



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

Thursday, March 3, 2022
SPECIAL TIME: 6 P.M.

SPECIAL HEARING INFORMATION:

Please note the updated rules for attending a Planning Commission hearing. The Board of Supervisors chambers will now be open to the public with restrictions. **All attendees are required to wear a mask unless they are fully vaccinated.** In addition, please note that public participation is still permitted remotely by email (pcrecords@sjgov.org) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjlink.org/Planning-Commission> for the most current information regarding public participation.

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: 847 406 772#

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. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.

WATCH:

Live stream the Planning Commission meetings at: <https://www.youtube.com/c/SanJoaquinCountyCA>

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 may be submitted by sending an email to 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 in-person or via Microsoft Teams (limited to 5 minutes), or email to 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 in-person or via Microsoft Teams (limited to 5 minutes), or email to 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.
-
- **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.**
 - **Action Item:**
 - **Consent Agenda (Items No. 1, 2, & 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. ONE-YEAR TIME EXTENSION REQUEST FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-1900055 OF ROBERT & MYRNA TACSION for the expansion of an existing religious assembly facility. The expansion includes the construction of a 5,310-square-foot addition to the existing facility, including assembly area, offices, and restrooms. The existing assembly area will be converted to a fellowship hall. The expansion also includes an increase in the number of attendees to 150 per service. The project site is located on the west side of N. Davis Rd., 2,075 feet south of Armstrong Rd., south of Lodi. |
|----------------|--|

(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.

- CONSENT 2. ONE-YEAR TIME EXTENSION REQUEST FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-2000066 OF WATERLOO MORADA RURAL COUNTY FIRE PROTECTION DISTRICT** to add a second fire station location for the Waterloo Morada Rural County Fire Protection District. The approved project includes converting an existing 1,740-square-foot, single family residence into a firefighter residence, and utilizing an existing 1,440-square-foot building for training and an existing 2,700-square-foot building for apparatus storage. The project site is located on the south side of E. Eight Mile Rd., 850 feet east of State Route 99 E. Frontage Rd., 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.

- CONSENT 3. USE PERMIT NO. PA-2100022 OF JATINDER DHILLON (C/O 40FORTY, LLC)** to establish a small winery and brewery to be constructed in 2 phases over 5 years. Phase 1 includes the construction of a 4,000-square-foot wine production and beer production building, and a 3,000-square-foot tasting room for wine and beer with outdoor seating area. Phase 2 includes the construction of a 4,000-square-foot multipurpose building to be used for events, and a 4,000-square-foot production building. The existing single-family home and agriculture structures will be demolished as part of Phase 1. The winery is proposing to be open to the public 7 days a week, for 8 hour a day. No amplified outdoor music is proposed with this application. The winery is proposing Marketing Events, Small-scale Accessory Winery Events, and Wine Release Events. The project site is located on the north side of E. Armstrong Rd., 680 feet east of N. Pearson Rd., Lodi. (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 Hearings – as needed)**
- **Adjournment**

Randy Hamilton, Chair

* * *

David Kwong, Secretary

The appeal period for this agenda expires on March 14, 2022, at 5:00 p.m., and the appeal fee is \$648.00.