



REVISED: Correction to Supervisorial District for project location of Item 1.

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

Thursday, April 21, 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) 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://sjlink.org/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/UCw9ExATz2VnZjbntMMA_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. **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 (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 (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.**
 - **Action Item:**
 - **Consent Agenda (Item No. 3):** 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.
 - 1. **APPEAL OF STAFF'S DENIAL OF SITE APPROVAL NO. PA-2000214 OF KAMPS PROPERTY MANAGEMENT, LLC (C/O NEW CINGULAR WIRELESS)** for an unmanned, freestanding, 134-foot high, wireless telecommunications pole with associated equipment including a backup generator, located within a 1,600-square-foot lease space. Access to the site will be from S. Murphy Road. The project site is located on the southeast corner of

S. Murphy Rd., and E. Colony Rd., Escalon (**Supervisorial District: 5**)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15303, Class 3. A Notice of Exemption will be recorded if the appeal is granted and the project is approved.

2. **USE PERMIT NO. PA-2100039 OF JOHN JR. & MARY LYNNE FRANZIA TRUST (C/O LATITUDE 37 PARTNERS, LLC)** to convert a small winery to a large winery with additional events; to expand a produce stand into a large agricultural store; and to add food preparation and manufacturing; in 2 phases over 5 years. The small winery, which was originally approved with Site Approval No. PA-1900083, is currently under construction. (Use Type: Wineries and Wine Cellars - Winery, Large; Agricultural Processing – Preparation Services and Food Manufacturing; Produce Sales - Agricultural Store, Large) The project site is located on the north side of State Route 120, 797 feet west of Van Allen Rd., east of Escalon. (Supervisorial District: 4)

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

CONSENT

3. **HOUSING ELEMENT ANNUAL PROGRESS REPORT.** This is a review of the San Joaquin County General Plan Housing Element Annual Progress Report for calendar year 2021. The purpose of the annual report is to provide the progress of the Housing Element's implementation status toward meeting the County's share of the Regional Housing Needs Allocation as required by the California Department of Housing and Community Development.
4. **RELOCATION OF PLANNING COMMISSION VENUE.** Presentation of the \$110,000 cost breakdown to relocate Planning Commission meetings from the Board of Supervisors chambers to the Agricultural Center, and Vote to forward the request to the Board of Supervisors.

- **Other Business:**
- **Planning Commissioner's Comments**
- **Director's Report (Scheduling of Future Hearings – as needed)**
- **Adjournment**

Randy Hamilton, Chair

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David Kwong, Secretary

The appeal period for this agenda expires on May 02, 2022, at 5:00 p.m., and the appeal fee is \$768.00.