



PLANNING COMMISSION MINUTES OF SEPTEMBER 1, 2022

The San Joaquin County Planning Commission met in regular session on September 1, 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 James Grunsky, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

James Grunsky, Chair

Sheri Midgley, Vice-Chair

Donald Ruhstaller

Jass Sangha

Randy Hamilton

County Staff

Zoey Merrill, County Counsel

Chris Heylin, Department of Public Works

Steven Shih, Environmental Health Department

Cesar Ruvalcaba, Environmental Health Department

Community Development Department Staff

Jennifer Jolley, Interim Director

Corinne King, Principal Planner

Megan Aguirre, Senior Planner

Allen Asio, Office Assistant Specialist

Domenique Martorella, Office Assistant Specialist

(absent)

ACTION ITEMS:

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) ***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. ***CONSENT***

MOTION:

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

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

VOTE:

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

NOES:

ABSENT:

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-220047 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)

CORINNE KING, PRINCIPAL PLANNER, introduced the staff report into the record.

PUBLIC HEARING OPENED:

PROPOSERS:

Mike Hakeem, attorney representing the Applicant, stated that Specific Plan III was approved by the Board of Supervisors in 2005 to implement the goals and objectives of the Master Plan for the College Park Development Area. An approval would accommodate additional housing opportunities that do not exist within the Specific Plan III area. The proposed amendments would create a new sub-planning area; provide opportunities for high-density residential, future employment centers, and future transit option; and provide a noise barrier to the I-205 corridor. The demand for industrial logistics warehouse development is now focused more on I-205 and within the city of Tracy. Given this shift in the demand of the warehouse product and the characteristics of the parcels, the site in question is no longer suitable and should not continue as industrial. The proposed land use amendments would create a new transit-oriented development by clustering mixed-use and high-density housing with a transit hub in direct physical proximity. The proposed land use changes would also eliminate the conflict that currently exists with the industrial land and would provide more complementary land uses with the neighboring single-family residences and the adjacent Delta College campus. The proposed land use changes would provide a needed and less costly alternative housing type and would also be within walking distance to the campus for faculty, staff, and students. He requested that the Planning Commissioners forward the recommendations to the Board of Supervisors.

OPPOSERS:

None.

REBUTTAL:

None.

PUBLIC HEARING CLOSED.

MOTION:

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

1. Forward a recommendation to the Board of Supervisors to approve the proposed Addendum to the College Park EIR, dated August 2022
2. Forward a recommendation to the Board of Supervisors to approve the General Plan Amendment No. PA-2200178 with the "Basis for a General Plan Amendment" included as attachment F in the staff report.
3. Forward a recommendation to the Board of Supervisors to approve the Mountain House Master Plan Amendment No. PA-2100117 with the "Basis for Master Plan Amendment" and Specific Plan III Amendment included as attachment G in the staff report.
4. Forward a recommendation to the Board of Supervisors to approve the Mountain House Specific Plan III Amendment No. PA-2100118 with the "Basis for Specific Plan Amendment" included as attachment H in the staff report.
5. Forward a recommendation to the Board of Supervisors to approve the Rezone Reclassification No. PA-2200179 for the effected properties based on the ability to make the required "Basis for Zone Reclassification" included as attachment I in the staff report.
6. Forward a recommendation to the Board of Supervisors to approve the Site Approval No. PA-2200047, subject to the attached conditions of approval, included as attachment M in the staff report, and the updated Findings included as attachment N in the Notes for this Evening.

VOTE:

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

NOES:

ABSENT:

The meeting adjourned at 6:21 P.M.

James Grunsky, Chair

Jennifer Jolley, Secretary