



PLANNING COMMISSION MINUTES OF AUGUST 3, 2023

The San Joaquin County Planning Commission met in regular session on August 3, 2023 at 6 p.m., in the San Joaquin County Administration Building, 44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California.

The meeting was called to order by James Grunsky, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

James Grunsky, Chair  
Sheri Midgley, Vice-Chair  
Chris Meehleis

County Staff

Zoey Merrill, County Counsel

Chris Heylin, Department of Public Works

Steven Shih, Environmental Health Department  
Frank Girardi, Environmental Health Department

Community Development Department Staff

Jennifer Jolley, Director  
Tim Burns, Code Enforcement Chief  
Corinne King, Deputy Director of Planning  
Megan Aguirre, Principal Planner  
Sol Jobrack, Associate Planner  
John B. Anderson, Contact Planner  
Allen Asio, Office Assistant Specialist  
Laura Sauers, Office Assistant Specialist

(absent)

Donald Ruhstaller  
Jass Sangha

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APPROVAL OF PREVIOUS MEETING MINUTES:

1. Minutes from 10/6/2022, 11/3/2022, 2/2/2023, and 3/2/2023.

MOTION:

It was moved, seconded (Midgley / Meehleis), and passed by a vote (3-0) to:

1. Approve and accept the minutes.

VOTE:

AYES: Chris Meehleis, Sheri Midgley, James Grunsky

NOES:

ABSENT: Donald Ruhstaller, Jass Sangha

ACTION ON REQUESTS FOR CONTINUANCES OR WITHDRAWALS:

Request for continuance by the applicant for Item # 1 to the September 7, 2023, Planning Commission hearing or when there is a full Commission.

MOTION:

It was moved, seconded (Midgley / Meehleis), and passed by a vote (3-0) to:

1. Continue Item #1 to the September 7, 2023, Planning Commission hearing or when there is a full Commission.

VOTE:

AYES: Sheri Midgley, Chris Meehleis, James Grunsky

NOES:

ABSENT: Donald Ruhstaller, Jass Sangha

ACTION ITEMS:

1. **REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED SITE APPROVAL NO. PA-0900037 OF STONUM VINEYARDS (C/O KATHLEEN STONUM)** to establish 36 annual winery events at an approved Small Winery within 3 defined event areas (Event Areas A, B, and C) to include the following proposed events:

- 12 Marketing Events with a maximum of 150 attendees
- 10 Small-scale Accessory Winery Events with a maximum of 80 attendees
- 10 Large-scale Accessory Winery Events with a maximum of 80 attendees, and
- 4 Wine Release Events with a maximum of 150 attendees.

The applicant is proposing amplified sound at all Marketing Events, Large-scale Accessory Events, and Wine Release Events within Event Areas A and B. No outdoor amplified sound is proposed or permitted for Small-scale Winery Events, or within Event Area C. No new construction is proposed with this application. The project site is on the eastside of N. Alpine Rd., 670 feet north of E. Realty Rd., Lodi. (Supervisory District: 4)

**Continued to the September 7, 2023, Planning Commission hearing.**

2. **DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2200219 OF SAN JOAQUIN COUNTY** is a staff-initiated proposal to modify the San Joaquin County Development Title to be consistent with new State law and the County-wide Development Title related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Specifically, the Text Amendment would repeal Chapter 9-830M, Accessory Dwelling Units in its entirety and substitute it with a new Chapter 9-830M to be consistent with new State law and the County-wide Development Title. The project site is Countywide (Supervisorial District: Countywide) **\*CONSENT\***
3. **DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2300112 OF SAN JOAQUIN COUNTY** to update tables and text within Series 200, 300, 400, 500, 800, and 900 pertaining to building setbacks, allowed uses, applications, exempt government signs, Code Enforcement appeal processing, and various other typos, errors, and omissions. The project site is Countywide (Supervisorial District: Countywide) **\*CONSENT\***

MOTION:

It was moved, seconded (Midgley / Meehleis), and passed by a vote (3-0) to:

1. Approve action items #2 and #3 on consent, with the recommendations in their respective Staff Reports.

VOTE:

AYES: Chris Meehleis, Sheri Midgley, James Grunsky

NOES:

ABSENT: Donald Ruhstaller, Jass Sangha

The meeting adjourned at 6:07 P.M.

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James Grunsky, Chair

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Jennifer Jolley, Secretary