

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

425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Gurneel Boparai

Terry Hull

Derek Graves

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

Note: Commissioner Amen arrived at 5:43 PM

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Boparai

3. ADOPTION OF CONSENT CALENDAR

Approve the Consent agenda with a single vote

Moved by: Terry Hull, seconded by Gurneel Boparai.

Vote: Motion carried 4-1

Yes: Gurneel Boparai, Terry Hull, William Muetzenberg, and Jeff Sanguinetti.

No: Derek Graves.

Absent: Yolanda Amen.

3.1 25-0208 REQUEST FOR A THIRD ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE EAST PROJECT SITE (APPLICATION NO. P25-0031)

Resolution 2025-04-10-0301 approving a third one-year time extension for the Tra Vigne East Vesting Tentative Map.

Legislation Text

Attachment A - Location, General Plan, and Zoning Maps

Attachment B - City Council Resolution

Attachment C - Approved Vesting Tentative Map

Attachment D - LAFCo Certificate

Attachment E - Resolution 2023-01-26-0302

Attachment F - Resolution 2024-02-22-0303

Attachment G - Applicant Request

Proposed Resolution - Recommending Approval

Exhibit 1 - Approved Vesting Tentative Map

Commissioner Correspondence - Public Comments

Approved Resolution 2025-04-10-0301

3.2 25-0209 REQUEST FOR A THIRD ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR TRA VIGNE WEST PROJECT SITE (APPLICATION NO. P24-0260)

Resolution 2025-04-10-0302 approving a third, one-year time extension for the Tra Vigne West Vesting Tentative Map

Legislation Text

Attachment A - Location, General Plan and Zoning Maps

Attachment B - City Council Resolution

Attachment C - Approved Vesting Tentative Map

Attachment D - LAFCo Certificate

Attachment E - Resolution 2023-01-26-0303

Attachment F - Resolution 2024-02-22-0302

Attachment G - Applicant Request

Proposed Resolution - Recommending Approval

Exhibit 1 - Vesting Tentative Map

Commissioner Correspondence - Public Comments

Approved Resolution 2025-04-10-0302

3.3 25-0426 APPROVE A RESOLUTION DENYING A USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND A NON-STOREFRONT RETAIL (DELIVERY ONLY) BUSINESS AT 4895 STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179-260-52) (APPLICATION NO. P24-0214)

Resolution 2025-04-10-0303 denying a Use Permit to establish cannabis retail storefront and non-storefront retail (delivery only) business within an existing building at 4895 State Route 99 Frontage Road, Suite C (Application No. P24-0214),

Legislation Text

Attachment A - Planning Commission Staff Report 3-27-2025

Proposed Resolution

Approved Resolution 2025-04-10-0303

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-0422 CONTINUED - MITIGATED NEGATIVE DECLARATION, PREZONING AND DESIGN REVIEW REQUEST FOR A PROPOSED INDUSTRIAL DEVELOPMENT AT 6505 SOUTH MCKINLEY AVENUE (APN 193-020-34) (APPLICATION NO. P23-0125)

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - Conceptual Project Plans

Attachment E - Prezoning Description

Proposed Resolution - Mitigated Negative Declaration

Exhibit 1 - Mitigated Negative Declaration

Proposed Resolution - Prezoning & Design Review

Exhibit 1 - Prezoning Exhibit

Exhibit 1a - Prezoning Ordinance

Exhibit 2 - Color Elevations

PowerPoint Presentation

Approved Resolution 2025-04-10-0501-01

Approved Resolution 2025-04-10-0501-02

Commissioner Correspondence - Public Comment - Mary Elizabeth

The following person(s) spoke to this item: Raul Hernandez and Mitch Vinciguerra

Approve **Resolution 2025-04-10-0502-01** recommending the City Council adopt a Mitigated Negative Declaration for the Project; and

Resolution 2025-04-10-0502-02 recommending the City Council adopt an Ordinance for the Prezoning of APN 193-020-34 to Industrial, Limited (IL); and approving Design Review for the Project.

Moved by: Jeff Sanguinetti, seconded by Terry Hull.

Vote: Motion carried 6-0

Yes: Gurneel Boparai, Terry Hull, Derek Graves, William Muetzenberg, Yolanda Amen, and Jeff Sanguinetti.

5.2 25-0433 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)

Note: This item was pulled from the agenda for further review.

Legislation Text

5.3 25-0231 REQUEST FOR ANNEXATION, PREZONING, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT PERMIT, WAIVER AND HERITAGE TREE REMOVAL, FOR A PROPOSED 217 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (MURRAY RANCH) AT 2560 HALL AVENUE (APNS 173-030-110 & 173-040-750) (P23-0346)

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - Prezoning Description and Map

Attachment E - Vesting Tentative Map

Attachment F - Planned Development Exhibit

Attachment G - Open Space Exhibit

Attachment H - Arborist Report

Attachment I - Annexation Map

Proposed Resolution - Recommending Approval - Tentative Parcel Map, Design Review, Heritage Tree Removal

Exhibit 1 - Vesting Tentative Map

Proposed Resolution - Prezone

Exhibit 1 - Prezone Ordinance

Exhibit 2 - Prezoning Description and Map

PowerPoint Presentation

Document Filed - Mike O'hara

Approved Resolution 2025-04-10-0503-01

Approved Resolution 2025-04-10-0503-02

Approve Resolution 2025-04-10-0503-02

1. Find no further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and

2. Adopting a Resolution recommending the City Council adopt an ordinance for the Pre-Zoning of APNs 173-030-11 and 173-040-75 to Residential, Low (RL); and

Approve Resolution 2025-04-10-0503-01

3. Adopting a Resolution approving a Vesting Tentative Map, Planned Development, Waiver, and Heritage Tree Removal, subject to conditions.

With an amendment to add a new condition for ODS to conduct a pre-construction biological survey for potential sensitive species onsite.

Moved by: Jeff Sanguinetti, seconded by Gurneel Boparai.

Vote: Motion carried 6-0

Yes: Gurneel Boparai, Terry Hull, Derek Graves, William Muetzenberg, Yolanda Amen, and Jeff Sanguinetti.

The following person(s) spoke to this item: Andrea Blanson, Gloria Prieto, Benji Adams, Tim Mora, Calvin Jones, Patrick Gonzalez and Peter Torner Jr.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Chair Sanguinetti - Ad-Hoc Committee code meeting update.

Deputy Director Mike McDowell - meet with Commissioners to discuss findings on projects.

8.1 25-0432 POLICE DEPARTMENT PRESENTATION

Informational only. No action taken.

Legislation Text

Commissioner Correspondence - Public Comment - Mike Boparai

9. COMMISSIONERS COMMENTS

Commissioner Boparai - City of Tracy Planning Commission, warehouse ordinance

Commissioner Amen - apologized for late attendance

10. ADJOURNMENT - 9:01 PM



Michael McDowell
Assistant Director, Community Development
Department