



PLANNING COMMISSION MINUTES OF AUGUST 1, 2019

The San Joaquin County Planning Commission met in regular session on August 1, 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 James Grunsky, Vice-Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

James Grunsky, Vice-Chair

Kitty Walker

Sheri Midgley

County Staff

Awni Taha, Department of Public Works

Steven Shih, Environmental Health Department

Community Development Department Staff

Zayante (Zoey) P. Merrill, Interim Director

Jennifer Jolley, Principal Planner

Frank Girardi, Associate Planner

Keia Williams, Office Assistant Specialist

Domenique Martorella, Office Assistant Specialist

(absent)

Randy Hamilton, Chair

Stan Morri

ACTION ITEMS:

1. **ROAD NAME CHANGE APPLICATION NO. PA-1900110 OF SAN JOAQUIN COUNTY** to modify the road name Carmelia Avenue. This road name is included on the recorded subdivision map (Subdivision Map No. MP 11-054), however the name Carmellia Avenue (alternate spelling) has been utilized for property addresses and is depicted on the existing street sign. This Road Name Change is proposed for emergency response purposes, administrative purposes, and for consistency with the commonly used spelling of the road name. The proposed change is not anticipated to impact existing residences because the request will align the official road name with the existing street sign and common spelling. The project site is located on the west side of South Walker Lane, 1,100 feet north of East Main Street, Stockton. (Supervisorial District: 2). **CONSENT**

2. **USE PERMIT APPLICATION NO. PA-1900018 OF DOMINION LIFE CHRISTIAN CENTER (C/O SKYWAY TOWERS, LLC)** to construct an eighty (80) foot tall unmanned monopole with ancillary equipment within a 6,400 square foot lease area. The project site is located on the northwest corner of Michigan Avenue and Ryde Avenue, Stockton (Supervisorial District: 3). **CONSENT**

Zoey Merrill, Interim Community Development Department Director, addressed the applicant's request to remove condition 1.g. of the proposed Conditions of Approval, which requires the proposed cell tower to be lighted. The applicant submitted a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration, which states that proposed tower is not a hazard and that marking and lighting are voluntary. As a result, the Community Development Department is recommending that Condition of Approval 1.g be removed from the Conditions of Approval.

MOTION:

It was moved, seconded (Midgley/Walker), and passed with a vote of 3-0-2 to:

1. Approve Road Name Change application No. PA-1900110 with the Condition of Approval contained in the Staff Report and;
2. Approve Use Permit application No. PA-1900018 with the Findings and Conditions of Approval contained in the Staff Report with the change to remove condition 1.g as addressed in the Notes for this Evening.

VOTE:

AYES: Grunsky, Midgley, Walker

NOES:

ABSENT: Hamilton, Morri

OTHER BUSINESS:

1. Request for Clarification of motion on PA-1800329 (SA) Appeal from June 20, 2019 hearing.

Zoey Merrill, Interim Community Development Department Director, discussed the request for clarification of the motion on PA-1800329 (SA) Appeal from June 20, 2019 hearing. Director Merrill answered questions from the Commission and a motion was made as follows:

MOTION:

It was moved, seconded (Walker/Midgley), and passed with a vote of 3-0-2 to:

1. To clarify the motion on PA-1800329 (SA) Appeal to reiterate Commissioner Morri's statement that he is unable to make Finding No. 4 and upholds the Appeal and denies the Community Development Department's approval of Site Approval application.

VOTE:

AYES: Grunsky, Midgley, Walker

NOES:

ABSENT: Hamilton, Morri

DIRECTOR'S REPORT:

1. Director Merrill advised the Planning Commission that an appeal has been filed for the Planning Commission's Approval of an Appeal of Community Development Department's Approval of PA-1800329 Site Approval application.
2. Director Merrill discussed that, as of August 30, 2019, applications for discretionary planning approvals must include a site plan that has been prepared by or under the responsible control of, and be stamped and signed by, a licensed/registered design professional (Architect or Engineer).

The meeting adjourned at 7:08 P.M.

James Grunsky, Vice-Chair

Zayante (Zoey) P. Merrill, Secretary