

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

425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Derek Graves

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

Pandora Crowder

Absent:

Terry Hull.

Note: Commissioner Hull's absence was excused

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Vice Chair Muetzenberg

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-0043 PREZONE AND DESIGN REVIEW REQUEST FOR A DRIVE THROUGH QUICK-SERVE RESTAURANT DEVELOPMENT AT 9324 THORNTON ROAD (APN 072-450-26) (APPLICATION NO. P23-0295)

Legislation Text

Attachment A - Location Map & Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - Conceptual Project Plans

Attachment E - Prezone Description and Map

Attachment F - Project Elevations

Proposed Resolution - Prezone & Design Review

Exhibit 1 - Prezone Description and Map

Exhibit 1a - Prezone Ordinance

Exhibit 2 - Project Architecture

Exhibit 3 - Conceptual Project Plans

PPT - 5.1

The following persons spoke to the item: Larry Collins; Adam Collins; Alex Gallegos; Tina Gallegos; Cindy Mansu; Judy Deimler; Larry Deimler, and Diante McAroy

Note: Meeting went into recess at 7:09 PM and reconvened at 7:19 PM

Approve **Motion 2025-07-10-0501** directing staff to bring back the resolution based on findings of denial to the next Planning Commission meeting

Moved by: Yolanda Amen, seconded by Pandora Crowder.

Vote: Motion carried 5-0

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

Absent: Terry Hull.

5.2 25-0466 REQUEST FOR A TENTATIVE MAP TO SUBDIVIDE A 1.34± ACRE PARCEL INTO EIGHT (8) LOTS AT 4424 IJAMS ROAD (APN 096-050-12) (APPLICATION NO. P23-0233)

Legislation Text

Attachment A - Vicinity Map

Attachment B - Zoning Map

Attachment C - General Plan Map

Attachment D - Preliminary Acoustical Memo

Proposed Resolution

Exhibit 1

PPT - 5.2

Approved Resolution 2025-07-10-0502

Approve **Resolution 2025-07-10-0502** approving the proposed Tentative Map based on findings and subject to conditions of approval herein; and

Finding no further environmental review is necessary from the California Environmental Quality Act (CEQA) as the project is categorically exempt pursuant to CEQA Guidelines Section 15332, (In-fill Development Projects); and

Moved by: William Muetzenberg, seconded by Jeff Sanguinetti.

Vote: Motion carried 5-0

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

Absent: Terry Hull.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Micheal McDowell, Assistant Director of Community Development - development code review

9. COMMISSIONERS COMMENTS

Commissioner Crowder - thanked fellow commissioners

Vice Chair Muetzenberg - thanked fellow commissioners, traffic flow concerns, bus stop placement, signal light timing

Chair Sanguinetti - bus stop concerns; pullouts

Commissioner Amen - thanked City staff

10. ADJOURNMENT - 7:56 PM



Michael McDowell
Assistant Director, Community Development
Department