

## PLANNING COMMISSION MINUTES OF OCTOBER 18, 2018

The San Joaquin County Planning Commission met in regular session on October 18, 2018, at 6:30 p.m., in the Public Health/Planning Commission Auditorium, 1601 East Hazelton Avenue, Stockton, California.

The meeting was called to order by Kitty Walker, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:  
(present)

Commissioners  
Kitty Walker, Chair  
Randy Hamilton, Vice-Chair  
Stan Morri  
James Grunsky

County Staff  
Zayante (Zoey) P. Merrill, County Counsel  
Alex Chetley, Department of Public Works  
Michael Kith, Environmental Health Department

Community Development Department Staff  
Kerry Sullivan, Director  
Eric Merlo, Assistant Director  
John Funderburg, Principal Planner  
Jennifer Jolley, Principal Planner  
Alisa Goulart, Associate Planner  
Domenique Martorella, Office Assistant Specialist  
Keia Williams, Office Assistant Specialist  
Carla Raborn, Accounting Technician II

(absent) Sheri Midgley

---

### APPROVAL OF PREVIOUS MEETING MINUTES:

#### **1. Minutes from September 20, 2018.**

##### MOTION:

It was moved, seconded (Hamilton / Morri), and passed with a vote of 4-0-1.

1. Approved and accepted the minutes.

##### VOTE:

AYES: Grunsky, Hamilton, Morri, Walker

NOES:

ABSENT: Midgley

### ACTION ON REQUESTS FOR CONTINUANCES OR WITHDRAWALS

**1. Request for Continuance on Item 3, Development Title Text Amendment until November 1, 2018.**

MOTION:

It was moved, seconded (Morri/Hamilton) and passed with a vote of 4-0-1.

1. To allow for continuance on November 1, 2018.

VOTE:

AYES: Morri, Hamilton, Grunsky, Walker

NOES:

ABSENT: Midgley

ACTION ITEMS:

- o **Consent Agenda (Items No. 1 and 2):** 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.
- 1. USE PERMIT APPLICATION NO. PA-1800106 (UP) OF PROGRESSIVE COMMUNITY CHURCH (C/O WMB ARCHITECTS)** to expand an existing regional religious assembly facility in two (2) phases over five (5) years. Phase 1 includes the construction of a 12,000 square foot multipurpose building. Phase 2, to be completed within five (5) years, includes the conversion of an existing 5,055 square foot residence into an administrative building and the utilization of an existing 672 square foot storage building. The religious assembly has a maximum seating capacity of 1,200 and no increase in maximum seating capacity is proposed with this application. (Use Type: Religious Assembly – Regional) The project site is located on the east side of B Street, 250 feet south of Thirteenth Street, Stockton. (Supervisorial District: 1). **CONSENT**
  - 2. MAJOR SUBDIVISION APPLICATION NO. PA-1800118 (SU) OF SHEA MOUNTAIN HOUSE, LLC (C/O SHEA MOUNTAIN HOUSE, LLC)** for the development of a 10.6-acre R-MH parcel (Parcel 'E' of Neighborhood C) for 131 residential lots which would range in size from 2,035 square feet to 3,667 square feet. The project site is located on west of, and adjacent to, Central Parkway, and is bounded on the north, east, and south by Ramsey Drive, Bancroft Way, and Phelps Drive (Supervisorial District: 5). **CONSENT**

MOTION:

It was moved, seconded (Morri/Grunsky) and passed with a vote of 4-0-1.

1. Approved the Negative Declarations for PA-1800106 and PA-1800118; and
2. Approved Use Permit Application No. PA-1800106 with the Findings and Conditions of Approval contained in the Staff Report.
3. Approved Major Subdivision Application No. PA-1800118 with the Findings and Conditions of Approval contained in the Staff Report.

VOTE:

AYES: Hamilton, Grunsky, Morri, Walker

NOES:

ABSENT: Midgley

3. **DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1800249 (TA) OF SAN JOAQUIN COUNTY** to add new definitions, use types and land use development regulations for Commercial Cannabis operations in San Joaquin County. The proposed Commercial Cannabis Chapter 9-1090 includes various types of Commercial Cannabis operations including Cultivation, Manufacturing, Distribution, Retail Sales and Laboratory Testing. (Supervisory District: ALL).

**Continued to November 1, 2018** (See Requests for Continuances on page 2).

The meeting adjourned at 6:50 P.M.

---

KITTY WALKER, Chair

\*\*\*

KERRY SULLIVAN, Secretary