



PLANNING COMMISSION MINUTES OF JULY 18, 2019

The San Joaquin County Planning Commission met in regular session on July 18, 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
James Grunsky
Sheri Midgley
Stan Morri

County Staff

Awni Taha, Department of Public Works
Michael Kith, Environmental Health Department

Community Development Department Staff

Zayante (Zoey) P. Merrill, Interim Director
John Funderburg, Principal Planner
Jennifer Jolley, Principal Planner
Stephanie Stowers, Senior Planner
Giuseppe Sanfilippo, Associate Planner
Alisa Goulart, Associate Planner
Teddie Hernandez, Assistant Planner
Keia Williams, Office Assistant Specialist
Domenique Martorella, Office Assistant Specialist

(absent)

APPROVAL OF PREVIOUS MEETING MINUTES:

1. Minutes from 08/16/2018.

MOTION:

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

1. Approve and accept the minutes.

VOTE:

AYES: Midgley, Morri, Grunsky, Hamilton, Walker

NOES:

ABSENT:

2. Minutes from 05-02-2019.

MOTION:

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

1. Approve and accept the minutes with a correction on page 5: change "Mr. Von" to "Mr. Drivon".

VOTE:

AYES: Grunsky, Midgley, Hamilton, Morri, Walker

NOES:

ABSENT:

3. Minutes from 05-16-2019.

MOTION:

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

1. Approve and accept the minutes.

VOTE:

AYES: Grunsky, Midgley, Hamilton, Morri, Walker

NOES:

ABSENT:

ACTION ITEMS:

- 1. MOUNTAIN HOUSE PLANNING APPLICATION NO. PA-1800039 (MP), PA-1800040 (SP), PA-1800041 (SP), PA-1800042 (SP), PA-0600327 (SU, RAA), PA-1000267 (SU, RAA), PA-1800217 (TA) OF MOUNTAIN HOUSE DEVELOPERS.** A Master Plan, Specific Plan I, II, & III Amendment, Revisions of Approved Actions applications to Major Subdivisions of Neighborhoods J and K, and Mountain House Development Title Text Amendment. The underlying projects are: (1) a repurposing of the approved Neighborhoods J and K lotting plan to conform to the proposed final map; and (2) a repurposing of the golf course to a nature preserve to be used as similar recreational uses and facilities found elsewhere in the Mountain House community. The project site is located in the Mountain House Community. (Supervisorial District: 5).

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

Chair Walker asked for clarification on the repurposing of the previously proposed golf course.

Mr. Funderburg explained the developer's decisions leading to the change.

Chair Walker asked if the Mountain House Jobs Housing Report would lead to changes in the Mountain House Master Plan.

Mr. Funderburg stated there would be possible changes in the next Mountain House Plan review, in relation to the report.

Chair Walker stated Alameda County needs to be informed of the report, as San Joaquin County entered a Memorandum of Understanding with them regarding the Mountain House development.

Mr. Funderburg confirmed that Alameda County is fully informed and involved in the process.

PUBLIC HEARING OPENED:

PROPONENTS:

George Djan, Mountain House Developers, concurs with the recommendations and Conditions of Approval.

OPPONENTS:

None.

PUBLIC HEARING CLOSED.

MOTION:

It was moved, seconded (Walker/Hamilton), and passed with a vote of 5-0-0 to:

1. Forward the Mitigated Negative Declaration to the Board of Supervisors;
2. Forward Master Plan Amendment Application No. PA-1800039 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 I Amendment Application No. PA-1800041 to the Board of Supervisors with a recommendation to approve with the Bases for Specific Plan Amendment contained in the staff report;

4. Forward Specific Plan II Amendment Application No. PA-1800040 to the Board of Supervisors with a recommendation to approve with the Bases for Specific Plan Amendment contained in the staff report;
5. Forward Specific Plan III Amendment Application No. PA-1800042 to the Board of Supervisors with a recommendation to approve with the Bases for Specific Plan Amendment contained in the staff report;
6. Forward Mountain House Development Title Amendment Application No. PA-1800217 to the Board of Supervisors with a recommendation to approve with the Bases for Mountain House Development Title Amendment contained in the staff report;
7. Forward Revisions of Approved Actions for Major Subdivision Application No. PA-0600327 to the Board of Supervisors with a recommendation to approve, with the Revisions of Approved Action Findings, the Revised Conditions of Approval, and the previously approved findings for Major Subdivision Application No. PA-0600327 contained in the staff report; and
8. Forward Revisions of Approved Actions for Major Subdivision Application No. PA-1000267 to the Board of Supervisors with a recommendation to approve, with the Revisions of Approved Action Findings, the Revised Conditions of Approval, and the previously approved findings for Major Subdivision Application No. PA-1000267 contained in the staff report.

VOTE:

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

2. **SITE APPROVAL APPLICATION NO. PA-1800043 (SA) OF JANET BLINCOE (C/O BP WEST COAST PRODUCTS, LLC)** for a gas station and convenience store to include the construction of a 3,180 square foot convenience store, a 1,152 square foot car-wash, a 4,408 square foot fuel canopy, and a 1,355 square foot diesel canopy. The project proposes direct access from South State Route 99 West Frontage Road. The project will be served by California Water Company for water supply, the City of Stockton for sanitary sewer service, and storm water will be retained on-site. The project site is located on the southeast corner of the intersection of South State Route 99 West Frontage Road and South Mariposa Road, Stockton. (Supervisory District: 1).

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

PUBLIC HEARING OPENED:

PROPOSERS:

Alisha Olson, Project Architect with CSHQA for BP, presented project location photos, designs, and addressed concerns brought up in letters from opponents of the project.

- Lighting on premise for safety, designed to prevent light pollution and impact on neighbors.
- Site is adjacent to a freeway, and will not increase noise levels.
- Environmental compliance through local and state agencies.
- Twenty-four hour operation with interior and exterior surveillance cameras.
- Beer and wine sales regulated through California Alcoholic Beverage Control. No sales of spirits.

Ken Wold, Area Development Manager for BP, wanted to note the proposed site is a corporate site and not a franchisee site; the site will be well managed.

Commissioner Grunsky inquired if the site would remain corporate or if it is possible it could be sold in the future.

Mr. Wold said there are no guarantees that the site would not be sold, but it would be offered to a trustworthy party.

Commissioner Grunsky asked if the cul de sac entry was required for the project site.

Mr. Wold explained the entry exists to improve traffic circulation through the project site, and neighboring streets.

Ron Barber, Environmental Consultant and Owner of RB Environmental, spoke in favor of the project.

Bill Johns, neighboring property owner, spoke in favor of the project.

OPPOSERS:

None.

PUBLIC HEARING CLOSED.

Commissioner Grunsky spoke in favor of the project as it offers a break area for truckers as they refuel their vehicles.

Mr. Wold commented that the project is not a typical truck stop; it does not offer rest areas.

Chair Walker expressed concern with the possibility of trucks being parked on adjoining roadways.

Chris Gregerson, Consultant with Kimly-Horn, stated truck parking was not part of the review of the

project site.

Chair Walker requested that a condition be added to prohibit truck parking on adjacent roadways and signs to be posted prohibiting truck parking.

Zayante (Zoey) Merrill, Interim Director of Community Development, requested that Public Works speak regarding the letter submitted by the Opposition, on July 17th, outlining additional traffic concerns.

Awni Taha, Department of Public Works, stated that the letter was deemed meritless with no further action required by the consultant and Public Works was in agreement with the assessment; no new information was brought forth in the letter that had not been previously addressed.

Commissioner Midgley spoke in favor of the project.

MOTION:

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

1. Approve the Mitigated Negative Declaration and approve Site Approval No. PA-1800043 with the Findings and Conditions of Approval contained within the Staff Report.

VOTE:

AYES: Grunsky, Midgley, Morri, Hamilton, Walker

NOES:

ABSENT:

3. **CONSENT: ONE-YEAR TIME EXTENSION REQUEST FOR A PREVIOUSLY APPROVED USE PERMIT APPLICATION NO. PA-1700043 (UP, TE) OF ROCHE BROTHERS (C/O NORMAN WILSON)** to convert an existing nut processing facility into a food manufacturing facility, to be completed in five (5) phases over eight (8) years. The project site is located on the north side of East Jones Road, 650 feet east of St. John Avenue, Escalon. (Supervisorial District: 4).

MOTION:

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

1. Approve the request on consent.

VOTE:

AYES: Midgley, Hamilton, Grunsky, Morri, Walker

NOES:

ABSENT:

ELECTION OF OFFICERS:

Stan Morri, Head of Officer Appointment Commission, provided the recommendations of James Grunsky as Vice-Chair and Randy Hamilton as Chair.

MOTION:

It was moved, seconded (Walker/Morri), and passed with a vote of 5-0-0 to:

1. Accept the recommendation of Officers and move to appoint James Grunsky as Vice-Chair and Randy Hamilton as Chair, effective as of the next Planning Commission hearing.

VOTE:

AYES: Midgley, Hamilton, Grunsky, Morri, Walker

NOES:

ABSENT:

The meeting adjourned at 8:06 P.M.

Kitty Walker, Chair

Zayante (Zoey) P. Merrill, Secretary