



**PUBLIC HEARING  
AGENDA**

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

**Thursday, August 15, 2019  
6:30 p.m.**

- **Flag Salute**
- **Roll Call**
- **Minutes From Meetings of 11/01/2018 and 07/18/2019**
- **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):** 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 NO. PA-1900030 OF KEITH & DENISE POWELL (C/O QUARTAROLI & ASSOCIATES)** to expand an existing 34,035 square foot crane rental facility to include the construction of a 14,400 square foot equipment storage building with an 8,000 square foot roof overhang. (Use Type: Equipment Sales & Repair - Heavy Equipment, Sales) The project site is located on the east side of Comconex Road, 300 feet north of State Route 120, east of Manteca (Supervisorial District: 3).

*(This item is continued from the May 2, 2019, Planning Commission Hearing)*

**Environmental Determination:** A Negative Declaration for this project has been prepared and is proposed for adoption.

2. **VARIANCE NO. PA-1900044 OF PANELLA TRUST (C/O MIKE HAKEEM)** to reduce the minimum required front yard setback for a ten (10) foot tall solid fence in the AG-40 (General Agriculture, 40-acre minimum) zone from the required thirty (30) feet to one and a half (1.5) feet from the front property line. The project site is located on the northeast corner of North Davis Road and West Peltier Road, Lodi (Supervisorial District: 4).

**Environmental Determination:** A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

3. **MODIFICATION PROCEEDINGS NO. PA-1900102 OF AMARBIR & BALWINDER SINGH (C/O SAN JOAQUIN COUNTY)** to modify the Conditions of Approval of Site

Approval No. PA-1600172 for the parking of one (1) truck and two (2) trailers on a parcel. The project site is located on the north side of Northland Road, 2,500 feet east of South Castle Street, Manteca (Supervisorial District: 3).

**Environmental Determination:** This project is exempt from CEQA pursuant to section 15061(b)(3). A Notice of Exemption will be recorded if the project is approved.

- **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.**

Randy Hamilton, Chair

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Zayante (Zoey) P. Merrill, Secretary

The appeal period for this agenda expires on August 25, 2019, at 5:00 p.m., and the appeal fee is \$648.00.