



## **SPECIAL PUBLIC HEARING AGENDA**

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

**Thursday, August 6, 2020**  
**SPECIAL TIME: 6 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:

[https://www.youtube.com/channel/UCw9ExATz2VnZjbntMMA\\_Anw](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.

**Note: Please mute phone after calling in. 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](mailto:pcrecords@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 written testimony via email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org).
- Emailed comments received in support of the project will be read into the record.

- Project opponents may provide written testimony via email to pcrecords@sjgov.org.
- Emailed comments received in opposition to the project will be read into the record.
- Primary proponentw 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.

- **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:**

- **Consent Agenda (Item Nos. 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-1900061 OF ST. EDWARDS CATHOLIC CHURCH (C/O JOHN VIERRA)** to expand facilities at the existing Community Religious Assembly with the addition of an 18,810-square-foot multi-purpose building to be used as a gymnasium/hall, office, storage, commercial kitchen, and classrooms for up to 200 students. The building is proposed with a maximum occupancy of 400 and will operate during non-mass hours. (Use Type: Religious Assembly – Community) The project site is located on the west side of South Cardinal Avenue, 985 feet north of East Main Street, Stockton (Supervisory District: 2).

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

**CONSENT 2. USE PERMIT NO. PA-1900182 OF ISLAMIC CEMETERY OF CALIFORNIA (C/O MOHAMMED SAEED)** to develop a Cemetery on a 6.32-acre parcel in the AG-40 (General Agriculture, 40-Acre minimum) zone. No structures are proposed with this application. (Use Type: Funeral and Internment Services-Cemeteries) The project site is located on the west side of North Beckman Road, 2,130 feet south of East Kettleman Lane, Lodi (Supervisory District: 4).

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15304, Class 4, and Section 15061(b)(3). A Notice of Exemption will be recorded if the project is approved.

**CONSENT 3. USE PERMIT NO. PA-1900301 OF SAIMA AHMED (C/O COMPASSIONATE CARE CONGREGATE LIVING, LLC)** for a large group care facility with a maximum of sixteen (16) beds. The existing 1,200 square foot house will be removed and replaced with a 5,800 square foot building. (Use Type: Group Care-Large) The project site is located on the west side of South B Street, opposite the western terminus of East Fifth Street, Stockton (Supervisory District: 1).

**Environmental Determination:** This project is exempt from CEQA pursuant to Public Resources Code 21080.7 (as amended by SB 1925). A Notice of Exemption will be recorded if the project is approved.

4. **USE PERMIT NO. PA-1900036 OF DEAN AND CONNIE THAYER (C/O MIKE SMITH ENGINEERING, INC.)** to change the use of a historical resource pursuant to Development Title Section 9-1053.5 which states that a Use Permit shall be required prior to any change in the use of an historical resource. The 2,937-square-foot historical-resource building (the Locke Barn) is listed on the National Register of Historical Places and was originally used as an assembly hall. The project also includes the construction of a 600-square-foot covered patio. The project will permit a maximum of 12 events with outdoor amplified sound per year (maximum 1 time per month). The project site is located on the north side of North Elliott Road, 140 feet north of East Laird Street, Lockeford (Supervisory District: 4).

**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)**
- **Adjournment**

Randy Hamilton, Chair

\* \* \*

David Kwong, Secretary

The appeal period for this agenda expires on August 16, 2020, at 5:00 p.m., and the appeal fee is \$648.00.