

**MINUTES  
PLANNING COMMISSION  
MEETING OF MARCH 26, 2026**

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425 N El Dorado St, Stockton CA

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Note: Due to technical issues, there was no audio for the first 45 minutes of the meeting.

**1. CALL TO ORDER/ROLL CALL - 5:30 PM**

Roll Call

Present:

Terry Hull

Yolanda Amen

Jeff Sanguinetti

Jazmine Hernandez

Robert Oakes

Absent:

Derek Graves, and Pandora Crowder.

**2. PLEDGE TO FLAG**

The pledge of allegiance was led by Commissioner Hernandez.

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 26-0351 APPROVAL OF PLANNING COMMISSION MINUTES**

Legislation Text

Attachment A - 2025-12-11 PC Minutes

Approve **Motion 2026-03-26-0301** approving for filing minutes of the December 11, 2025 Planning Commission meeting.

**Moved by:** Jeff Sanguinetti, seconded by Yolanda Amen.

**Vote:** Motion carried 4-0

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

**Abstain:** Robert Oakes.

**Absent:** Derek Graves, and Pandora Crowder.

**4. PUBLIC COMMENT**

Mike Paige - Stockton resident; heritage tree removal

Jasmine Peterson - Little Manila Rising, virtual workshops

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.2 26-0270 REQUEST FOR A HERITAGE TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF ONE (1) VALLEY OAK TREE AT 7517 PARK WOODS DRIVE (APN 077-182-07) (HT26-0002)**

Legislation Text

Attachment A - Vicinity Map

Attachment B - Heritage Tree Permit Application Materials

Attachment C - Letter to request a public hearing

Proposed Approval Resolution

Exhibit 1

Approved Resolution 2026-03-26-0502

PowerPoint Presentation

Commissioner Correspondence - Public Comment

Approve **Motion 2026-03-26-0502** waiving the reading of Commissioner Correspondence.

**Moved by:** Robert Oakes, seconded by Jeff Sanguinetti.

**Vote:** Motion carried 5-0

**Yes:** Terry Hull, Yolanda Amen, Jeff Sanguinetti, Jazmine Hernandez , and Robert Oakes.

**Absent:** Derek Graves, and Pandora Crowder.

Approve **Resolution 2026-03-26-0502**

1. Finding that the project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15304(b) (Minor Alterations to Land), since the project involves new gardening or landscaping and is compliant with Public Resources Code Section 21083.4 (Oak Woodlands Mitigation) through required tree replacement.

2. Approving a Heritage Tree Removal Permit for the removal of one (1) Valley Oak tree to eliminate damage caused and threatened to the property at 7517 Park Woods Drive in accordance with the findings and subject to the conditions found in the proposed resolution.

**Moved by:** Jeff Sanguinetti, seconded by Robert Oakes.

**Vote:** Motion carried 5-0

**Yes:** Terry Hull, Yolanda Amen, Jeff Sanguinetti, Jazmine Hernandez , and Robert Oakes.

**Absent:** Derek Graves, and Pandora Crowder.

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**5.1 26-0292 A REQUEST FOR A COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND AN ADMINISTRATIVE USE PERMIT FOR A NON-STOREFRONT RETAIL (DELIVERY ONLY) BUSINESS AT 4895 STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179-260-52) (APPLICATION NO. P25-0184)**

Legislation Text

Attachment A - Evidence for positive findings

Attachment B - Cannabis Lottery Win Letter

Attachment C - Approved Retail Cannabis Locations

Attachment D - Location Map

Attachment E - General Plan Land Use Map

Attachment F - Zoning Map

Attachment G - Project Plans

Proposed Resolution

Exhibit 1

Approved Resolution 2026-03-26-0501

PowerPoint Presentation

Commissioner Disclosures: Commissioner Oakes, Vice Chair Sanguinetti, Chair Hull

Dustin Moore and Lauren Carpenter, Applicants - spoke to the item

Note: The following person(s) spoke to the item: Erica Heyne, Salvador Valencia, Sean Raycraft, Megan Romstadt

**Approve Resolution 2026-03-26-0501:**

1. Finding that the project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities), since the project will occupy an existing building and no expansion is proposed.
2. Approving a Commission Use Permit to allow the establishment of a proposed cannabis retail storefront business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.
3. Approving an Administrative Use Permit to allow the operation of a retail non-storefront cannabis retail (delivery only) business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

**Moved by:** Jeff Sanguinetti, seconded by Robert Oakes.

**Vote:** Motion carried 4-0

**Yes:** Terry Hull, Yolanda Amen, Jeff Sanguinetti, Jazmine Hernandez , and Robert Oakes.

**Absent:** Derek Graves, Yolanda Amen, and Pandora Crowder.

- 5.3 26-0287 CITY-INITIATED ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE, DIVISION 3, CHAPTER 16.80, SECTION 16.80.310 AND DIVISION 8, CHAPTER 16.244, SECTION 16.244.010 TO SUPPORT IMPLEMENTATION OF THE 2023-2031 STOCKTON HOUSING ELEMENT IN COMPLIANCE WITH STATE LAW.**

Legislation Text

Attachment A - Redline Version

Proposed Resolution

Exhibit 1 - Proposed Ordinance Clean Version

Approved Resolution 2026-03-26-0503

PowerPoint Presentation

Approve **Resolution 2026-03-26-0503**

1. Find 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. Adopt an Ordinance Amending Title 16 (Development Code) of the Stockton Municipal Code (SMC), Division 3, Chapter 16.80 (Standards for Specific Land Uses) Section 16.80.310 (Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs); and Division 8, Chapter 16.244 (Use Classifications), Section 16.244.010 (Residential uses).

**Moved by:** Robert Oakes, seconded by Jeff Sanguinetti.

**Vote:** Motion carried 5-0

**Yes:** Terry Hull, Yolanda Amen, Jeff Sanguinetti, Jazmine Hernandez , and Robert Oakes.

**Absent:** Derek Graves, and Pandora Crowder.

6. **NEW BUSINESS**

None

7. **UNFINISHED BUSINESS**

None

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

Michael McDowell, Assistant Director for Community Development - thanked Sarah Bruce-Eisen, Assistant Planner for Community Development; welcomed Deputy City Attorney Altman; planning commissioner academy; pre-approved plans


9. **COMMISSIONERS COMMENTS**

Chair Hull - state laws

Commissioner Amen - commission experience

Commissioner Oakes - planning commissioner academy; objective standards

10. **ADJOURNMENT - 7:53 PM**



Michael McDowell  
Assistant Director, Community Development  
Department