



**Jennifer Jolley**, Director

**Eric Merlo**, Assistant Director

**Tim Burns**, Code Enforcement Chief

**Corinne King**, Deputy Director of Planning

**Jeff Niemeyer**, Deputy Director of Building Inspection

**APPLICATION REFERRAL:  
Staff Review with Notice**

**Short Review Period:  
2-week response time**

Project Planner: Rajnee Johal Phone: (209) 468-8359 Fax: (209) 468-3163 Email: rjohal@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400382 (MS)**

**PROPERTY OWNER:** Vanzetti Properties, LP  
P.O. Box 2365  
Stockton, CA 95201

**APPLICANT:** Vanzetti Properties, LP  
242 E. Miner Avenue  
Stockton, CA 95202

**PROJECT DESCRIPTION:** A Minor Subdivision application to subdivide an existing 0.26-acre parcel into 2 parcels. Parcel 1 to contain 5,380 square feet. Parcel 2 to contain 5,623 square feet. This parcel is not under Williamson Act contract.

The Property is zoned R-L (Low Density Residential) and the General Plan designation is R/L (Low Density Residential).

**PROJECT LOCATION:** The project site is east of North Gilchrist Avenue, 205 feet north of East Waterloo Road, Stockton. (APN/Address: 119-210-33 / 1948 N. Gilchrist Ave., Stockton) (Supervisorial District: 1)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, and a Notice of Exemption will be filed if the project is approved.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department no later than March 26, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** March 12, 2025

- TO:**
- |                                     |  |                                    |
|-------------------------------------|--|------------------------------------|
| SJC Supervisor: District 1          | Stockton East Water District           | San Joaquin Council of Governments |
| SJC Assessor                        | CA Water Service Company               | Local Agency Formation Commission  |
| SJC Building Division / Plan Check  | City of Stockton _CDD Permit Center    | North Valley Yokuts Tribe          |
| SJC Environmental Health            | City of Stockton- Public Works         | United Auburn Indian Community     |
| SJC Fire Prevention Bureau          | Stockton Unified School District       | Precissi Flying Service            |
| SJC Mosquito Abatement              | CA Fish & Wildlife Region: 2           | Sierra Club                        |
| SJC Public Works                    | CA Native American Heritage Commission | California Valley Miwok Tribe      |
| SJC Sheriff Communications Director | Federal Emergency Management Agency    | California Tribal TANF Partnership |
| SJC Parks and Recreation            | US Fish & Wildlife                     | Buena Vista Rancheria              |
| East Stockton Rural Fire District   | Air Pollution Control District         | PG&E                               |