

<h1 style="font-size: 48px; margin: 0;">P</h1>	<h1 style="margin: 0;">PLANNING APPLICATION</h1>	
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COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202
www.stocktonca.gov/planning • (209) 937-8266 • planning@stocktonca.gov

APPLICATION REQUEST

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Exception, Waiver, Interpretation
<input type="checkbox"/> Annexation
<input type="checkbox"/> Appeal to Planning Commission
<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Child Care Center
<input type="checkbox"/> Condominium Conversion
<input type="checkbox"/> Density Bonus
<input type="checkbox"/> Design Review
<input type="checkbox"/> Development Agreement
<input type="checkbox"/> Development Code Amendment | <input type="checkbox"/> Environmental Review
<input type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Land Development Permit
<input type="checkbox"/> Large-Family Child Care Home
<input type="checkbox"/> Master Development Plan/Amendment
<input type="checkbox"/> Planned Development Permit
<input type="checkbox"/> Pre-Application
<input type="checkbox"/> Precise Road Plan/Amendment
<input type="checkbox"/> Rezone / Prezone
<input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Specific Plan/Amendment
<input type="checkbox"/> Street Name Change
<input type="checkbox"/> Temporary Activity Permit
<input type="checkbox"/> Tentative Map/Tentative Parcel Map
<input type="checkbox"/> Tentative Map Vesting
<input type="checkbox"/> Time Extension
<input checked="" type="checkbox"/> Use Permit
<input type="checkbox"/> Variance
<input type="checkbox"/> Zoning Compliance Letter
<input type="checkbox"/> Other _____ |
|---|--|---|

PROPERTY LOCATION

Address: 2002 A Pacific Ave Stockton CA 95204
 Zoning District: _____ Assessor's Parcel No.: 127 - 020 - 24 Historic Landmark (?): _____

STATEMENT OF INTENT / PROJECT DESCRIPTION

(Provide a detailed description of the project below or on a separate attachment.)

Obtain a Pawn Broker license

APPLICANT

Name: Don Pepes Loan & Jewelry E-mail: donpepespawn@gmail.com
 Address: 922 N Wilson way Phone 1: 209-463-6104
 City: Stockton State: CA Zip: 95205 Phone 2: 209-922-3300

PROPERTY OWNER (if different than Applicant)

Name: Tony Hermosillo E-mail: Tony@Bevolin.com
 Address: 165 W. Cleveland St #2 Phone 1: 209-466-6392
 City: Stockton State: CA Zip: 95204 Phone 2: _____

OFFICE USE ONLY

<u>HABITAT PLAN</u>	<u>AIRPORT LAND USE COMMISSION</u>	<u>REGIONAL CONGESTION MANAGEMENT PROGRAM</u>	Date Rec'd: _____
____ Not subject to	Review required?	Review required?	Processed by: _____
____ May be subject to	YES NO	YES NO	P#

P	PLANNING APPLICATION	
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CAMPAIGN CONTRIBUTION DISCLOSURE NOTICE

If the applicant and/or property owner of the subject site has made a financial contribution to a Planning Commissioner within the past twelve (12) months, a signed disclosure of that contribution may be required in compliance with California Government Code Section 84308.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

INDEMNIFICATION NOTICE

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Stockton, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application and/or the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Stockton, its agents, officers, attorneys, or employees.

Executed at: Stockton / Calif. Dated: 12/22/25
(City/State)

Jose Acosta Perez 12-22-25
 Applicant's Name Date

Tony Hermosillo 12-27-25
 Property Owner's / Real Party in Interest* Date

X José A. Pérez
 Applicant's Signature

X [Signature]
 Property Owner's / Real Party in Interest's Signature

CEO
 Applicant Title

Property Manager
 Property Owner's Title

Real Party in Interest may be different than a listed property owner. If property is held by a trust, the real party in interest would be one or more individuals who benefit from the trust. In such a case, the actual beneficiary or real party in interest must sign instead of property trustee.

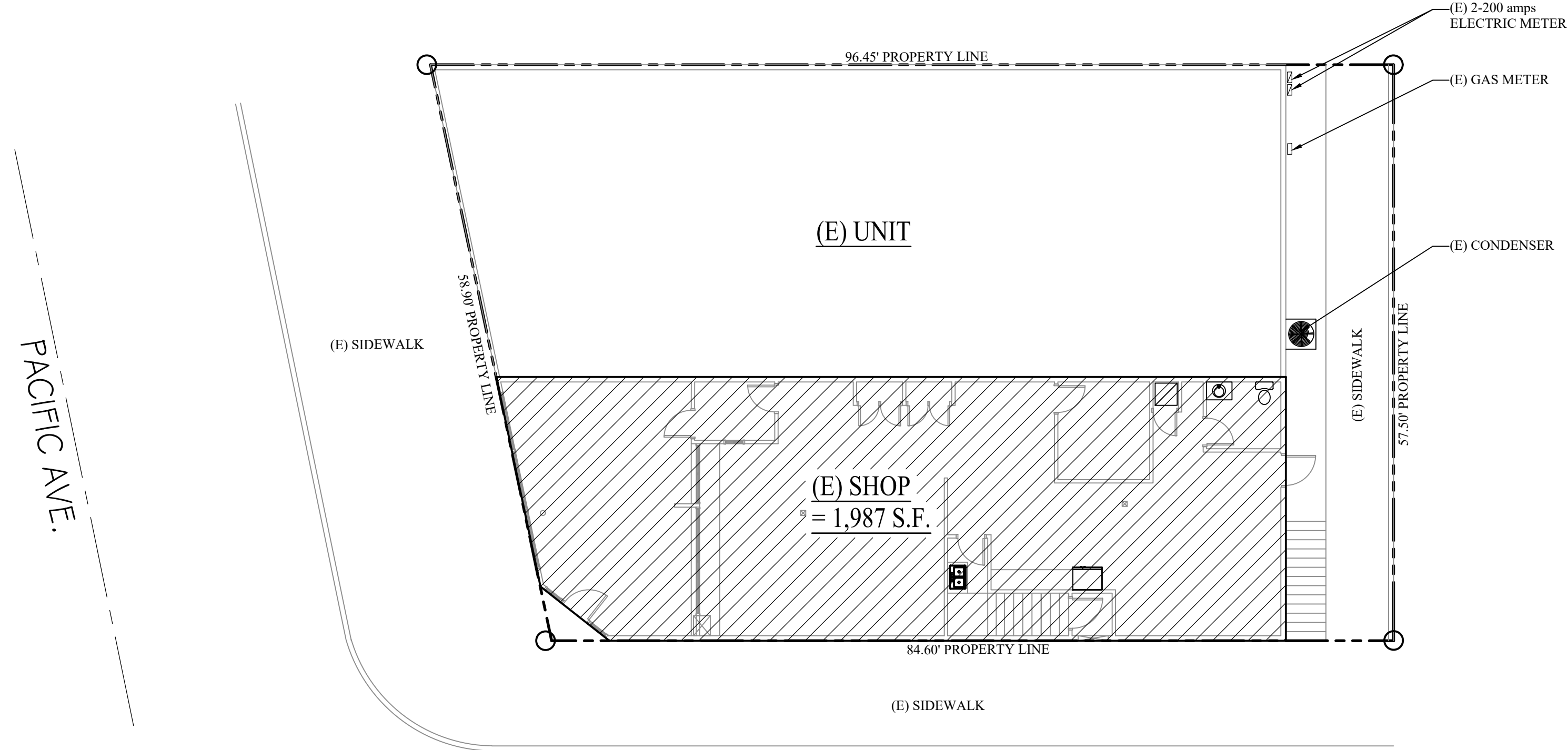


VICINITY MAP

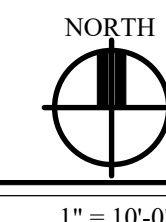
PROJECT DATA:	
PROJECT OWNER	DON PEPES LOAN & JEWELRY INC. 2002 PACIFIC AVE. STOCKTON, CA 95204
PROJECT LOCATION	2002 PACIFIC AVE. STOCKTON, CA 95204
PROJECT DESCRIPTION	SITE PLAN
DESCRIPTION OF USE	COMMERCIAL
APN#	127-020-24
ZONING DISTRICT	R-L
CONSTRUCTION TYPE	VB
SPRINKLERS	YES
OCCUPANCY TYPE	R3
AREAS:	
EXISTING SHOP	1,987 S.F.
EXISTING UNIT	2,558 S.F.
UTILITIES:	
WATER	PUBLIC FACILITIES
SEWER	PUBLIC FACILITIES
STORM DRAIN	PUBLIC FACILITIES

DRAWING INDEX	
CS	COVER SHEET (VICINITY MAP, SITE PLAN)
A1	EXISTING FLOOR PLAN

SITE PLAN FOR: DON PEPES LOAN & JEWELRY INC. 2002 PACIFIC AVE. STOCKTON, CA 95204



SITE PLAN



CLIMATIC AND GEOGRAPHIC

DESIGN CRITERIA:

- Ground Snow Load : ZERO
- Seismic Design Category : D₀ (SDS 0.58G) per 2022 CRC, Table R301.2.2.1.1.
- Basic Wind Speed: 110 mph (e second gust)
- Wind Exposure : C
- Soil Bearing Capacity : 1500 psf (U.O.N.)
- Termite : Severe
- Roof live Load : 20 psf

GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2022 CALIFORNIA CBC, CMC, CPC, CEC, CFC, & NFPA 13D
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CAL GREEN CODE
- 2022 TITLE 24, PART 6 C.C.R. (ENERGY EFFICIENCY STANDARDS).
- STOCKTON MUNICIPAL CODE.

DESIGN CRITERIA:

- WOOD: 2018 NDS,
- CONCRETE: ACI-318-19, F_c=2500 PSI
- DESIGN LOADS:
- Roof Loads: LL: 20 PSF, TC: 15 PSF AND BC: 10 PSF
- Floor Loads: LL: 40 PSF, Dead Load: 10 PSF.
- SOIL DATA: ALLOWABLE SOIL BEARING PRESSURE=1,500 PSF (TABLE 1806.2)
- REINFORCING: ASTM-615 GRADE 40 FOR NO. 4 OR SMALLER, ASTM-615 GRADE 60 FOR NO. 5 OR LARGER

ALL NAILING SHALL BE DONE PER TABLE R-602.3.1

REVISIONS		
DATE	BY	

DRAWING BY:

RODRIGO MENDEZ
 1925 EL PINAL DR. STE #3
 STOCKTON, CA 95205
 Tel: (209) 518-7164
 rmendez0570@yahoo.com

TITLE PAGE

TITLE PAGE AND SITE PLAN

PROJECT INFORMATION

SITE PLAN FOR:
 DON PEPES LOAN & JEWELRY INC.
 2002 PACIFIC AVE.
 STOCKTON, CA 95204
 APN # 159-420-29

DATE	12-10-25
SCALE	AS NOTED

SHEET

CS

Don Pepes Loan & Jewelry inc.
922 N Wilson Way
Stockton Ca 95205

December 22, 2025

City Of Stockton Planning Division
345 N El Dorado St
Stockton Ca 95202

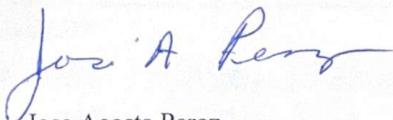
To whom it may concern:

Pertaining to the location at 2002 A Pacific Ave Stockton, CA 95204.
The business that will be operating at this location is Don Pepes Loan & Jewelry inc.

The nature of this business is to issue collateral backed loans and the purchase of precious metals. There will not be any major changes to the floor plan since we'll be using the previous business ("money mart" pay day loans and check cashing) set up.

The hours of operation will be Monday through Friday from 10:00am to 6:00pm. There will be one attendant at this location. As far as parking spaces, there is off street parking on pacific avenue and Wyandotte street. Additional parking lot behind building. If any additional information is needed, you may contact Jose Acosta Perez at 209-463-6104 or cell 209-922-3300.

Thank you,



Jose Acosta Perez
Chief Executive Officer