

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION TO APPROVE AN ADMINISTRATIVE USE PERMIT TO ALLOW THE OPERATION OF A PAWN SHOP AT 2002 PACIFIC AVENUE (APN 115-181-10) (P26-0005)

On January 6, 2026, the applicant, Don Pepes Loan & Jewelry, submitted an application to the Community Development Department requesting an Administrative Use Permit to operate a pawn shop at 2002 Pacific Avenue (Project); and

On March 4, 2026, a 10-day public notice of pending Director's action was mailed to the property owners within 300 feet of the property on which the use is proposed in accordance with Stockton Municipal Code (SMC) Section 16.168.040(D); and

Staff received multiple requests from community members who received the notice, requesting a public hearing regarding the application in accordance with SMC Section 16.168.040(D)(2)(a); and

On May 1, 2026, public notice for the subject application was published in the local newspaper in accordance with SMC Section 16.88.030 and mailed to property owners within 300 feet of the project site; and

On May 14, 2026, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.168.040(D)(2)(a), at which point all persons wishing to be heard were provided such opportunity; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:

A. The foregoing recitals are true and correct and incorporated herein reference.

B. Based on its review of the entire record herein, the Planning Commission makes the following findings:

California Environmental Quality Act

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15301(a) (Existing Facilities), since the project involves interior alterations made to an existing 1,987 square foot commercial suite.

ADMINISTRATIVE USE PERMIT

Per SMC Section 16.168.050, the following findings of fact have been made in the affirmative:

1. The proposed use is allowed within the subject zoning district with the approval of a use permit and complies with all other applicable provisions of this Development Code and the Municipal Code.

The proposed Project is an allowable land use within the CG (Commercial, General) zoning district with the issuance of an Administrative Use Permit per Table 2-2 in Stockton Municipal Code Section 16.20.020. The Project meets all city development standards and applicable specific land use standards.

2. The proposed use would maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located.

The Project establishes a "Pawn Shop" commercial land use by making use of a vacant suite in an existing commercial structure and does not propose to make changes to the exterior of the structure or site. Nearby compatible uses that, like Pawn Shops, are categorized as a subcategory of Retail Sales in Table 2-2 of Stockton Municipal Code Section 16.20.020 include "Sweet Life Boutique" (General Retail), "NC Bridal" (General Retail), "Green's Nutrition" (General Retail), and "Avenue Coin Inc." (Pawn Shop).

3. The proposed use would be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan or master development plan.

The subject property has a General Plan land use designation of Commercial as demonstrated in Figure 2-8 of the "Envision Stockton 2040 General Plan" that, per the definition of a Commercial land use designation provided on page 14 in Chapter 2 (Planning Framework) of the General Plan, allows for a wide variety of retail uses. The utilization of 2002 Pacific Avenue's Suite A also maintains compliance with General Plan Policy LU-6.2 which prioritizes the, "development and redevelopment of vacant, underutilized, and blighted infill areas."

4. The subject site would be physically suitable for the type and density/intensity of use being proposed including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.).

The Project occupies a portion of an already developed Commercial structure and is suitable for the proposed use. The site has adequate public utility services to support the Project, including domestic water and sanitary sewer.

5. The establishment, maintenance, or operation of the proposed land use activity at the location proposed would not endanger, jeopardize, or otherwise constitute

a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

The Project is subject to applicable Federal, State and City regulations. The Project is developed in conformance with the applicable standards of the Stockton Municipal Code. The City of Stockton Police Department reviewed the application and had no comments or conditions. Additional review of the calls for service data obtained from March 1, 2025 through February 28, 2026 for the existing site (2002 Pacific Avenue) did not yield any calls of a criminal nature. Further calls for service information obtained for similar pawn shop establishments located at 4227 Pacific Avenue and 2220 Pacific Avenue (on the Miracle Mile) yielded similar results. Therefore, no evidence exists to determine that the proposed Project use would endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood.

6. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and future land uses on-site and in the vicinity of the subject property.

This Project utilizes existing space previously occupied by a “Banks and Financial Services” land use to establish a new “Pawn Shop” land use that does not change the exterior of the existing structure. The land use to be established under this Project is subject to the same standards as other land uses under the Retail Sales subcategory found in Table 2-2 of Stockton Municipal Code Section 16.20.020. Nearby establishments within the same subcategory include “Sweet Life Boutique” (General Retail), “NC Bridal” (General Retail), and “Green’s Nutrition” (General Retail) and “Avenue Coin Inc.” (Pawn Shop). This usage, being subject to the same standards as other retail uses along the Miracle Mile, as well as all requirements of the Stockton Municipal Code will continue to maintain compatibility with current and future land uses along this commercial corridor.

7. The proposed action would be in compliance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15301(a) (Existing Facilities), since the project involves interior alterations made to an existing 1,987 square foot commercial suite.

FLOODPLAIN MANAGEMENT FINDING

Per SMC Section 16.90.020(A)(1), the following finding of fact can be made:

1. The facilities of the State Plan of Flood Control or other flood management facilities protect the property to the urban level of flood protection in urban and urbanizing areas.

The subject parcel is shown in City maps to be in flood zone X with a 0.2 percent chance of flooding due to levee protection. A 1-in-200 chance of flooding is acceptable as per SMC Section 16.90.020(A)(5).

CONDITIONS OF APPROVAL

Conditions of Approval: Standard

1. The Owners, Developers, and/or Successors in Interest (ODS) shall comply with all applicable Federal, State, County, and City codes, regulations, laws, and other adopted standards and pay all applicable fees.
2. Compliance with these Conditions of Approval is mandatory. Failure to comply with these Conditions of Approval is unlawful and may constitute a public nuisance subject to the remedies and penalties identified in the SMC including, but not limited to, monetary fines and revocation of this Permit.
3. This Permit shall be maintained on site and shall be immediately made available to City personnel upon inspection of the facility.
4. Unless otherwise specified in project specific conditions below, if the project is not initiated within 12-months of the effective date, in compliance with SMC Section 16.96.020(A)(1)(a)(Initiation), and a time extension has not been filed in compliance with SMC Section 16.96.030 (Extensions of time), the project shall be void without further action by the Review Authority.
5. Building permit(s) are required from the City of Stockton Building & Life Safety Division for new construction or any alterations to the existing building(s) or site, including but not limited to, new structures, changes to the layout or use of the building(s), changes to the layout or use of the site, and any changes to the building systems (mechanical, electrical, and plumbing). A Planning entitlement approval does not authorize construction or the use of the building/site until the appropriate building permits have been obtained, if applicable.
6. Construction plans and supporting documents for the building permit submission shall be prepared by, and stamped and signed by, a California licensed architect or engineer. Stamping requirements apply to all disciplines including, but not limited to, civil, architectural, structural, mechanical, electrical, plumbing, and landscaping.

Conditions of Approval: Project Specific

7. The project shall be limited in scope to the purchase, sale, and provision of loans for jewelry, watches, and coins only. Other goods shall not be sold on-site.

8. All business activities related to the pawn shop shall be limited to between 10:00 a.m. and 6:00 p.m. Monday through Saturday.
9. A clear view from all storefront windows shall be kept unobstructed by features including but not limited to window signage, metal bars, or metal shutters.
10. Security cameras shall be installed throughout the premises.
11. The owner/operator shall coordinate with the Stockton Police Department to conduct a Crime Prevention Through Environmental Design (CPTED) security assessment. Prior to the issuance of a business license, sufficient evidence shall be provided to the Planning Division that the recommendations in the assessment have been implemented to the satisfaction of the Police Department.
12. Any exterior lighting shall be shielded type lighting consistent with SMC §16.32.070 (Light and Glare).

PLANNING COMMISSION ACTION

Based on its review of the entire record herein, including the May 14, 2026, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the Use Permit to allow the operation of a pawn shop at 2002 Pacific Avenue.

The Permit shall become void unless the project is initiated within 12 months of this Permit being issued (SMC Section 16.96.020).

PASSED, APPROVED, and ADOPTED May 14, 2026.

TERRY HULL, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission