



**SPECIAL PUBLIC HEARING
AGENDA**

SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California

**Thursday, July 2, 2020
SPECIAL TIME: 6 p.m.**

SPECIAL MEETING INFORMATION:

The meeting chambers will be open to the public and additionally allow participation via teleconference. All votes will be conducted by roll call vote. For persons in meeting chambers, please note the following: social distancing shall be maintained, no more than 56 people will be allowed in meeting chambers at one time, and facial coverings are recommended. Persons participating via teleconference may listen to the meeting by using the following options:

WATCH:

Live stream the Planning Commission meetings at:

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 can be provided in person, via teleconference, or by emailing precords@sjgov.org. **Emailed public comments are limited to 250 words or less.** If they are received before or during the hearing they will be read into the record. Emailed comments regarding a specific agenda 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. **Comments made on YouTube are not considered part of the official record and will not be provided to the Planning Commission.** If you need disability-related modification or accommodation in order to participate in this meeting, please contact the Community Development Department at (209) 468-3121 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 noted below may be applied by the Chair:

- Staff report and recommendation are presented.
- Primary project proponents may provide oral (limited to 20 minutes) or written testimony. Other project proponents may provide oral (limited to 5 minutes) or written testimony.
- Emailed comments received in support of the project will be read into the record.
- Primary project opponents may provide oral (limited to 20 minutes if there is an agreed upon spokesperson) or written testimony. Other project opponents may provide oral (limited to 5 minutes) or written testimony.
- Emailed comments received in opposition to the project will be read into the record.
- Project proponent may rebut the opponents' testimony (limited to 10 minutes).
- Time limits do not apply to responses to questions from Planning Commissioners or staff.
- Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.

All persons interested in this matter are invited to be present at this hearing and submit oral statements regarding either the project or the Environmental Determination. Any written materials or statements you want to be considered at the hearing must be submitted to the Community Development Department no later than noon on the Friday before the public hearing. Only those persons who attend the hearing or participate by making oral or written comments may appeal any Planning Commission actions to the Board of Supervisors. If you challenge the nature of any proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department prior to the public hearing. If you have any questions about this matter, please contact San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205. Phone: 209-468-3121.

AGENDA

- **Flag Salute**
- **Roll Call**
- **Minutes From Meeting of 05/07/2020.**
- **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. Comments to the Commission are limited to a maximum of 5 minutes.**
- **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. **USE PERMIT NO. PA-2000066 OF WAY JANE WONG, ET AL. (C/O WATERLOO MORADA RURAL COUNTY FIRE PROTECTION DISTRICT)** for a second fire station location for the Waterloo Morada Rural County Fire Protection District. The project includes utilization of an existing 1,740-square-foot, single-family residence for a firehouse; a 1,440-square-foot building for training; and an existing 2,700-square-foot building for apparatus storage. The station will house 1 engine. The project site is located on the south side of Eight Mile Road, 1,250 feet east of State Route 99, Stockton. (Supervisory District: 4)

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

- CONSENT** 2. **VARIANCE NO. PA-2000030 OF ALECK E. DAMBACHER III TRUST, ET AL. (C/O O'DELL ENGINEERING)** This project is a Variance application to reduce the required lot width in the AG-40 (General Agriculture, 40-acre minimum) zone from 330 feet to 220 feet. The current property line, created with Minor Subdivision PA-1500256, divides an existing pond, and the reduction of the lot width requirement will allow for the applicant to submit a Lot Line Adjustment application reconfigure the two (2) parcels to place the pond fully within the boundaries of one (1) parcel. A Lot Line Adjustment is a ministerial application. No additional land use permitting is required. The project site is located on the west side of New Hope Road, 1,150 feet north of Nowell Road, Thornton. (Supervisory District: 4)

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

- CONSENT** 3. **SIX-YEAR TIME EXTENSION REQUEST FOR MAJOR SUBDIVISION NO. PA-1600084 OF ROYAL FUNDING MANAGEMENT (C/O DILLON & MURPHY).** A 6-year time extension request for a previously approved Major Subdivision to divide an existing 35-acre parcel into 17 parcels, each to contain a minimum of 2 acres. With the original approval, the final map was to be recorded within 3 years. If approved, this time extension will extend the time to record the map by an additional 6 years. The project site is located on the south side of Ashley Lane, 1,243 west of Hildreth Lane, Stockton. (Supervisory District: 4)

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-2000040 OF ANGELO S. LEANDRO, JR. (C/O SEQUOIA DEPLOYMENT SERVICES)** for an un-manned 80-foot monopole telecommunications tower with ground equipment within a 625-square-foot lease area in the R-L (Low Density Residential) zone. The project site is located on the west side of South Garden Avenue, 133 feet north of East Guernsey Avenue, Stockton. (Supervisory District: 1)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15303, Class 3. A Notice of Exemption will be recorded if the project is approved.

5. **ELECTION OF OFFICERS.** A vote by the Planning Commission for appointment of Chair and Vice-Chair for the upcoming year of service.

- **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) 468-3121 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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David Kwong, Secretary

The appeal period for this agenda expires on July 12, 2020, at 5:00 p.m., and the appeal fee is \$648.00.