



PLANNING COMMISSION MINUTES OF MARCH 3, 2022

The San Joaquin County Planning Commission met in regular session on [Click here to enter a date.](#) at 6 p.m., in the San Joaquin County Administration Building, 44 N. San Joaquin St., #640 (Board of Supervisors Chambers), 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

Sheri Midgley

Donald Ruhstaller

Jass Sangha

County Staff

Zoey Merrill, County Counsel

Chris Heylin, Department of Public Works

Steven Shih, Environmental Health Department

Jeff Wong, Environmental Health Department

Aaron Gooderham, Environmental Health Department

Community Development Department Staff

David Kwong, Director

Jennifer Jolley, Deputy Director of Planning

Corinne King, Principal Planner

Alisa Goulart, Associate Planner

Allen Asio, Office Assistant Specialist

Domenique Martorella, Office Assistant Specialist

(absent)

James Grunsky, Vice-Chair

ACTION ITEMS:

1. **ONE-YEAR TIME EXTENSION REQUEST FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-1900055 OF ROBERT & MYRNA TACSION** for the expansion of an existing religious assembly facility. The expansion includes the construction of a 5,310-square-foot addition to the existing facility, including assembly area, offices, and restrooms. The existing assembly area will be converted to a fellowship hall. The expansion also includes an increase in the number of attendees to 150 per service. (Use Type: Religious Assembly – Neighborhood). The project site is located on the west side of N. Davis Rd., 2,075 feet south of Armstrong Rd., south of Lodi. (Supervisory District: 4) **CONSENT**
2. **ONE-YEAR TIME EXTENSION REQUEST FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-2000066 OF WATERLOO MORADA RURAL COUNTY FIRE PROTECTION DISTRICT** for a second fire station location for the Waterloo Morada Rural County Fire Protection District. The original approval includes utilization of an existing 1,740-square-foot, single family residence for a firehouse, an existing 1,440-square-foot building for training, and an existing 2,700-square-foot building for apparatus storage. The station will house 1 engine. If approved, this time extension will allow for 30 months to complete the project. (Use Type: Public Services - Essential) The project site is located on the south side of E. Eight Mile Rd., 850 feet east of State Route 99 E. Frontage Rd., Stockton. (Supervisory District: 4) **CONSENT**
3. **USE PERMIT NO. PA-2100022 OF JATINDER DHILLON (C/O 40FORTY, LLC)** to establish a small winery and brewery to be constructed in 2 phases over 5 years. Phase 1 includes the construction of a 4,000-square-foot wine production and beer production building, and a 3,000-square-foot tasting room for wine and beer with outdoor seating area. Phase 2 includes the construction of a 4,000-square-foot multipurpose building to be used for events, and a 4,000-square-foot production building. The existing single-family home and agriculture structures will be demolished as part of Phase 1. The winery is proposing to be open to the public 7 days a week, for 8 hour a day. No amplified outdoor music is proposed with this application. The winery is proposing Marketing Events, Small-scale Accessory Winery Events, and Wine Release Events. The project site is located on the north side of E. Armstrong Rd., 680 feet east of N. Pearson Rd., Lodi. (Supervisory District: 4) **CONSENT**

MOTION:

It was moved, seconded (Ruhstaller / Midgley), and passed by a vote (4 - 0 - 1) to:

1. Accept all consent items as presented on the agenda.

VOTE:

AYES: Donald Ruhstaller, Sheri Midgley, Jass Sangha, Randy Hamilton

NOES:

ABSENT: James Grunsky

The meeting adjourned at 6:07 P.M.

Randy Hamilton

David Kwong, Secretary