



PLANNING COMMISSION MINUTES OF MAY 18, 2023

The San Joaquin County Planning Commission met in regular session on May 18, 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  
Donald Ruhstaller  
Chris Meehleis  
Jass Sangha

County Staff

Zoey Merrill, County Counsel

Chris Heylin, Department of Public Works

Cesar Ruvalcaba, Environmental Health Department  
Frank Girardi, Environmental Health Department

Community Development Department Staff

Jennifer Jolley, Director  
Tim Burns, Code Enforcement Chief  
Megan Aguirre, Principal Planner  
Giuseppe Sanfilippo, Associate Planner  
Allen Asio, Office Assistant Specialist  
Toby Morelli, Administrative Assistant

(absent)

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ACTION ITEMS:

**1. GENERAL PLAN MAP AMENDMENT NO. PA-2200030, ZONE RECLASSIFICATION NO. PA-2200031, AND ZONING COMPLIANCE REVIEW NO. PA-2300026 OF GURPREET S. & GAGANDEEP K. JUDGE**

The project includes 3 applications:

- General Plan Map Amendment No. PA-2200030 to change the General Plan designation of a 5.0-acre parcel from A/L (Limited Agriculture) to A/I (Agricultural Industrial).
- Zone Reclassification No. PA-2200031 to change the zoning of the same 5.0-acre parcel from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agricultural Industrial).
- Zoning Compliance Review for truck parking for a maximum of 20 combined trucks and trailers, and a maximum of 1,000 square feet of office space.

The project site is located on the northwest corner of E. Eight Mile Rd. and N. Micke Grove Rd., north of Stockton. (Supervisorial District: 4)

**GIUSEPPE SANFILIPPO, ASSOCIATE PLANNER, introduced the staff report into the record.**

PUBLIC HEARING OPENED.

PROPONENTS:

Mike Hakeem, attorney on behalf of the applicant, stated that his client is in complete compliance and that there are no trucks or trailers on site. He addressed the issues raised by neighbors which included traffic, access, noise, and lighting.

Commissioner Grunsky asked if a masonry wall would provide more soundproofing than solid fencing.

Commissioner Meehleis asked if the operation would consist of only truck parking and not a truck repair shop.

Mr. Hakeem replied that the statement was correct.

Director Jolley clarified that the applicant could repair their own trucks. They cannot be a repair operation for other people's trucks.

OPPONENTS:

Jacqueline Quam and John Sergis, residents, stated their concerns about the project location, traffic, noise, flooding and water drainage, destruction of fairy shrimp pools, and lack of confidence in Code Enforcement.

REBUTTAL:

Mr. Hakeem explained that the existing building will be utilized as an office. The applicant is willing to provide an afterhours phone number in the case of refrigerators running after 9 p.m. Drainage will be addressed through the Conditions of Approval, where a retention pond is the proposed option. He clarified the number of trucks to be 10 tractors and 10 trailers.

PUBLIC HEARING CLOSED.

Commissioner Grunsky asked what the Code Enforcement process would look like.

Director Jolley stated that Code Enforcement has the tools, which were not previously implemented, with the ability to fine, revoke permits, and a number of other ways to hold people accountable.

Ms. Merrill added that it begins with a citation and can escalate to modification or revocation. When Code Enforcement has determined that they have done everything that they could at the staff level, they will refer the case to either the District Attorney or County Counsel.

Commissioner Ruhstaller commended the applicant for willing to work with neighbors. He requested the solid fencing be upgraded to masonry walls.

Commissioner Sangha agreed with Commissioner Ruhstaller and said that the applicant was able to address the reasons for which the project was denied last December.

MOTION:

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

1. Forward the Findings for General Plan Map Amendment No PA-2200030 to the Board of Supervisors (Attachment E);
2. Forward General Plan Map Amendment No. PA-2200030 to the Board of Supervisors with a recommendation to approve (Attachment E; Findings);
3. Forward the Findings for Zone Reclassification No. PA-2200031 to the Board of Supervisors (Attachment E);
4. Forward Zone Reclassification No. PA-2200031 to the Board of Supervisors with a recommendation to approve (Attachment E; Findings);
5. Forward Zoning Compliance Review No. PA-2300026 to the Board of Supervisors with a recommendation of approval with the attached recommended Ordinance Requirements (Attachment F; Ordinance Requirements), including revised Ordinance Requirement number 1.i.2.
6. Report back 6 months after the completion of improvements for the project.

VOTE:

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

NOES:

ABSENT:

OTHER ITEMS:

- Code Enforcement presentation by Tim Burns, Code Enforcement Chief

The meeting adjourned at 7:17 P.M.

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James Grunsky, Chair

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Jennifer Jolley, Secretary