

**MINUTES
PLANNING COMMISSION
MEETING OF SEPTEMBER 11, 2025**

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL - 5:31 PM

Roll Call

Present:

Terry Hull
Derek Graves
William Muetzenberg
Yolanda Amen
Jeff Sanguinetti
Pandora Crowder
Jazmine Hernandez

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Graves

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

Mary Elizabeth - CEQA notification

Pat Barrett - warehouse ordinance

Matthew Lester - warehouse ordinance

Commissioner Correspondence - Public Comment

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-0922 ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, REZONE, AND A TENTATIVE MAP REQUEST FOR THE PROPOSED SOUTH STOCKTON COMMERCE CENTER INDUSTRIAL DEVELOPMENT AT MULTIPLE PARCELS ALONG SOUTH AIRPORT WAY (APNS 177-110-04; 177-100-003; 177-110-05; 201-020-01; and 177-050-09) (APPLICATION NO. P20-0024)

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - SSCC RDEIR - Cover

Attachment E - Tentative Map

Proposed Resolution - Recommending Approval of the FEIR

Exhibit 1 - SSCC RFEIR

Exhibit 2 - SSCC FMMRP

Exhibit 3 - SSCC Findings and SOC

Proposed Resolution - General Plan Amendment

Exhibit 1 - GPA Exhibit and Legal Description

Proposed Resolution - Rezone

Exhibit 1 - Ordinance

Exhibit 1a - Rezone Exhibit and Legal Description

Proposed Resolution - Recommending Approval of the Tentative Map

Exhibit 1 - Tentative Map

Note: This item was moved to a future meeting date

5.2 25-0939 CITY-INITIATED ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE, DIVISION 2, CHAPTER 16.20 TO SUPPORT IMPLEMENTATION OF THE 2023-2031 STOCKTON HOUSING ELEMENT IN COMPLIANCE WITH STATE LAW.

Legislation Text

Attachment A - Redline Version

Proposed Resolution - Recommending Approval

Exhibit 1 - Proposed Amendment

Approved Resolution 2025-09-11-0502

The following person spoke to the item: Mary Elizabeth (Document Filed)

Document Filed - Mary Elizabeth

Approve Resolution 2025-09-11-0502:

1. Finding no further environmental review is required for proposed code amendments pursuant to the California Environmental Quality Act (CEQA) section 15183 (consistency with General Plan and Community Plan); and

2. Adopting an Ordinance Amending Title 16 (Development Code) of the Stockton Municipal Code (SMC), Chapter 16.20, Section 16.20.020 (Allowable Land Uses and Permit Requirements)

Moved by: Terry Hull, seconded by Jeff Sanguinetti.

Vote: Motion carried 6-1

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

No: Pandora Crowder.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

None

9. COMMISSIONERS COMMENTS

Chair Sanguinetti - public comment time limit; Community Develop notification process

Commissioner Crowder - thanked City staff, Stockton Police Department; smoke shop crackdown; documents notification suggestions

Commissioner Amen - Community Development notification process

10. ADJOURNMENT - 6:32 PM



Michael McDowell
Assistant Director, Community Development
Department