

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

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL - 5:36 PM

Roll Call

Present:

Terry Hull

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

Jazmine Hernandez

Absent:

Derek Graves, and Pandora Crowder.

Note: Commissioner Crowder arrived to the dais at 5:39 PM.

Note: Commissioner Graves' absence was excused.

2. PLEDGE TO FLAG

Vice Chair Muetzenberg led the pledge of allegiance.

3. ADOPTION OF CONSENT CALENDAR

3.1 25-1371 PLANNING COMMISSION MEETING SCHEDULE FOR THE 2026 CALENDAR YEAR

Legislation Text

Attachment A - Procedural Rules

Attachment B - 2026 PC Meeting Calendar

Approve **Motion 2025-12-11-0301** approving the regular meeting schedule for the 2026 Calendar Year.

Moved by: Yolanda Amen, seconded by Terry Hull.

Vote: Motion carried 5-0

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

Absent: Derek Graves, and Pandora Crowder.

4. PUBLIC COMMENT

Mary Elizabeth - establishment restrictions ordinance; current establishments map; South Stockton general plan

Document Filed - Mary Elizabeth

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-0631 ZONING MAP AMENDMENT, TENTATIVE PARCEL MAP, LAND DEVELOPMENT PERMIT, AND DESIGN REVIEW TO ESTABLISH A COMMERCIAL DEVELOPMENT LOCATED ON 2.69± ACRES AT 9450 WEST LANE AND 1530 EAST MORADA LANE (APPLICATION NO. P25-0025)

Legislation Text

Attachment A - Vicinity Map

Attachment B - General Plan Map

Attachment C - Zoning Map

Proposed Resolution - Zoning Map Amendment

Approved Resolution 2025-12-11-0501-01

Exhibit 1 - Zoning Map Amendment

Exhibit 1A - Ordinance - Zoning Map Amendment

Proposed Resolution - Land Development Permit and Design Review

Approved Resolution 2025-12-11-0501-02

Exhibit 1 - Tentative Parcel Map

Exhibit 2 - Development Plans

PowerPoint Presentation

Around the Bench Memo

Approve **Motion 2025-12-11-0501** adopting the following:

1. A Resolution forwarding a recommendation to the City Council to approve a Zoning Map Amendment to rezone 2.69 acres (APNs 090-550-64 and -65 from Commercial, Neighborhood (CN) to Commercial, General (CG); and

2. A Resolution approving a Tentative Parcel Map to subdivide 2.69 acres into three lots, a Land Development Permit, and Design Review for two new restaurants and one commercial shell building, subject to conditions that include a new condition to install an 8 foot sound wall along the east property line and require collaboration with the Woodbridge Irrigation District for the design and installation of a new wall adjacent to their easement; and a new condition to establish a maintenance mechanism for the required walls and incorporate the mechanism into the project site covenant, conditions and restrictions.

Moved by: Terry Hull, seconded by Pandora Crowder.

Vote: Motion carried 6-0

Yes: Terry Hull, William Muetzenberg, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, and Jazmine Hernandez .

Absent: Derek Graves.

6. NEW BUSINESS

6.1 25-1368 ELECTION OF PLANNING COMMISSION VICE-CHAIRPERSON

Legislation Text

Attachment A - Standards and Policies No 1 - Procedural Rules

Approve **Motion 2025-12-11-0601** electing Commissioner Hull as Vice-Chairperson to serve the remainder of the current 12-month term, beginning December 12, 2025, and ending on February 26, 2026, in accordance with Standards and Policies No. 1 - Procedural Rules for Conducting Planning Commission Meetings.

Moved by: Jeff Sanguinetti, seconded by Pandora Crowder.

Vote: Motion carried 6-0

Yes: Terry Hull, William Muetzenberg, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, and Jazmine Hernandez .

Absent: Derek Graves.

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director for Community Development Department - Planning Commissioner Academy; Vice Chair vacancy

9. COMMISSIONERS COMMENTS

Chair Sanguinetti - thanked Vice Chair Muetzenberg; certificate

Commissioner Hull - thanked Vice Chair Muetzenberg

Commissioner Amen- thanked Vice Chair Muetzenberg

Commissioner Crowder - thanked Vice Chair Muetzenberg

Vice Chair Muetzenberg - resignation; Planning Commission experience; thanked fellow commissioners and staff

10. ADJOURNMENT - 6:37 PM



Michael McDowell
Assistant Director, Community Development
Department