

SAN JOAQUIN COUNTY PLANNING COMMISSION AGENDA

Public Health/Planning Auditorium
San Joaquin County Department of Public Health Services
1601 East Hazelton Avenue, Stockton, California

THURSDAY, OCTOBER 18, 2018
6:30 P.M.

- **Flag Salute**
- **Roll Call**
- **Minutes From Meeting of September 20, 2018**
- **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 (Items No. 1 and 2):** 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. USE PERMIT APPLICATION NO. PA-1800106 (UP) OF PROGRESSIVE COMMUNITY CHURCH (C/O WMB ARCHITECTS) to expand an existing regional religious assembly facility in two (2) phases over five (5) years. Phase 1 includes the construction of a 12,000 square foot multipurpose building. Phase 2, to be completed within five (5) years, includes the conversion of an existing 5,055 square foot residence into an administrative building and the utilization of an existing 672 square foot storage building. The religious assembly has a maximum seating capacity of 1,200 and no increase in maximum seating capacity is proposed with this application. (Use Type: Religious Assembly – Regional) The project site is located on the east side of B Street, 250 feet south of Thirteenth Street, Stockton. (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.

CONSENT 2. MAJOR SUBDIVISION APPLICATION NO. PA-1800118 (SU) OF SHEA MOUNTAIN HOUSE, LLC (C/O SHEA MOUNTAIN HOUSE, LLC) for the development of a 10.6-acre R-MH parcel (Parcel 'E' of Neighborhood C) for 131 residential lots which would range in size from 2,035 square feet to 3,667 square feet. The project site is located on west of, and adjacent to, Central Parkway, and is bounded on the north, east, and south by Ramsey Drive, Bancroft Way, and Phelps Drive (Supervisory District: 5).

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.

3. DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1800249 (TA) OF SAN JOAQUIN COUNTY to add new definitions, use types and land use development

regulations for Commercial Cannabis operations in San Joaquin County. The proposed Commercial Cannabis Chapter 9-1090 includes various types of Commercial Cannabis operations including Cultivation, Manufacturing, Distribution, Retail Sales and Laboratory Testing. (Supervisory District: ALL).

Environmental Determination: A Notice of Exemption is being proposed for adoption.

- **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 October 29, 2018, at 5:00 p.m., and the appeal fee is \$648.00.