER/ROLL CALL - 5:32 PM

Roll Call

Present:

Gurneel Boparai

Terry Hull

Derek Graves

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Graves

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

Pandora Crowder - cannabis shops in South Stockton

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-0163 NEGATIVE DECLARATION AND PRECISE ROAD PLAN FOR THE MAIN STREET AND MARKET STREET COMPLETE STREETS PROJECT LOCATED BETWEEN CENTER STREET AND STATE HIGHWAY ROUTE 99 OVERPASS (P25-0033)

Legislation Text

Attachment A - Location Map and Arterial Photograph

Proposed Resolution

Exhibit 1 - Initial Study/Negative Declaration

Exhibit 2 - Main Street and Market Street Precise Road Plan

PowerPoint Presentation

Approved Resolution 2025-03-27-0501

The following person spoke to the following item: Patsy Meroz

Note: The meeting went into recess at 6:30 PM and reconvened at 6:33 PM

Approve **Resolution 2025-03-27-0501** forwarding a recommendation to the City Council to adopt an Initial Study/Proposed Negative Declaration and approve the Precise Road Plan for the Main Street and Market Street Complete Streets Project, in accordance with Findings for Decision detailed herein.

Moved by: Terry Hull, seconded by Derek Graves.

Vote: Motion carried 5-1

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

No: Gurneel Boparai.

5.2 25-0135 GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT, ADMINISTRATIVE USE PERMIT, AND DESIGN REVIEW TO ALLOW CONSTRUCTION OF A NEW AUTOMATED CAR WASH, LOCATED AT 200 NORTH WILSON WAY (APPLICATION NO. P24-0150)

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Project Plans

Attachment E - Historic Demolition Letter

Proposed Resolution - General Plan Amendment

Exhibit 1 - General Plan Amendment

Proposed Resolution - Rezone

Exhibit 1 - Zoning Map Amendment

Exhibit 1A - Ordinance - Rezone

Proposed Resolution - Use Permit and Design Review

Exhibit 1 - Project Plans

PowerPoint Presentation

Approved Resolution 2025-03-27-0502-01

Approved Resolution 2025-03-27-0502-02

Approved Resolution 2025-03-27-0502-03

Approve **Resolution 2025-03-27-0502-01** forwarding a recommendation to the City Council to approve a General Plan Land Use Map Amendment to change from Industrial to Commercial for nine (9) Assessor Parcel Numbers 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04

Resolution 2025-03-27-0502-02 forwarding a recommendation to the City Council to approve a Zoning Map Amendment to change from Industrial, Limited (IL) to

Commercial, General (CG) for nine (9) Assessor Parcel Numbers 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04

Resolution 2025-03-27-0502-03 approving an Administrative Use Permit and Design Review for the Car Wash, subject to conditions.

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.

5.3 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

Around the Bench Memo - 2025-03-26

PowerPoint Presentation

Note: A memo dated March 25, 2025 from Stephanie Ocasio, Director of Community Development relating to Item 5.3 - the public notice has an erroneous publication date of February 33, 2025. The correct date is March 17, 2025 as well as in Exhibit 1 to the proposed Resolution for the Mitigated Negative Declaration is missing document page numbers, a copy with a link for the page numbers was distributed around the bench

The following person spoke the following item: Mitchell Vinciguerra; and Pandora Crowder

Approve **Motion 2025-03-27-0503** continuing this item to the April 10, 2025 Planning Commission meeting.

Moved by: Jeff Sanguinetti, seconded by Derek Graves.

Vote: Motion carried 6-0

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

5.4 25-0041 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)

Legislation Text

Attachment A - Cannabis Lottery Win Letter

Attachment B - Location Map

Attachment C - General Plan Land Use Map

Attachment D - Zoning Map

Attachment E - Project Plans

Attachment F - Approved Cannabis Locations

Proposed Resolution

Exhibit 1

PowerPoint Presentation

Document Filed - Commissioner Boparai

The following person spoke to the following item: Pandora Crowder

Note: The meeting went into recess at 7:57 PM and reconvened at 8:05 PM

Approve **Motion 2025-03-27-0504** directing staff to bring back a resolution denying the use permit to establish a cannabis retail storefront and a non-store front retail (delivery only) business at 4895 state route 99 frontage road, suite C based on commission discussion

Moved by: Derek Graves, seconded by Yolanda Amen.

Vote: Motion carried 5-1

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

No: William Muetzenberg.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director for Community Development Department -
Ad-Hoc Committee group; Development Code Update

9. COMMISSIONERS COMMENTS

Chair Sanguinetti - request for city wide spreadsheet for top ten business calls for service, list based on categories (loitering, disturbances, robbery, etc.) from Police Department; future discussions with Police Department and Planning Commissioners

Commissioner Boparai - thanked Mayor Fugazi

10. ADJOURNMENT - 9:28 PM



Michael McDowell
Assistant Director, Community Development
Department