



PLANNING COMMISSION MINUTES OF DECEMBER 5, 2019

The San Joaquin County Planning Commission met in regular session on December 5, 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 Randy Hamilton, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:
(present)

Commissioners

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

County Staff

Mark Myles, County Counsel

Alex Chetley, Department of Public Works

Steven Shih, Environmental Health Department

Community Development Department Staff

David Kwong, Director
John Funderburg, Principal Planner
Jennifer Jolley, Principal Planner
Alisa Goulart, Associate Planner
Keia Williams, Office Assistant Specialist

Chair Hamilton introduced and welcomed the new Community Development Department Director, David Kwong. Director Kwong stated his professional background/experience and that he will be focused on making positive changes for the future.

APPROVAL OF PREVIOUS MEETING MINUTES:

1. Minutes from 08/15/2019, 09/05/2019, and 10/03/2019.

MOTION:

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

1. Approve and accept the August 15, 2019 minutes and the October 3, 2019 minutes as submitted, and add clarification, as discussed during the September 5, 2019, Planning Commission hearing, to the motion for Item #1, PA-1800327 (TA).

VOTE:

AYES: Midgley, Morri, Grunsky, Walker, Hamilton

NOES:

ABSENT:

ACTION ITEMS:

1. **(CONSENT) ZONE RECLASSIFICATION NO. PA-1900031 AND GENERAL PLAN MAP AMENDMENT NO. PA-1900037 OF LODI TUXEDO'S INC. (C/O PETER WESTBROOK)** to amend the General Plan designation of two (2) adjacent parcels totaling 0.48 gross acres from Community Commercial (C/C) to Medium Density Residential (R/M) and a Zone Reclassification to reclassify the zoning of the same parcels from Community Commercial (C-C) to Medium Density Residential (R-M). The underlying project is a Small Multi-family Residential development, which can be approved with a ministerial building permit. The project site is located on the southeast corner of East Mokelumne Street and North Orange Street, within the urban community of Woodbridge (Supervisorial District: 4).

MOTION:

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

1. Approve project PA-1900037 (ZR) on consent.

VOTE:

AYES: Midgley, Walker, Grunsky, Morri, Hamilton

NOES:

ABSENT:

2. **REVISIONS OF APPROVED ACTIONS FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-1800106 OF PROGRESSIVE COMMUNITY CHURCH OF STOCKTON (C/O WMB ARCHITECTS)** to revise the originally permitted square footage and use of buildings by the previously approved Use Permit for the expansion of a regional religious assembly to be completed in two (2) phases over five (5) years. The revision will result in a reduction of building square footage. The project site is located on the east side of B Street, 250 feet south of Thirteenth Street, in Stockton. (Supervisory District: 1).

Alisa Goulart, Associate Planner, introduced the staff report into the record.

PUBLIC HEARING OPENED:

PROPOSERS:

Doug Davis of WMB Architects, the applicant, stated that the church acknowledges the need for a masonry wall between the adjacent parcels and neighboring residences. There are three (3) residential parcels, two (2) are occupied and developed. The third parcel on D Street is an undeveloped parcel. We would ask the Planning Commission to consider modifying our request to require the construction of the masonry wall along the two (2) developed parcels with Phase One of the project, and defer the requirement for the masonry wall along the undeveloped parcel, which represents approximately a \$30,000 investment. This would allow the church to delay the improvement until either the parcel is developed or until Phase Two, when an application for a building permit is submitted.

The Phase One of the project is contained within the existing building which was an assisted living facility seven (7) large bedrooms that have been converted to small classrooms. So they would have about fifteen (15) students in each classroom. The addition is a large assembly space. The added parking is on the west end of the parcel, which is where the masonry wall would be constructed against the two (2) developed parcels during Phase Two. Mr. Davis stated that the language of the original conditions of approval permitted the screening with chain link fence. If the County found it to be an insufficient barrier between the parcel and the residences, the County could require a wall. Our request is that in lieu of that, the construction of the wall against residence, that parcel to the North area is sixty-six (66) feet wide. The nearest residence is sixty (60) feet to the north. Mr. Davis stated that this is a revision to the previous Use Permit, which this activity in his building was envisioned next to the existing sanctuary, but for cost reasons we are doing a phased approach to the project.

Chair Hamilton asked Mr. Davis about the approximate cost of a six (6) foot tall masonry wall.

Mr. Davis stated that the cost is approximately thirty (\$30) per square foot and there is approximately 1,000 square feet in 145 linear feet for a six (6) foot tall wall.

PUBLIC HEARING CLOSED.

MOTION:

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

1. Adopt the Mitigated Negative Declaration (Attachment C, Environmental Review);
2. Adopt the Revised Findings for Revisions of Approved Actions (Attachment D, Revised Findings);
and
3. Approve Revisions of Approved Actions No. PA-1800106 with the attached Revised Conditions of Approval (Attachment E, Revised Conditions of Approval), including the modification for the solid masonry wall, to phase it according to the option that the developed lots be screened with a solid masonry fence. The undeveloped parcel can maintain the chain link until the Phase Two begins but not when the other parcels are developed. When the Phase Two comes in, the remainder of the masonry wall will be built.

VOTE:

AYES: Grunsky, Midgley, Morri, Walker, Hamilton

NOES:

ABSENT:

OTHER BUSINESS/COMMENTS:

Commissioner Walker asked that in the future, when a General Project and Zone Reclassification project is being submitted to the Planning Commission for approval, the plans for the underlying project should be submitted as well.

Commissioner Walker stated that she has submitted her Letter of Resignation to Supervisor Miller and will continue to serve on the Planning Commission until February 2020 if necessary.

Commissioner Hamilton asked if a new site had been selected for future Planning Commission hearings.

David Kwong stated that the location of the Planning Commission hearing may change in the first quarter of 2020. The Planning Commission will be informed as information is available.

The meeting adjourned at 7:00 P.M.

Randy Hamilton, Chair

David Kwong, Secretary