

**MINUTES
PLANNING COMMISSION
MEETING OF NOVEMBER 13, 2025**

425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Terry Hull

Derek Graves

Yolanda Amen

Jeff Sanguinetti

Jazmine Hernandez

Absent:

William Muetzenberg, and Pandora Crowder.

Note: Vice Chair Muetzenberg and Commissioner Crowders absences were excused

2. PLEDGE TO FLAG

Commissioner Hull led the pledge of allegiance.

3. ADOPTION OF CONSENT CALENDAR

3.1 25-1248 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2025-06-26 PC Minutes

Attachment B - 2025-07-10 PC Minutes

Attachment C - 2025-08-28 PC Minutes

Approve **Motion 2025-11-13-0301-01** approving the minutes of the June 26, 2025 Planning Commission meeting

Moved by: Terry Hull, seconded by Yolanda Amen.

Vote: Motion failed 3-0

Yes: Terry Hull, Derek Graves, and Yolanda Amen.

Abstain :Jeff Sanguinetti, and Jazmine Hernandez .

Absent:William Muetzenberg, and Pandora Crowder.

Approve **Motion 2025-11-13-0301-02** approving the minutes of the July 10, 2025 Planning Commission meeting

Moved by: Yolanda Amen, seconded by Derek Graves.

Vote: Motion carried 4-0

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

Abstain: Jazmine Hernandez .

Absent: William Muetzenberg, and Pandora Crowder.

Approve **Motion 2025-11-13-0301-03** approving the minutes of the August 28, 2025 Planning Commission meeting

Moved by: Yolanda Amen, seconded by Terry Hull.

Vote: Motion carried 5-0

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

Absent: William Muetzenberg, and Pandora Crowder.

4. PUBLIC COMMENT

None

Commissioner Correspondence - Public Comment

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-1112 REQUEST FOR A WAIVER TO INCREASE FENCE HEIGHT TO SEVEN FEET AT 200 NORTH WILSON WAY (APNs 153-030-24; -30) (P25-0169)

Legislation Text

Attachment A - Approved Resolutions

Attachment B - Location Map and Aerial Photo

Attachment C - General Plan Map

Attachment D - Zoning Map

Attachment E - Project Plan

Attachment F - Waiver Justification letter

Proposed Resolution - Approving a Waiver

Exhibit 1 - Project Plan

Approved Resolution 2025-11-13-0501.

PowerPoint Presentation

Approve **Resolution 2025-11-13-0501**

1. Finding no further environmental review is necessary as the project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) - New Construction or Conversion of a Small Structure; the Project is also exempt pursuant to CEQA Guidelines Section 15311 - Accessory Structures; and CEQA Guidelines Sections 15332 - In-fill Development Projects; and

2. Adopting a Resolution approving a Waiver to increase the height of a fence, subject to conditions.

Moved by: Yolanda Amen, seconded by Jeff Sanguinetti.

Vote: Motion carried 5-0

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

Absent: William Muetzenberg, and Pandora Crowder.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director for Community Development Department - Ad-hoc committee vacancy, resignation process, Jack in the box Council vote, planning commission academy, commerce center project update, housing code amendment

9. COMMISSIONERS COMMENTS

Commissioner Graves - congratulated Caesar Chavez football team

Chair Sanguinetti - resignation of Vice Chair Muetzenberg; development code Ad-Hoc Committee; congratulated commissioner Graves

Commissioner Amen - congratulated Commissioner Graves, thanked staff

Chair Sanguinetti - thanked staff and **expressed gratitude**

10. ADJOURNMENT - 6:25PM



Michael McDowell
Assistant Director, Community Development
Department