



SPECIAL PUBLIC HEARING AGENDA

SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California
(All items will be heard telephonically-members of the public are not permitted at this location)

Thursday, May 7, 2020
SPECIAL TIME: 1:30 p.m.

SPECIAL MEETING INFORMATION:

Effective immediately, and while social distancing measures are imposed, Board of Supervisors Chambers will be closed to the public during the San Joaquin County Planning Commission meetings. All votes during the teleconference will be conducted by roll call vote.

The following alternatives are available to members of the public to watch these meetings and provide comments to the Planning Commission before and during the meeting:

WATCH:

Live stream the Planning Commission meetings at:

<http://sanjoaquincountyca.iqm2.com/Citizens/default.aspx>

OR

https://www.youtube.com/channel/UCw9ExATz2VnZjbntMMA_Anw

Note: Comments made on YouTube are not considered part of the official record and will not be shared with the Planning Commission.

LISTEN:

Members of the public may listen to the meeting by calling (209) 468-0750 (please mute phone after call in).

Note: This number does not allow for public participation.

PUBLIC COMMENT:

Public Comments, limited to 250 words or less, may be submitted by sending an email to pcrecords@sjgov.org. Please, no personal attacks. Public comments received before and during the hearing will be read into the record and must be submitted via email to pcrecords@sjgov.org. Emailed comments regarding a specific agendized item should include the application number in the subject line. Emailed comments received prior to the close of the public hearing will be included in the official record on file with the Planning Commission.

If you need disability-related modifications or accommodations in order to participate in this meeting, please contact the Community Development Department at (209) 468-3121 or at planning@sjgov.org at least 48 hours prior to the start of the meeting.

PUBLIC HEARING PROCEDURES

The following is a brief explanation of Planning Commission hearings. For meetings with large agendas, or if an item is particularly controversial, the time limits may be applied by the Chair:

- Staff report and recommendation are presented.
- Project proponent may provide oral or written testimony.
- Emailed comments received in support of the project will be read into the record.
- Emailed comments received in opposition to the project will be read into the record.
- Project proponent may rebut comments in opposition.
- Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.

AGENDA

- **Flag Salute**
- **Roll Call**
- **Minutes from Meetings of 12/05/2019, 12/19/2019, 01/16/2020, and 02/06/2020.**
- **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. Note: Comments for the Planning Commission must be submitted via pcrecords@sjgov.org.**
- **Action Item:**
 - **Consent Agenda (Item No. 1, 2, and 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. VARIANCE NO. PA-1900287 OF SJ VALLEY, LP (C/O CAPITOL AVENUE DEVELOPMENT & INVESTMENTS) to reduce the side setback from twenty (20) feet to eight (8) feet for the side of the parcel that is adjacent to residential uses. The underlying project is the construction of a 1,750 square foot carport over existing parking spaces that will also be fenced to provide a secure yard for evidence vehicles. The project site is located on the north side of North Wilcox Road, 485 feet west of East Waterloo Road, Stockton. (Supervisory District: 4)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15305, Class 5 Categorical Exemption. A Notice of Exemption will be recorded if the project is approved.

CONSENT 2. ONE-YEAR TIME EXTENSION NO. PA-1800071 OF VICTORIA ISLAND, LP (C/O EDGE OF CULTIVATION, LLC) for a previously approved Use Permit for a craft distillery in two (2) phases over five (5) years. Phase 1 includes the conversion of a 4,800 square foot agricultural processing building into a distillery. Phase 2 includes the conversion of a 44,825 square foot portion of an existing 54,425 square foot agricultural processing building into a barrel-aging room, distilling area, bottling line, tasting room, and shipping and receiving area. (Use Type: Agricultural Processing - Food Manufacturing) The project site is located on the north side of West State Route 4, 1.6 miles west of Tracy Boulevard, Stockton. (Supervisory

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.

CONSENT

3. **ONE-YEAR TIME EXTENSION NO. PA-1600266 OF PHRABUDDHIVONGSAMUNEE BUDDHIST TEMPLE (C/O DAVID MIRAFLORE)** for a previously approved Use Permit application for the expansion of an existing 4,311 square foot neighborhood religious assembly facility for a maximum of 120 attendees. The project includes the construction of a 4,183 square foot dormitory building with a kitchen and fellowship hall for visiting monks, and the addition of two (2) 400 square foot storage containers. No change is proposed to the maximum number of attendees. (Use Type: Religious Assembly – Neighborhood) The project site is located on the west side of Thornton Road, 2,630 feet north of Eight Mile Road, Stockton. (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.

4. **USE PERMIT NO. PA-1900127 OF GURDWARA GUR NANAK PARKASH, INC. (C/O TONY SINGH)** to expand an existing religious assembly in two (2) phases over four (4) years. The proposal includes increasing the maximum seating capacity from the current 170 to 700. Phase 1 includes the construction of a 28,965 square foot assembly hall; a 250 square foot well house; a 700 square foot fire suppression water pump house; a 6,453 square foot porch and hallway structure to connect the proposed assembly hall with a future social hall; and the conversion of an existing 6,150 square foot agricultural building into a storage building. Phase 2 includes the construction of a 17,715 square foot social hall with a kitchen, dining area, and retreat area. (Use Type: Religious Assembly – Regional) The project site is located on the north side of West Grant Line Road, 985 feet east of South Hansen Road, northwest of Tracy. (Supervisorial District: 5)

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

- **Other Business:**
- **Planning Commissioner's Comments**
- **Director's Report (Scheduling of future meetings – as needed)**
 - **Community Development Department Operations Update**
 - 1. **Temporary vs. Permanent**
 - **Development Title Contract Update**
 - **Modifications to Rules of Procedure for Planning Commission**
 - 1. **Location and Time**
- **Adjournment**

Randy Hamilton, Chair

David Kwong, Secretary

The appeal period for this agenda expires on May 17, 2020, at 5:00 p.m., and the appeal fee is \$648.00.