



**SPECIAL LOCATION:** San Joaquin County Administration Building  
44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California

**Thursday, September 1, 2022**  
**SPECIAL TIME: 6 P.M.**

**SPECIAL HEARING INFORMATION:**

The Board of Supervisors chambers will now be open to the public without restrictions. In addition, please note that public participation is still permitted remotely by email ([pcrecords@sjgov.org](mailto:pcrecords@sjgov.org)) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjgov.link/planning-commission> for the most current information regarding public participation.

All votes during the teleconference will be conducted by roll call vote.

The following alternatives are available to members of the public to watch these hearings and provide comments to the Planning Commission before and during the meeting:

**PARTICIPATE:**

Use Microsoft Teams via computer or mobile device at:

**<https://sjgov.link/planning-commission-hearing>**

Or by calling (209) 645-4071, Conference ID: 847 406 772#

**Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.**

**WATCH:**

Live stream the Planning Commission meetings at:

**[https://www.youtube.com/channel/UCw9ExATz2VnZibntMMA\\_Anw](https://www.youtube.com/channel/UCw9ExATz2VnZibntMMA_Anw)**

**Note: Comments made on YouTube are not considered part of the official record and will not be shared with the Planning Commission.**

**LISTEN:**

Members of the public may listen to the hearing by calling (209) 468-0750.

**Note: Please mute phone after calling in. This number does not allow for public participation.**

## **PUBLIC COMMENT:**

Public Comments, limited to 250 words or less, may be submitted by sending an email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org). **Emailed public comments are limited to 250 words or less.** If they are received before or during the hearing they will be read into the record. Emailed comments regarding a specific agenda item should include the application number in the subject line. Emailed comments received prior to the close of the public hearing will be included in the official record on file with the Planning Commission. **Comments made on YouTube are not considered part of the official record and will not be provided to the Planning Commission.** If you need disability-related modification or accommodation in order to participate in this hearing, please contact the Community Development Department at (209) 468-3121 at least 48 hours prior to the start of the meeting.

## **PUBLIC HEARING PROCEDURES**

The following is a brief explanation of Planning Commission hearings. For hearings with large agendas, or if an item is particularly controversial, the time limits noted below may be applied by the Chair:

- Staff report and recommendation are presented.
- Applicant may provide oral (limited to 20 minutes) or written testimony.
- Other project proponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org) (limited to 250 words). Emailed comments received in support of the project will be read into the record.
- Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org) (limited to 250 words). Emailed comments received in opposition of the project will be read into the record.
- Applicant may provide a rebuttal (limited to 10 minutes).
- Time limits do not apply to responses to questions from Planning Commissioners or staff.
- Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.

- **Flag Salute**

- **Roll Call**

- **Action on Requests for Continuances or Withdrawals (if needed)**

- **Explanation of Hearing Procedures**

- **The Public is welcome to address the Planning Commission on items of interest to the public that are NOT listed on the Agenda. Comments to the Commission are limited to a maximum of 5 minutes or 250 words for comments provided via email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org).**

- **Action Item:**

- **Consent Agenda (Item No. 1 & 2):** Items calendared for consent will be approved in one motion without a public hearing unless a member of the Planning Commission or the audience requests that the item be removed from the consent calendar and heard separately.

- CONSENT**
- 1. USE PERMIT NO. PA-2100242 OF ROBERT EDELMAN (C/O LUKE BOLINGER)** to expand an existing boat storage facility at an existing marina. (Use Type: Recreation – Marina) Project includes the construction of 2 metal buildings totaling 37,086 square-feet. The project site is located east of Whiskey Slough Rd.; 2,400 feet west of Holt Rd., Stockton. (Supervisorial District: 3)

**Environmental Determination:** A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

- CONSENT 2. DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2200174 OF SAN JOAQUIN COUNTY** to amend 6 sections of the Development Title related to planning application expiration dates. The amendment would extend the approval period for newly approved planning applications from 18 months to 3 years, and also extend the approval period for time extension requests for planning applications from 1 year to 2 years. The Development Title Sections to be amended include: 9-210.10, 9-215.14, 9-220.13, 9-851.7, 9-881.4 (c), and 9-884.4. The project also includes requests for an automatic 2-year time extension for all project in approved status at the time of adoption of the changes, and an automatic extension from 18 months to 3 years for all projects approved after the adoption of the changes, but prior to the effective date.

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be recorded if the project is approved.

- 3. GENERAL PLAN AMENDMENT NO. PA-2200178, MASTER PLAN AMENDMENT NO. PA-2100117 (MP), SPECIFIC PLAN III AMENDMENT NO. PA-2100118 (SP), ZONING RECLASSIFICATION NO. 2200179, SITE APPROVAL NO. PA-2200047 OF GKG MOUNTAIN HOUSE INVESTORS, LLC, PINDERJIT SANDHU, SAINAM SINGH SANDHU, MANJEET K. SANDHU, KARNAIL S. SANDHU, RANBIR K. SANDHU, IQBAL SANDHU, AND INDERJIT (C/O GKG [GRUPE INVESTMENT COMPANY] AND MIKE SANDHU).** The proposed project is part of a multi stepped process initiated in late 2020 by Mike Sandhu. The proposed amendments are intended to accommodate the following land use and zoning changes in the project site:

- **Conversion of 32.9 acres of Industrial Property along I-205 to 16.9 acres of High-Density Residential and 16.0 acres of Mixed-Use (APNs 209-060-62 and 209-060-61, respectively):** Conversion of a portion of I/L designated and I-P zoned property along I-205 to R/H (High-Density Residential) and M-X (Mixed Use) land use designations and R-H (High Density Residential) and M-X (Mixed Use) zoning districts.

The buildout potential associated with the Mountain House Specific Plan III Proposed Land Use Changes are summarized below:

**Proposed Change:** Conversion of a Portion of Industrial property along I-205 to high density residential and mixed-use.

**Previous Buildout Potential:** 502,000 square-feet of light industrial.

**Proposed Buildout Potential:** 16 acres mixed use – 105,000 square-feet commercial and 64 residential units; 16.92 acres of high-density residential – 338 units.

The project site is located within the Specific Plan III Planning area for Mountain House. (Supervisory District: 5)

**Environmental Determination:** An Addendum to the 2005 EIR prepared for the College Park at Mountain House Specific Plan III (SCH No. 2003102074) has been prepared and is proposed for adoption.

- **Other Business:**
- **Planning Commissioner's Comments**

- **Director's Report (Scheduling of Future Hearings – as needed)**
- **Adjournment**

James Grunsky, Chair

\* \* \*

Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on September 12, 2022, at 5:00 p.m., and the appeal fee is \$799.00.