

**MINUTES
PLANNING COMMISSION
MEETING OF FEBRUARY 26, 2026**

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL - 5:31 PM

Roll Call

Present:

Terry Hull
Derek Graves
Yolanda Amen
Jeff Sanguinetti
Pandora Crowder
Jazmine Hernandez
Robert Oakes

2. PLEDGE TO FLAG

The Pledge of Allegiance was led by Commissioner Amen.

3. ADOPTION OF CONSENT CALENDAR

3.1 26-0059 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2025-10-09 PC Minutes

Attachment B - 2025-11-13 PC Minutes

Approve **Motion 2026-02-26-0301** approving for filing minutes of the October 9, 2025 and November 13, 2025 Planning Commission meetings.

Moved by: Jeff Sanguinetti, seconded by Pandora Crowder.

Vote: Motion carried 6-0

Yes: Terry Hull, Derek Graves, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, and Jazmine Hernandez .

Abstain: Robert Oakes.

4. PUBLIC COMMENT*

Mary Elizabeth - public noticing; National Sierra Club; disadvantaged communities

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-1308 A REQUEST FOR A COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND AN ADMINISTRATIVE USE PERMIT FOR A NON-STOREFRONT RETAIL (DELIVERY ONLY) BUSINESS AT 4895

**STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179-260-52)
(APPLICATION NO. P25-0184)**

Legislation Text

Attachment A - Evidence for positive findings

Attachment B - Cannabis Lottery Win Letter

Attachment C - Approved Retail Cannabis Locations

Attachment D - Location Map

Attachment E - General Plan Land Use Map

Attachment F - Zoning Map

Attachment G - Project Plans

Proposed Resolution

Exhibit 1

Around the Bench Memo

Note: The agenda item was removed by staff for a future meeting date.

6. NEW BUSINESS*

6.1 26-0209 APPOINTMENT TO FILL A VACANCY ON THE PLANNING COMMISSION AD HOC COMMITTEE FOR THE REVIEW OF THE PENDING DRAFT DEVELOPMENT CODE ORDINANCE

Legislation Text

The following person spoke to the item: Mary Elizabeth

Approve **Motion 2026-02-26-0601** appointing Commissioner Amen to fill the vacancy on the three-member ad hoc committee, to review the pending draft Development Code Ordinance (Stockton Municipal Code Title 16) for the purpose of streamlining and facilitating future discussion before the full Commission.

Moved by: Derek Graves, seconded by Robert Oakes.

Vote: Motion carried 7-0

Yes: Terry Hull, Derek Graves, Yolanda Amen, Jeff Sanguinetti, Pandora Crowder, Jazmine Hernandez , and Robert Oakes.

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 25-1399 INFORMATIONAL PRESENTATION ON THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS

Informational item only. No action taken.

Legislation Text

Attachment A - 2025 General Plan Annual Progress Report (APR).pdf

Attachment B - 2025 Housing Element Annual Progress Report (APR).pdf

PowerPoint Presentation

The following person spoke to the item: Mary Elizabeth

Document Filed - Mary Elizabeth

8.2 26-0210 PLANNING COMMISSION INFORMATIONAL PRESENTATION ON STOCKTON MUNICIPAL CODE SECTION 16.88.030 PUBLIC HEARING NOTICES

Informational item only. No action taken.

Legislation Text

The following person spoke to the item: Mary Elizabeth

8.3 26-0214 PLANNING COMMISSION INFORMATIONAL PRESENTATION ON ENVISION STOCKTON 2040 GENERAL PLAN ACTION CH-3.2B

Informational item only. No action taken.

Legislation Text

The following person(s) spoke to the item: Mary Elizabeth; Julie Dunning

Michael McDowell, Assistant Director, Community Development Department - planning commission academy; canceling March 12th meeting

9. COMMISSIONERS COMMENTS

Commissioner Amen - thanked commissioners; ad-hoc nomination; public notifications

Commissioner Crowder - thanked staff, commission; general plan; public notifications, Ask Stockton

Chair Hull - rotary read-in event; breast cancer awareness

10. ADJOURNMENT - 7:00 PM



Michael McDowell
Assistant Director, Community Development
Department