

**MINUTES
PLANNING COMMISSION
MEETING OF AUGUST 28, 2025**

425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Terry Hull

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

Pandora Crowder

Jazmine Hernandez

Absent:

Derek Graves.

Note: Commissioner Graves' 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 25-0942 CONTINUED - COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT BUSINESS AT 5066 WEST LANE, (APN 096-140-27) (APPLICATION NO. P25-0022)

RECOMMENDATION Staff recommends that the Planning Commission adopt a resolution: 1. Finding that the project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities), as the project will occupy an existing building and no expansion is proposed. 2. Approving a Commission Use Permit to allow a proposed cannabis retail storefront business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

Legislation Text

Attachment A - Cannabis Lottery Win letter

Attachment B - Location Map

Attachment C - General Plan Land Use Map

Attachment D - Zoning Map

Attachment E - Sensitive Uses Proximity Map

Attachment F - Certificate of Lot Line Adjustment (LLA 24-02)

Attachment G - Approved Cannabis Locations

Attachment H - Public Comments

Proposed Resolution

Exhibit 1

Around the Bench Memo

Approve **Resolution 2025-08-28-0501** denying a Commission Use Permit to allow a proposed cannabis retail storefront business within an existing building, in accordance with the findings of denial

Moved by: Pandora Crowder, seconded by Jazmine Hernandez .

Vote: Motion failed 3-3

Yes: Yolanda Amen, Pandora Crowder, and Jazmine Hernandez .

No: Terry Hull, William Muetzenberg, and Jeff Sanguinetti.

Absent: Derek Graves.

Approve Resolution 2025-08-28-0501:

1. Finding that the project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities), as the project will occupy an existing building and no expansion is proposed.

2. Approving a Commission Use Permit to allow a proposed cannabis retail storefront business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution, with the added condition that the facility maintains a minimum of two security guards at all time of operation, including when accepting inventory; and, line queuing of the exterior building to be 10 person maximum with the business enforcing.

Moved by: William Muetzenberg, seconded by Terry Hull.

Vote: Motion failed 3-3

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

No: Yolanda Amen, Pandora Crowder, and Jazmine Hernandez .

Absent: Derek Graves.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director, Community Development Department - thanked commissioners

9. COMMISSIONERS COMMENTS

Commissioner Amen - code amendment changes

Chair Sanguinetti - Ad Hoc Committee, code changes

Vice Chair Muetzenberg - thanked Public Works, street work on Center and El Dorado; Arts Commission, Energy Cooperative Grant, open mic nights

10. ADJOURNMENT - 7:15 PM



Michael McDowell
Assistant Director, Community Development
Department