

**MINUTES  
PLANNING COMMISSION  
MEETING OF JULY 10, 2025**

---

425 N. El Dorado St. Stockton, CA

---

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

Roll Call

Present:

Derek Graves

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

Pandora Crowder

Absent:

Terry Hull.

Note: Commissioner Hull's absence was excused

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Vice Chair Muetzenberg

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 25-0043 PREZONE AND DESIGN REVIEW REQUEST FOR A DRIVE THROUGH  
QUICK-SERVE RESTAURANT DEVELOPMENT AT 9324 THORNTON ROAD  
(APN 072-450-26) (APPLICATION NO. P23-0295)**

Legislation Text

Attachment A - Location Map & Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - Conceptual Project Plans

Attachment E - Prezone Description and Map

Attachment F - Project Elevations

Proposed Resolution - Prezone & Design Review

Exhibit 1 - Prezone Description and Map

Exhibit 1a - Prezone Ordinance

Exhibit 2 - Project Architecture

Exhibit 3 - Conceptual Project Plans

PPT - 5.1

The following persons spoke to the item: Larry Collins; Adam Collins; Alex Gallegos; Tina Gallegos; Cindy Mansu; Judy Deimler; Larry Deimler, and Diante McAroy

Note: Meeting went into recess at 7:09 PM and reconvened at 7:19 PM

Approve **Motion 2025-07-10-0501** directing staff to bring back the resolution based on findings of denial to the next Planning Commission meeting

**Moved by:** Yolanda Amen, seconded by Pandora Crowder.

**Vote:** Motion carried 5-0

**Yes:** Derek Graves, William Muetzenberg, Yolanda Amen, Jeff Sanguinetti, and Pandora Crowder.

**Absent:** Terry Hull.

**5.2 25-0466 REQUEST FOR A TENTATIVE MAP TO SUBDIVIDE A 1.34± ACRE PARCEL INTO EIGHT (8) LOTS AT 4424 IJAMS ROAD (APN 096-050-12) (APPLICATION NO. P23-0233)**

Legislation Text

Attachment A - Vicinity Map

Attachment B - Zoning Map

Attachment C - General Plan Map

Attachment D - Preliminary Acoustical Memo

Proposed Resolution

Exhibit 1

PPT - 5.2

Approved Resolution 2025-07-10-0502

Approve **Resolution 2025-07-10-0502** approving the proposed Tentative Map based on findings and subject to conditions of approval herein; and

Finding no further environmental review is necessary from the California Environmental Quality Act (CEQA) as the project is categorically exempt pursuant to CEQA Guidelines Section 15332, (In-fill Development Projects); and

**Moved by:** William Muetzenberg, seconded by Jeff Sanguinetti.

**Vote:** Motion carried 5-0

**Yes:** Derek Graves, William Muetzenberg, Yolanda Amen, Jeff Sanguinetti, and Pandora Crowder.

**Absent:** Terry Hull.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

Micheal McDowell, Assistant Director of Community Development - development code review

**9. COMMISSIONERS COMMENTS**

Commissioner Crowder - thanked fellow commissioners

Vice Chair Muetzenberg - thanked fellow commissioners, traffic flow concerns, bus stop placement, signal light timing

Chair Sanguinetti - bus stop concerns; pullouts

Commissioner Amen - thanked City staff

**10. ADJOURNMENT - 7:56 PM**



Michael McDowell  
Assistant Director, Community Development  
Department