



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

**Thursday, September 17, 2020**  
**SPECIAL TIME: 6 P.M.**

**SPECIAL HEARING 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 hearings and provide comments to the Planning Commission before and during the meeting:

**PARTICIPATE:**

Use Microsoft Teams via computer or mobile device at:

**<https://sjgov.link/planning-commission-hearing>**

Or by calling (209) 645-4071, Conference ID: 876 410 047#

**Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced.**

**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 hearing 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 hearing, 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 hearings 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.
  - Applicant may provide oral (limited to 20 minutes) or written testimony.
  - Other project proponents may provide testimony via Microsoft Teams (limited to 5 minutes) or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org) (limited to 250 words). Emailed comments received in support of the project will be read into the record.
  - Project opponents may provide testimony via Microsoft Teams (limited to 5 minutes) or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org) (limited to 250 words). Emailed comments received in opposition of the project will be read into the record.
  - Applicant may provide a rebuttal (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.
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- **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 or 250 words for comments provided via email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org).**
  - **Action Item:**
    1. **MODIFICATION/REVOCATION NO. PA-2000145 OF WATERLOO ENTERPRISES INC. (C/O SAN JOAQUIN COUNTY)** Modification proceedings to revoke the hotel, restaurant/lounge, and banquet facility uses of Use Permit application No. UP-2511. (Use Types: Lodging Services and Eating Establishments-Full Service) The gasoline and service station that was established with this land use permit will remain valid (Use Type: Gasoline Sales-Combination). The project site is located on the northeast corner of E. Waterloo Rd. and State Route 99, Stockton (Supervisory District: 4).

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15321, Class 21. A Notice of Exemption will be recorded if the project is approved.
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- **Other Business:**
  - **Planning Commissioner's Comments**
  - **Director's Report (Scheduling of Future Hearings – as needed)**
  - **Adjournment**

Randy Hamilton, Chair

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David Kwong, Secretary

The appeal period for this agenda expires on September 27, 2020, at 5:00 p.m., and the appeal fee is \$648.00.