

**MINUTES  
PLANNING COMMISSION  
MEETING OF JUNE 12, 2025**

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425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Terry Hull

Derek Graves

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

Pandora Crowder

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Commissioner Crowder

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 25-0666 APPROVAL OF PLANNING COMMISSION MINUTES**

Legislation Text

Attachment A - 2025-03-13 PC Minutes

Approve **Motion 2025-06-12-0301** approving the minutes of the March 13, 2025 Planning Commission meeting.

**Moved by:** Terry Hull, seconded by William Muetzenberg.

**Vote:** Motion carried 6-0

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

**4. PUBLIC COMMENT**

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 25-0183 REQUEST FOR A COMMISSION USE PERMIT AND WAIVER TO UPGRADE FROM THE OFF-SALE BEER AND WINE TO OFF-SALE OF GENERAL ALCOHOLIC BEVERAGES AT AN EXISTING CONVENIENCE STORE AT 10715 TRINITY PARKWAY (APN 066-020-40) (P24-0254)**

Legislation Text

Attachment A - Approved Resolution 2016-05-26-0301 (Use Permit P16-0051)

Attachment B - Aerial Photo and Location Map Attachment C - General Plan Map

Attachment D - Zoning Map

Attachment E - Active Off-Sale Licenses Map

Approve **Resolution 2025-06-12-0501** denying a Commission Use Permit and Waiver to upgrade to off-sale of general alcoholic beverages, subject to conditions; and

Finding no further environmental review is necessary as the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a) - Existing Facilities

**Moved by:** Jeff Sanguinetti, seconded by Pandora Crowder.

**Vote:** Motion carried 5-1

**Yes:** Terry Hull, Derek Graves, Yolanda Amen, Jeff Sanguinetti, and Pandora Crowder.

**No:** William Muetzenberg.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

Assistant Director Mike McDowell - June 3rd City Council approved development code amendment, final development code pending approval

**9. COMMISSIONERS COMMENTS**

Commissioner Hull - welcomed Commissioner Crowder

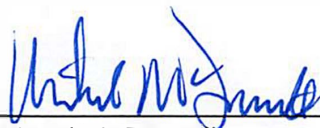
Commissioner Graves - welcomed Commissioner Crowder

Commissioner Crowder - thanked commissioners

Vice Chair Muetzenberg - welcomed Commissioner Crowder

Commissioner Amen - welcomed Commissioner Crowder; staff is helpful

**10. ADJOURNMENT - 6:40 PM**



Michael McDowell  
Assistant Director, Community Development  
Department