



PLANNING COMMISSION MINUTES OF APRIL 21, 2022

The San Joaquin County Planning Commission met in regular session on April 21, 2022 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 Randy Hamilton, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

Randy Hamilton, Chair

James Grunsky, Vice-Chair

Sheri Midgley

Donald Ruhstaller

Jass Sangha

County Staff

Zoey Merrill, County Counsel

Chris Heylin, Department of Public Works

Steven Shih, Environmental Health Department

Community Development Department Staff

David Kwong, Director

Jennifer Jolley, Deputy Director of Planning

Stephanie Stowers, Senior Planner

Alisa Goulart, Associate Planner

Allen Asio, Office Assistant Specialist

Domenique Martorella, Office Assistant Specialist

(absent)

ACTION ITEMS:

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 (Supervisory District: 4)

STEPHANIE STOWERS, SENIOR PLANNER, introduced the staff report into the record.

No comments were made by the public on the item.

MOTION:

It was moved, seconded (Grunsky / Ruhstaller), and passed by a vote (5 to 0) to:

1. Deny the appeal and uphold Staff's denial of Site Approval No. PA-2000214.

VOTE:

AYES: Sheri Midgley, Jass Sangha, Donald Ruhstaller, James Grunsky, Randy Hamilton

NOES:

ABSENT:

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. (Supervisory District: 4)

ALISA GOULART, ASSOCIATE PLANNER, introduced the staff report into the record.

No comments were made by the public on the item.

MOTION:

It was moved, seconded (Grunsky / Ruhstaller), and passed by a vote (4 to 1) to:

1. Adopt the Mitigated Negative Declaration,
2. Adopt the Mitigation Monitoring and Reporting Plan,
3. Adopt the Findings for Use Permit, and
4. Approve Use Permit No. PA-2100039 with the Conditions of Approval contained within the staff report.

VOTE:

AYES: James Grunsky, Sheri Midgley, Donald Ruhstaller, Jass Sangha

NOES: Randy Hamilton

ABSENT:

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.

MOTION:

It was moved, seconded (Ruhstaller / Grunsky), and passed by a vote (5 to 0) to:

1. Accept the report and forward it to the Board of Supervisors with a recommendation that they accept the General Plan Housing Element Annual Progress Report for calendar year 2021.

VOTE:

AYES: Sheri Midgley, Donald Ruhstaller, Sheri Midgley, James Grunsky, Randy Hamilton

NOES:

ABSENT:

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.

GREG MOORE, INFORMATION SYSTEMS ANALYST V, introduced the proposal into record.

No comments were made by the public on the item.

MOTION:

It was moved, seconded (Grunsky / Sangha), and passed by a vote (3 to 2) to:

1. Accept the relocation proposal and forward it on to the Board of Supervisors for review.

VOTE:

AYES: James Grunsky, Jass Sangha, Randy Hamilton,
NOES: Sheri Midgley, Donald Ruhstaller
ABSENT:

The meeting adjourned at 7:37 P.M.

Randy Hamilton

David Kwong, Secretary