

**MINUTES
PLANNING COMMISSION
MEETING OF FEBRUARY 27, 2025**

425 N. El Dorado St. Stockton, CA

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

Armando Rodriguez - city clean up, community concerns

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-0192 CONTINUED - MITIGATED NEGATIVE DECLARATION, VESTING TENTATIVE MAP, PLANNED DEVELOPMENT, WAIVER, DESIGN REVIEW, AND HERITAGE TREE REMOVAL REQUESTS FOR A PROPOSED 93 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (AGAVE) AT 9473 WEST LANE (APN 084-060-10) (P23-0112)

Legislation Text

Attachment A - Location Map & Aerial Photo

Attachment B - Zoning Map

Attachment C - General Plan Land Use Map

Attachment D - Vesting Tentative Map & Planned Development Standards

Attachment E - Typical Landscape Exhibit

Attachment F - Open Space Exhibit

Attachment G - Architectural Plans, Elevations and Colors

Attachment H - Tree Inventory

Proposed Resolution - Recommending Adoption - Addendum to GP EIR

Exhibit 1 - Agave ISMND

Proposed Resolution - Recommending Approval - Tentative Parcel Map, Design Review, Heritage Tree Removal

Exhibit 1 - VTM & PD

Exhibit 2 - Architecture, Elevations and Colors

Exhibit 3 - Tree Inventory

PowerPoint Presentation

Approved Resolution 2025-02-27-0501-01

Approved Resolution 2025-02-27-0501-02

Around The Bench Memo

Note: A around the bench memo dated February 27, 2025 from Michael McDowell, Assistant Community Development Director, was distributed around the bench informing commissioners that the 5.1 resolution was revised to add four new proposed conditions to satisfy concerns regarding the WID easement.

Approve **Resolution 2025-02-27-0501-01** adopting a Mitigated Negative Declaration for the Agave Residential Development Project; and

Resolution 2025-02-27-0501-02 approving a Vesting Tentative Map, Planned Development, Waiver, Design Review, and Heritage Tree Removal, subject to conditions.

Moved by: Gurneel Boparai, seconded by Terry Hull.

Vote: Motion carried 6-0

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

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 25-0039 INFORMATIONAL PRESENTATION ON THE 2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS

Informational item only. No action taken.

Legislation Text

Attachment A - 2024 General Plan Annual Progress Report (APR)

Attachment B - 2024 Housing Element Annual Progress Report (APR)

PowerPoint Presentation

9. **COMMISSIONERS COMMENTS**

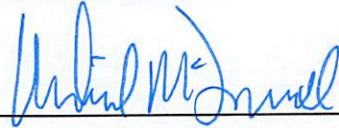
Commissioner Hull - communication with support staff; rotary read- in with Councilmember Blower

Vice Chair Muetzenberg - thanked staff and fellow commissioners; climate action plan

Commissioner Boparai - Religious concerns; Councilmember Villapudua

Chair Sanguinetti - support for Commissioner Boparai

10. **ADJOURNMENT - 6:48 PM**



Michael McDowell
Assistant Director, Community Development
Department