



PLANNING COMMISSION MINUTES OF DECEMBER 19, 2019

The San Joaquin County Planning Commission met in regular session on December 19, 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

Zoey Merrill, 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  
Frank Girardi, Associate Planner  
Domenique Martorella, Office Assistant Specialist  
Keia Williams, Office Assistant Specialist

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ACTION ITEMS:

1. **CONSENT:** REVISIONS OF APPROVED ACTIONS FOR PREVIOUSLY APPROVED QUARRY PERMIT NO. QX-91-0006 OF CALIFORNIA MATERIALS AND PETER GARIBALDI Mine ID No. 91-39-0013 (North) and Mine ID No. 91-39-0059 (South). The revisions request is for quarry name identification purposes only consistent with the operator. The revisions request will not increase the permitted tonnage, existing operations, or final reclamation. The project site is located on the east side of Waverly Road, between Shelton Road and Flood Road, east of Linden (Supervisory District: 4).
2. **CONSENT:** USE PERMIT NO. PA-1900129 OF SARGENT ESTATES, LLC to establish a commercial stable for a maximum of thirty (30) horses on three (3) parcels totaling 198.45 acres. The project proposes to utilize existing structures, an existing open arena, paths throughout the parcel, and pasture for grazing area. The project site is located at the northeast corner of East Sargent Road and North Tully Road, east of Lodi. (Supervisory District: 4).
3. **CONSENT:** VARIANCE NO. PA-1900223 OF SAN JOAQUIN COUNTY (C/O DREYFUSS & BLACKFORD ARCHITECTURE) to reduce the street side setback along Delia Street from twenty (20) feet to ten (10) feet. The underlying project includes the construction of a 30,300 square foot Public Health Services building, which will replace the existing Public Health Services building currently on site. The project site is located on the northwest corner of Hazelton Avenue and Delia Street, Stockton (Supervisory District: 1).
4. **CONSENT:** ROAD NAME CHANGE NO. PA-1900248 OF SAN JOAQUIN COUNTY (C/O MOUNTAIN HOUSE COMMUNITY SERVICE DISTRICT) initiated by the Mountain House Community Services District to change the name of the east-west section of "De Anza Boulevard" between Central Parkway and Great Valley Parkway. The new road name proposed is "Arturo Boulevard". The proposed road name change is not anticipated to impact existing residences. The project site is located 800 feet south of the intersection of Central Parkway and Byron Road, within the community of Mountain House (Supervisory District: 5).

MOTION:

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

1. Approve Consent Items 1, 2, 3, and 4 as recommended in the Staff Report, with the recommended changes from the notes for this evening.

VOTE:

AYES: Midgley, Walker, Grunsky, Morri, Hamilton

NOES:

ABSENT:

5. **MOUNTAIN HOUSE JOBS/HOUSING REVIEW:** This review, formally referred to as a Jobs/Housing Review, is the first Jobs/Housing Review for the Mountain House Community. The role of the Planning Commission in this effort is to provide recommendations to the Board of Supervisors regarding the Planning Commission's review of the report.

**John Funderburg, Principal Planner, introduced the staff report into the record and Catherine Hansford, Hansford Consulting, who assisted staff in the preparation of the report**

Commissioner Morri asked for clarification on the number of jobs created. Mr. Funderburg answered there were 605 jobs.

Commissioner Walker asked for clarification on the location of the existing Community Services District Office building in relation to the photos currently displaying the location of the future town center. Mr. Funderburg explained the current locations of the Community Services District offices and demonstrated said information using maps provided as part of the staff report.

Commissioner Morri asked for specifics on the future usage of the Mountain House Tech Center. Mr. Funderburg said the space is for advanced manufacturing services as permitted in the Master Plan and, and not wholesale and warehouse distribution uses. Commissioner Morri said his concern was that the space would be used for installation of large warehouses with minimal employees.

Commissioner Walker asked if the uses and jobs, in the Cordes Village Plaza area, are the exact job count per acres as this seems low for what is proposed. Mr. Funderburg explained that he has to use the ratios in the Master Plan for the estimated number of jobs created by the proposed uses; but more than likely there will be more jobs created than what is estimated in the Master Plan.

Commissioner Morri asked what is the acreage and number of jobs created by the Mustang Square Commercial Center. Mr. Funderburg said the acreage is 4.1 for the project and an estimated 140 jobs are expected to be created.

**Mr. Funderburg completed the staff report presentation.**

Commissioner Walker asked for clarification regarding potential job and land uses mentioned in the report. Mr. Funderburg said that the initial design of the community was for high tech, high paying jobs so people could work and live in the community. Commissioner Walker said the reason for that was to stop the additional residential sprawl going over the Altamont Pass which, based upon the report, is exactly what is happening. Mr. Funderburg said that staff has reached out to Alameda County and sent project referrals as required by the Memorandum of Understanding (MOU) and he has spoken with the transportation planner. Mr. Funderburg said the Mountain House Community Services District (CSD) is also communicating with Alameda County to implement mitigation measures that were identified in the Master EIR (Environmental Impact Report) to reduce the traffic and reduce commuting over the Altamont Pass. Mr. Funderburg said that the future road improvements would come online in the next few years.

Commissioner Walker stated concern that the report is just an analysis and doesn't evaluate the good or bad related to the job housing ratios that exist today. Commissioner Walker said the review process was an opportunity to say what was being done right and wrong. Mr. Funderburg said that due to market factors, the recession, and high unemployment rates Mountain House was unable to take advantage of economic opportunities in the early years of development. Mr. Funderburg said he doesn't want to say there is a problem with the jobs housing balance because it is too early to tell what will work to achieve a jobs housing balance.

Commissioner Walker says she agrees with the assessment but that is not how the report comes across, and voiced concern for short term decisions being made in regards to land use for immediate results rather than allow for job generating uses to fill in that would actually create balance.

Mr. Funderburg said that if there is something that needs to be evaluated at this time the Commission can direct or recommend that staff review economic development and job creation policies in the Master Plan, along with the Partnership and the Master Developers for Mountain House, and possibly revise some of the job creation policies.

Commissioner Morri asked about how does a second home on the property factor in to the jobs housing balance report Mr. Funderburg said there is not much discussion in the report about second units as this report is specifically designed to address the jobs created thus far in the community.

Commissioner Grunsky said that the report was comprehensive but it seems like the job development is just not getting done. Mr. Funderburg said many of the parties involved in the development of the community have been working together for years towards job growth but because of past economic cycles there was not much job growth except for public and institutional jobs.

Commissioner Walker said the report doesn't reference why the job housing balance is important and fundamental to development; the recommendations don't convey the importance of job creation. Mr. Funderburg said that the recommendation speaks to directing staff to evaluate that issue and include the major stakeholders in the discussion for Mountain House. Mr. Funderburg said that as new projects come online, for example the Town Center and Mountain Technology Center, it will create synergy and more economic development. Commissioner Walker said she doesn't disagree with that, but thinks it hasn't been conveyed that those jobs are highly structured and are not flexible; Mountain House is developing in a time when the job industry is changing faster than we can keep up with. Mr. Funderburg said, that with the Commission's permission, language can be added to the recommendation that addresses their concerns.

Commissioner Grunsky asked how often the Mountain House Jobs Housing review is. Mr. Funderburg said the review is done at four thousand, eight thousand, and sixteen thousand units built. Mr. Funderburg said that since there has been a lot of development in the last few years he can bring a more complete picture to bring forward to the Planning Commission at the time the eight thousand unit is built. Mr. Funderburg thinks that the incubator stage for the community is done and that with all the new commercial and industrial development it will create more and bring wonderful things to the community.

MOTION:

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

1. Accept the attached report (Attachment "A"); and Forward the Report to the Board of Supervisors for review and action, with the recommended Findings contained in the staff report (Attachment "C") with the addition of some of the clarifying language discussed at the hearing this evening.

VOTE:

AYES: Midgley, Walker, Grunsky, Morri, Hamilton

NOES:

ABSENT:

OTHER BUSINESS/COMMENTS:

Commissioners Hamilton, Grunsky, and Morri are unable to attend the January 2, 2020, Planning Commission Hearing. The hearing will be canceled due to lack of quorum.

David Kwong, Director of the Community Development Department, spoke about the change of venue for future Planning Commission hearings and possible changes to the time and date of the meetings. Zoey Merrill, County Counsel, spoke to changes required to the bylaws for the Planning Commission to allow the scheduling changes for hearing location, date, and time.

Ms. Merrill presented training for the Planning Commission regarding the Brown Act.

The meeting adjourned at 7:54 P.M.

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Randy Hamilton, Chair

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David Kwong, Secretary