

# 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, February 7, 2019  
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:**
  1. **ONE-YEAR TIME EXTENSION REQUEST FOR A PREVIOUSLY APPROVED USE PERMIT APPLICATION NO. PA-1600194 OF RIGOBERTO GAMA (C/O DILLON & MURPHY)** for a truck parking facility to be built in two (2) phases over five (5) years. Phase 1 consists of the construction of a 1,400 square foot office and parking for sixty-three (63) trucks with double trailers. Phase 2 consists of the construction of a 7,000 square foot shop and the construction of a 4,000 square foot office addition. The project site is located on the southeast corner of State Route 99 West Frontage Road and East Peltier Road, Acampo. (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.
  2. **MAJOR SUBDIVISION APPLICATION NO. PA-1800152 AND MOUNTAIN HOUSE DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1800153 OF SHEA MOUNTAIN HOUSE LLC (C/O CARLSON, BARBEE, & GIBSON)** The Major Subdivision application is to subdivide an 11.4-acre R-MH parcel that would be divided into 137 residential lots that would range in size from 2,000 square feet to 3,876 square feet. The Text Amendment application would amend Section 9-310.5M(a)(6), to read as follows, "For single family homes with common automobile or pedestrian access in the R-MH zone, the rear setback for lots backing onto a public street may be reduced to five (5) feet, provided that minimum building separations as specified in Table 9-310.3M are maintained". The project site location is bounded by Andalusia Way and a 3.8-acre private lot on the west, De Anza Boulevard on the south, Central Parkway on the east, and Byron Road on the north, Neighborhood "H". (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 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

\* \* \*

ERIC MERLO, Secretary

The appeal period for this agenda expires on February 17, 2019, at 5:00 p.m., and the appeal fee is \$648.00.