

SAN JOAQUIN COUNTY PLANNING COMMISSION AGENDA

Auditorium 1-3
San Joaquin County – Robert J. Cabral Agricultural Center
2101 East Earhart Avenue, Stockton, CA 95206

THURSDAY, JULY 5, 2018
6:30 P.M.

- **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.**
- **Action Item:**
 - **Consent Agenda (Item No. 1, 2 & 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.

- CONSENT** **1. SITE APPROVAL APPLICATION NO. PA-1700196 OF DANIEL & CASSANDRA DURST (C/O JOHN VIERRA)** to expand an existing small winery in two (2) phases over five (5) years. Phase 1 to include the construction of a 6,272 square foot winery multi-purpose building including a 3,200 square foot production and marketing event area, a 1,024 square foot case storage room, and a 2,048 square foot storage mezzanine; and an outdoor crush pad and tank storage area. Phase 2, to be completed within five (5) years, to include the construction a 2,500 square foot multi-purpose winery building to including an 800 square foot commercial kitchen, a 500 square foot restroom, and a 1,200 square foot marketing event area. This application also proposes to increase the number of attendees at marketing events from 100 to 150 people. The small winery was previously approved for twenty-four (24) marketing events per year, with both indoor and outdoor amplified sound. The project site is located on the north side of Acampo Road, 1,375 feet east of Buck Road, Acampo (Supervisory District: 4). **(This project was continued from the June 7, 2017 Planning Commission Meeting).**

Environmental Determination: An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Negative Declaration has been prepared for the project.

- CONSENT** **2. REVISIONS OF APPROVED ACTIONS APPLICATION NO. PA-0600207 OF PASTOR OF ST. BERNARD CHURCH CORP. (C/O MIKE SOUZA)** to revise Condition of Approval 1.b. to extend the phasing period by an additional eight (8) years for a previously approved religious assembly with a K-8 school, multi-purpose buildings, and parish offices. The project site is located on the southwest corner of West Valpico Road and South Corral Hollow Road, Tracy (Supervisory District: 5). **(This project was continued from the June 7, 2017 Planning Commission Meeting).**

Environmental Determination: An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Negative Declaration has been prepared for the project.

CONSENT

- 3. USE PERMIT APPLICATION NO. PA-1800094 OF ROMERO YACOUB** to expand an existing pallet sales and repair operation onto an adjacent parcel for an outdoor storage yard. The combined area will be 1.71 acres. The project site is located on the north side of Clark Drive, 220 feet east of State Route 99 East Frontage Road (Supervisory District: 1).

Environmental Determination: An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Negative Declaration has been prepared for the project.

- 4. ZONE RECLASSIFICATION APPLICATION NO. PA-1800078 OF ROBERT BOWEN (C/O LISA JENNINGS)** to amend the zoning of a 13.09 acre parcel from AG-40 (General Agriculture, 40-acre minimum) to R-R (Rural Residential). The General Plan designation of the parcel is R/R (Rural Residential) and Resource Conservation (OS/RC). The project site is located on the west side of North Cherokee Lane, 790 feet south of East Liberty Road, Galt (Supervisory District: 4).

Environmental Determination: An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Negative Declaration has been prepared for the project.

- 5. SITE APPROVAL APPLICATION NO. PA-1700012 OF ANTONIO PACHECO (C/O TIM RASNAKE)** for a 9,100 square foot retail store to include landscaping, parking and lighting. Store merchandise categories are consumables, seasonal merchandise, home products, and apparel. The project site is located on the north side of East State Route 26, 250 feet east of North Market Street, Linden (Supervisory District: 4). **(This project was continued from the June 7, 2017 Planning Commission Meeting).**

Environmental Determination: An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Mitigated Negative Declaration has been prepared for the project.

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

NOTE: If you need disability-related modification or accommodation in order to participate in this meeting, please contact the Clerk of the Planning Commission at (209) 468-2218 at least 48 hours prior to the start of the meeting (Government Code Section 54954.2[a]). Materials related to an item on this agenda submitted to the Planning Commission after distribution of the packet are available for public inspection at the Community Development Department at 1810 E. Hazelton Avenue during normal business hours.

KITTY WALKER, Chair

KERRY SULLIVAN, Secretary

The appeal period for this agenda expires on July 16, 2018, at 5:00 p.m., and the appeal fee is \$648.00.