

**MINUTES  
PLANNING COMMISSION  
MEETING OF MAY 8, 2025**

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425 N. El Dorado St. Stockton, CA

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

Roll Call

Present:

Gurneel Boparai  
Terry Hull  
Derek Graves  
William Muetzenberg  
Yolanda Amen  
Jeff Sanguinetti

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Vice Chair Muetzenberg

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

Mary Elizabeth - meeting minutes, calls of service; crime reporting districts

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 25-0359 REQUEST FOR A COMMISSION USE PERMIT AND DESIGN REVIEW  
TO ALLOW A FOOD TRUCK PARK/COMMISSARY CO-LOCATION AT 3646  
TELSTAR PLACE (P24-0158) (APN 130-020-11)**

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use and Zoning Map

Attachment C - Conceptual Project Plans

Attachment D - Project Rendering

Attachment E - Shade Sails Gallery

Proposed Resolution - Approval of Food Truck Park

Exhibit 1 - Project Plans

Approved Resolution 2025-05-08-0501

PowerPoint Presentation

Around The Bench MemoCommissioner Correspondence - Public Comment

The following persons spoke to the item: Mary Elizabeth

Approve **Resolution 2025-05-08-0501** approving a Commission Use Permit and Design Review to Allow a Food Truck Park/Commissary Co-location at 3646 Telstar Place (APN 130-020-11); and,

Finding that the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303(c), New Construction or Conversion of Small Structure, as revised by the around the bench memo and clarifying condition number 25 requiring refueling to occur after regular business operating hours

**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 25-0511 AMENDMENTS TO TITLE 16 OF THE STOCKTON MUNICIPAL CODE TO REFLECT CHANGES TO STATE LAW AND ACCOMMODATE HOUSING DEVELOPMENT CONSISTENT WITH THE 2040 STOCKTON GENERAL PLAN**

Resolution 2025-05-08-0502 recommending the City Council: 1. Finding no further environmental review is required for the proposed amendments to Title 16 (Development Code) under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and 2. Adopting an Ordinance amending the following provisions of the Stockton Municipal Code (SMC) Title 16 (Development Code): a. Division 1 (Purpose and Applicability of the Development Code), b. Division 2, Chapter 16.16, Section 16.16.020 (Zoning districts established), Chapter 16.20, Section 16.20.020 (Allowable land uses and permit requirements), Chapter 16.24 (Zoning District Development Standards), Chapter 16.28 (Overlay Zoning District Development Standards), c. Division 3, Chapter 16.32, Section 16.32.060 (Graffiti), Section 16.32.070 (Light and Glare), Chapter 16.36 (General Development and Use Standards), Chapter 16.38 (Building Design Standards), Chapter 16.40 (Affordable Housing Incentive/Density Bonus Provisions), Chapter 16.48 (Fences, Hedges, and Walls), Chapter 16.52 (Infill Development Standards), Chapter 16.64, Section 16.64.040 (Number of Parking Spaces Required), Section 16.64.110 (Off-Street Loading Space Standards), Chapter 16.68 (Planned Development (Permit) Standards), Chapter 16.72 (Public Improvements), Chapter 16.80, Section 16.80.020 (Accessory Uses and Structures), Section 16.80.060 (Animal Regulations), Section 16.80.100 (Child care facilities), Section 16.80.120 (Condominium Conversions), Section 16.80.155 (Emergency Shelters), Section 16.80.210 (Mobilehome Parks and Subdivisions), Section 16.80.215 (Multi-Unit Residential), Section 16.80.220 (Multifamily Development), Section 16.80.225 (Co-Living Facilities), Section 16.80.230 (Multi-Use Facilities), Section 16.80.310 (Accessory Dwelling Units and Junior Accessory Dwelling Units), Section 16.80.350 (Urban Agriculture), Section 16.80.360 (Utility Equipment), Section 16.80.375 (Wind Power Equipment), Section 16.80.400 (Supportive and Transitional Housing), d. Division 5, Chapter 16.112 (Administrative Exception), Chapter 16.164, Section

16.164.060 (Temporary Activity Permits Development Standards), Chapter 16.176, Section 16.176.020 (Waiver Review Authority), e. Division 6, Chapter 16.196 (Condominium Conversions), Chapter 16.212 (Urban Lot Splits), f. Division 7, Chapter 16.214 (Requests for Reasonable Accommodation Under the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act), Chapter 16.220, Section 16.220.105 (Demolition or Relocation of Historic Resources), and g. Division 8, Chapter 16.240 (Definitions/Glossary), and Chapter 16.250 (Use Classifications).

Legislation Text

Attachment A - Proposed Title 16 Amendments - Redline

Proposed Resolution

Exhibit 1 - Proposed Ordinance

Approved Resolution 2025-05-08-0502

PowerPoint Presentation

Around The Bench Memo

Around the Bench Memo #2

Commissioner Correspondence - Public Comment

The following people spoke to the item: Mary Elizabeth, Mark Forester

**Approve Motion 2025-05-08-0502** waive the reading of Commissioner Correspondence

**Moved by:** Jeff Sanguinetti, seconded by William Muetzenberg.

**Vote:** Motion carried 5-0

**Yes:** Gurnee Boparai, Terry Hull, William Muetzenberg, Yolanda Amen, and Jeff Sanguinetti.

**Abstain:** Derek Graves.

**Approve Resolution 2025-05-08-0502** recommending the City Council find no further environmental review is required for the proposed amendments to Title 16 (Development Code) under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and.

Adopt an Ordinance amending the following provisions of the Stockton Municipal Code (SMC) Title 16 (Development Code) excluding SMC 16.28 and with revisions to table 2-3 to reflect a 45 foot lot width as reflected in the around the bench memo:

- a. Division 1 (Purpose and Applicability of the Development Code),
- b. Division 2, Chapter 16.16, Section 16.16.020 (Zoning districts established), Chapter 16.20, Section 16.20.020 (Allowable land uses and permit requirements), Chapter 16.24 (Zoning District Development Standards), Chapter 16.28 (Overlay Zoning District Development Standards),
- c. Division 3, Chapter 16.32, Section 16.32.060 (Graffiti), Section 16.32.070 (Light

and Glare), Chapter 16.36 (General Development and Use Standards), Chapter 16.38 (Building Design Standards), Chapter 16.40 (Affordable Housing Incentive/Density Bonus Provisions), Chapter 16.48 (Fences, Hedges, and Walls), Chapter 16.52 (Infill Development Standards), Chapter 16.64, Section 16.64.040 (Number of Parking Spaces Required), Section 16.64.110 (Off-Street Loading Space Standards), Chapter 16.68 (Planned Development (Permit) Standards), Chapter 16.72 (Public Improvements), Chapter 16.80, Section 16.80.020 (Accessory Uses and Structures), Section 16.80.060 (Animal Regulations), Section 16.80.100 (Child care facilities), Section 16.80.120 (Condominium Conversions), Section 16.80.155 (Emergency Shelters), Section 16.80.210 (Mobilehome Parks and Subdivisions), Section 16.80.215 (Multi-Unit Residential), Section 16.80.220 (Multifamily Development), Section 16.80.225 (Co-Living Facilities), Section 16.80.230 (Multi-Use Facilities), Section 16.80.310 (Accessory Dwelling Units and Junior Accessory Dwelling Units), Section 16.80.350 (Urban Agriculture), Section 16.80.360 (Utility Equipment), Section 16.80.375 (Wind Power Equipment), Section 16.80.400 (Supportive and Transitional Housing),  
d. Division 5, Chapter 16.112 (Administrative Exception), Chapter 16.164, Section 16.164.060 (Temporary Activity Permits Development Standards), Chapter 16.176, Section 16.176.020 (Waiver Review Authority),  
e. Division 6, Chapter 16.196 (Condominium Conversions), Chapter 16.212 (Urban Lot Splits),  
f. Division 7, Chapter 16.214 (Requests for Reasonable Accommodation Under the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act), Chapter 16.220, Section 16.220.105 (Demolition or Relocation of Historic Resources), and  
g. Division 8, Chapter 16.240 (Definitions/Glossary), and Chapter 16.250 (Use Classifications).

With an amendment to exclude Chapter 16.28 (Overlay Zoning District Development Standards) and an amendment to Table 2-3 to reflect a 45 foot residential lot width as reflected in the around the bench memo.

**Moved by:** Terry Hull, seconded by William Muetzenberg.

**Vote:** Motion carried 6-0

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

## **6. NEW BUSINESS**

None

## **7. UNFINISHED BUSINESS**

Chair Sanguinetti - calls for service report; code development changes

## **8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**

None

## **9. COMMISSIONERS COMMENTS**

Commissioner Boparai - California Assembly bill 379, Martin Luther King corridor citations, Planning Commissioner status

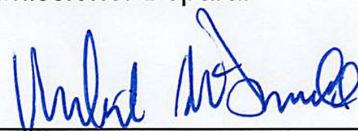
Vice Chair Muetzenberg - bicycle masterplan; pedestrian safety on March Lane, food truck energy sources

Commissioner Hull - item 5.1 approval

Commissioner Amen - thanked staff, food truck park, recognition for Commissioner Boparai

Chair Sanguinetti - recognition for Commissioner Boparai

**10. ADJOURNMENT - 7:36 PM**



Michael McDowell  
Assistant Director, Community Development  
Department