

PLANNING COMMISSION MINUTES OF FEBRUARY 21, 2019

The San Joaquin County Planning Commission met in regular session on February 21, 2019, 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
Alex Chetley, Department of Public Works
Michael Kith, Environmental Health Department

Community Development Department Staff

Kerry Sullivan, Director
John Funderburg, Principal Planner
Stephanie Stowers, Senior Planner
Frank Girardi, Associate Planner
Domenique Martorella, Office Assistant Specialist
Keia Williams, Office Assistant Specialist

APPROVAL OF PREVIOUS MEETING MINUTES:

1. Minutes from February 15, 2018.

MOTION:

It was moved, seconded (Morri / Midgley), and passed with a vote of 5-0.

1. Approved and accepted the minutes.

VOTE:

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

2. Minutes from April 5, 2018.

MOTION:

It was moved, seconded (Hamilton / Morri), and passed with a vote of 5-0.

1. Approved and accepted the minutes.

VOTE:

AYES: Grunsky, Midgley, Walker, Morri, Hamilton

NOES:

ABSENT:

3. Minutes from January 17, 2019.

MOTION:

It was moved, seconded (Hamilton / Grunsky), and passed with a vote of 5-0.

1. Approved and accepted the minutes with the following correction:
"Commissioner Walker asked San Joaquin County Public Works what their traffic mitigation fee is for the project."

VOTE:

AYES: Hamilton, Walker, Grunsky, Midgley, Morri

NOES:

ABSENT:

ACTION ITEMS:

- 1. USE PERMIT APPLICATION NO. PA-1800279 OF STOKES & LOMBARDI FARMS, LLC (C/O DILLON & MURPHY)** to expand an existing large winery in five (5) phases over ten (10) years. Phase One includes the construction of a 10,000 square foot storage and bottling building. Phase Two, to be completed in seven (7) years, includes the construction of a 35,000 square foot multi-purpose building to include a tasting room, offices, and indoor event area. Phase Three, to be completed in eight (8) years, includes a 10,000 square foot expansion of the storage and bottling building. Phase Four, to be completed in nine (9) years, includes a 10,000 square foot expansion of the storage and bottling building. Phase Five, to be completed in ten (10) years, includes a 10,000 square foot expansion of the storage and bottling building. The applicant is proposing nineteen (19) marketing events per year with a maximum attendance of fifty (50) people per marketing event. No amplified or outdoor music is proposed with this application. Wine production is proposed to be increased from 100,000 gallons to 500,000 gallons per year (Use Type: Wineries and Wine Cellars – Winery, Large). The project site is located on the north side of West Woodbridge Road, 4,700 feet east of Thornton Road, Lodi (Supervisorial District: 4).

Frank Girardi, Assistant Planner, introduced the Staff Report into the record.

PUBLIC HEARING OPENED:

PROPONENTS:

Joe Murphy, Dillon & Murphy, states he has no objection to the Conditions of Approval as written. Mr. Murphy wanted to clarify that the residence mentioned in Finding 5, while 110 feet from the project property line, is approximately 2,300 feet from the project site on the property.

OPPONENTS:

None.

PUBLIC HEARING CLOSED.

MOTION:

It was moved, seconded (Morri / Hamilton), and passed with a vote of 5-0.

1. Approved the Negative Declaration; and
2. Approved Use Permit Application No. PA-1800279 with the Findings, Williamson Act Principles of Compatibility, and Conditions of Approval contained in the Staff Report.

VOTE:

AYES: Midgley, Hamilton, Grunsky, Morri, Walker

NOES:

ABSENT:

- 2. MASTER PLAN AMENDMENT APPLICATION NO. PA-1800157, SPECIAL PURPOSE PLAN AMENDMENT APPLICATION NO. PA-1800158, USE PERMIT APPLICATION NO. PA-1800159, AND MINOR SUBDIVISION APPLICATION NO. PA-1800160 OF MOUNTAIN HOUSE INVESTORS LLC.** The Master Plan Amendment and Specific Plan III Amendment primarily focus on changes to the map figures and text of these documents to conform to the proposed commercial and retail development project for the Specific Plan III planning area, located at the northwest corner intersection of Mountain House Parkway and Grant Line Road. The Use Permit and Minor Subdivision application requests are included in the project description and facilitate the underlying commercial and retail development project. The project site is located is at the northwest corner intersection of Mountain House Parkway and Grant Line Road. (Supervisorial District: 5).

John Funderburg, Principal Planner, introduced the Staff Report into the record.

PUBLIC HEARING OPENED:

PROPONENTS:

Veronica Vargas, Turlock Petroleum, stated she and her team are excited for approval of the project and are eager to get it underway.

Bob Collins, Resident of Mountain House, stated he is fully in support of the project and the benefit it will bring to the community.

Justin John, Resident of Mountain House, stated he is speaking for his family and many other families

in the community that they are in support of the project.

OPPONENTS:

None.

PUBLIC HEARING CLOSED.

Commissioner Walker states she shares the community's excitement for the project and agrees with the benefit it will bring the community.

MOTION:

It was moved, seconded (Hamilton / Midgley), and passed with a vote of 5-0.

1. Forward the Mitigated Negative Declaration to the Board of Supervisors;
2. Forward Master Plan Amendment Application No. PA-1800157 to the Board of Supervisors with a recommendation to approve with the Bases for Master Plan Amendment contained in the Staff Report;
3. Forward Specific Plan III Amendment Application No. PA-1800158 to the Board of Supervisors with a recommendation to approve with the Bases for Specific Plan Amendment contained in the Staff Report.
4. Forward Use Permit Application No. PA-1800159 to the Board of Supervisors with a recommendation to approve, with the Findings contained in the Staff Report; and
5. Forward Minor Subdivision Application No. PA-1800160 to the Board of Supervisors with a recommendation to approve, with the Findings contained in the Staff Report.

VOTE:

AYES: Grunsky, Midgley, Morri, Hamilton, Walker

NOES:

ABSENT:

The meeting adjourned at 7:24 P.M.

KITTY WALKER, Chair

KERRY SULLIVAN, Secretary