

**MINUTES  
PLANNING COMMISSION  
MEETING OF JANUARY 8, 2026**

---

Council Chamber - City Hall, 425 N. El Dorado Street, Stockton, California

---

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

Roll Call

Present:

Terry Hull

Derek Graves

Yolanda Amen

Jeff Sanguinetti

Pandora Crowder

Robert Oakes

Absent:

Jazmine Hernandez .

**2. PLEDGE TO FLAG**

The Pledge of Allegiance was led by Vice Chair Hull

**3. ADOPTION OF CONSENT CALENDAR**

**3.1 25-1330 REQUEST FOR A SECOND ONE-YEAR TIME EXTENSION FOR AN APPROVED TENTATIVE MAP AND PLANNED DEVELOPMENT PERMIT (P21-1171) AT 8601 THORNTON ROAD (APNS 080-320-06 AND 080-320-07) (APPLICATION NO. P25-0215)**

Legislation Text

Attachment A - Approved Resolution

Attachment B - Location Map and Aerial Photography

Attachment C - Approved Tentative Map

Attachment D - Time Extension Resolution

Attachment E - Applicant Request

Proposed Resolution

Exhibit 1 - Tentative Map

Approved Resolution 2026-01-08-0301

The following person spoke to the item: Mary Elizabeth

Approve **Resolution 2026-01-08-0301**

1. Finding that the Project is subject to compliance with the prior adopted Final Initial Study / Addendum to the previously certified 2040 General Plan Environmental

Impact Report (EIR) (SCH #2017052062)

2. Adopting a Resolution approving a second one-year time extension for the Davis Crossing Tentative Map and Planned Development Permit.

**Moved by:** Terry Hull, seconded by Jeff Sanguinetti.

**Vote:** Motion carried 6-0

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

**Absent:** Jazmine Hernandez .

#### 4. PUBLIC COMMENT

Mary Elizabeth - general plan map

#### 5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

##### 5.1 25-1239 REQUEST FOR A COMMISSION USE PERMIT AND DESIGN REVIEW TO ALLOW A FOOD TRUCK PARK/COMMISSARY CO-LOCATION AT 1064 WATERLOO ROAD (APN 141-050-39) (P25-0148)

Legislation Text

Attachment A - Vicinity Map

Attachment B - General Plan Map

Attachment C - Zoning Map

Proposed Resolution

Exhibit 1

Approved Resolution 2026-01-08-0501

PowerPoint Presentation

The following persons spoke to the item: Steve, Mary Elizabeth

#### Approve Resolution 2026-01-08-0501

1. Finding that the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332, In-Fill Development

2. Adopting a Resolution approving a Commission Use Permit and Design Review to Allow a Food Truck Park/Commissary Co-Location at 1064 Waterloo Road (APN 141-050-39), with an additional condition, condition 39, requiring compliance with City's Fog program as administered by Municipal Utilities Department.

**Moved by:** Jeff Sanguinetti, seconded by Robert Oakes.

**Vote:** Motion carried 6-0

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

**Absent:** Jazmine Hernandez .

**5.2 25-1300 AMENDMENT TO THE ARCH-AIRPORT SPERRY ROAD PRECISE ROAD PLAN TO ALLOW ACCESS FOR A FUELING STATION AND CONVENIENCE STORE (P25-0045)**

Legislation Text

Attachment A - Location Map and Aerial Photograph

Attachment B - Access Analysis

Attachment C - Arch-Airport Sperry Rd PRP

Proposed Resolution - Recommend Approval to City Council

Exhibit 1 - Precise Road Plan Amendment

Approved Resolution 2026-01-08-0502

PowerPoint Presentation

The following persons spoke to the item: Mary Elizabeth

Commissioner Correspondence - Public Comment

Approve **Resolution 2026-01-08-0502** forwarding a recommendation to the City Council to approve an amendment to the Arch-Airport Sperry Road Precise Road Plan, in accordance with Findings for Decision detailed herein, to a San Joaquin County approved fueling station and convenience store with an additional condition that requires the turning radius of the proposed driveway be analyzed with the proper radius to demonstrate that it meets all requirements with respect to truck and regular vehicle movement.

**Moved by:** Jeff Sanguinetti, seconded by Derek Graves.

**Vote:** Motion carried 5-1

**Yes:** Terry Hull, Derek Graves, Jeff Sanguinetti, Pandora Crowder, and Robert Oakes.

**No:** Yolanda Amen.

**Absent:** Jazmine Hernandez .

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

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

Stephanie Ocasio, Community Development Director - Accessory Dwelling Unit ordinance; New City Hall; Planning Commissioners Academy; Form 700s; public noticing notification system

**9. COMMISSIONERS COMMENTS**

Chair Sanguinetti - welcomed new commissioner; thanked staff

Commissioner Amen - Happy New Year; welcomed new commissioner

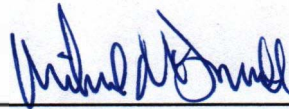
Commissioner Crowder - Happy New Year; welcomed new commissioner; thanked staff

Commissioner Oakes - collaboration; thanked staff

Vice Chair Hull - welcomed new commissioner

Commissioner Graves - welcomed new commissioner

**10. ADJOURNMENT - 7:11 PM**



---

Michael McDowell  
Assistant Director, Community Development  
Department