

## PLANNING COMMISSION MINUTES OF NOVEMBER 15, 2018

The San Joaquin County Planning Commission met in regular session on November 15, 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  
Sheri Midgley  
James Grunsky

County Staff  
Zayante (Zoey) P. Merrill, County Counsel  
Stephen Shih, Environmental Health Department

Community Development Department Staff  
John Funderburg, Principal Planner  
Stephanie Stowers, Senior Planner  
Giuseppe Sanfilippo, Associate Planner  
Frank Girardi, Assistant Planner  
Christine Luckasen, Assistant Planner  
Domenique Martorella, Office Assistant Specialist  
Keia Williams, Office Assistant Specialist  
Carla Raborn, Accounting Technician II

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### PUBLIC COMMENTS:

David Tian, Northland Road resident, asked to be heard with regard to an unauthorized 24 hour, diesel truck, truck stop at 7609 Northland Road, which has been in operation for approximately one (1) year. He listed the names of those in the audience and who had lodged complaints and said they are all neighbors in and around the unauthorized truck stop. He said that it is a disturbance of peace and quality of life to those of us in the area. He described the noise, traffic, number of vehicles in and out of the property and the number of vehicles and refrigerated trailers left running day and night.

Chair Walker asked if Code Enforcement and/or Planning has been contacted.

David Tian said yes, that there had been multiple complaints, by multiple neighbors to both Code Enforcement and the Sheriff.

Chair Walker asked County Counsel for the next step advice in this matter.

Zoey Merrill, County Counsel, replied that the next step is to request a full report from Planning relating to all points.

Stephanie Stowers said they could have an informational report for the December 20, 2018 meeting.

Chair Walker explained to David Tian and his group what would happen when the report is received by the Planning Commissioners.

ACTION ITEMS:

1. **VARIANCE APPLICATION NO. PA-1800216 OF NANCY BOZZANO, RICHARD AND FRANCES BOZZANO (C/O DILLON & MURPHY)** to vary the minimum lot size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40 acres to 22.7 acres. The underlying project is a Minor Subdivision application to subdivide an existing parcel into two (2) parcels, each parcel to contain 22.7-acres, The project site is located on the south side of East Arata Road, 550 feet west of North Arata Road, Stockton (Supervisorial District: 4).

Giuseppe Sanfilippo, Associate Planner introduced the Staff Report into the record.

PUBLIC HEARING OPENED:

PROPONENTS:

Michael Hakeem, Attorney for the applicants, outlined why they are asking for a Variance. He said that they must farm and finance together. He said the Variance will allow them to operate as separate business enterprises and that all farming will continue. He provided additional findings to constitute special circumstances. He added that the Farm Bureau has no objections to this project.

OPPONENTS:

None.

REBUTTAL:

None.

PUBLIC HEARING CLOSED.

MOTION:

It was moved, seconded (Hamilton/Grunsky) and passed with a vote of 3-2-0.

1. Approved the Negative Declaration; and
2. Approved Variance Application No. PA-1800216 with the Findings and Conditions of Approval contained in the Staff Report.

VOTE:

AYES: Hamilton, Grunsky, Morri  
NOES: Midgley, Walker  
ABSENT:

The meeting adjourned at 7:00 P.M.

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KITTY WALKER, Chair

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JOHN FUNDERBURG, Secretary