SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California

Thursday, May 20, 2021
SPECIAL TIME: 6 P.M.

SPECIAL HEARING INFORMATION:

Planning Commission hearings have been closed to the general public for the past year and public participation has been conducted remotely. However, as of today, the Board of Supervisors chambers will now be open to the public with restrictions. A maximum of 56 persons may be in the chambers at any given time, which includes staff. All attendees are required to wear a mask, social distance and, once an attendee has spoken, is encouraged to leave the chambers. If you are interested in attending the meeting in person, please email planningclerical@sjgov.org to confirm so. This will allow staff to make arrangements to accommodate the anticipated number of participants. In addition, please note that public participation is still permitted remotely by email (pcrecords@sjgov.org) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice.

All votes during the teleconference will be conducted by roll call vote.

The following alternatives are available to members of the public to watch these hearings and provide comments to the Planning Commission before and during the meeting:

PARTICIPATE:

Use Microsoft Teams via computer or mobile device at:

https://sjgov.link/planning-commission-hearing

Or by calling (209) 645-4071, Conference ID: 399 715 502#

Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.

WATCH:

Live stream the Planning Commission meetings at: https://www.youtube.com/c/SanJoaquinCountyCA

Note: Comments made on YouTube are not considered part of the official record and will not be shared with the Planning Commission.

LISTEN:

Members of the public may listen to the hearing by calling (209) 468-0750.

Note: Please mute phone after calling in. This number does not allow for public participation.
PUBLIC COMMENT:

Public Comments may be submitted by sending an email to pcrecords@sjgov.org. Emailed public comments are limited to 250 words or less. If they are received before or during the hearing they will be read into the record. Emailed comments regarding a specific agendized item should include the application number in the subject line. Emailed comments received prior to the close of the public hearing will be included in the official record on file with the Planning Commission. Comments made on YouTube are not considered part of the official record and will not be provided to the Planning Commission. If you need disability-related modification or accommodation in order to participate in this hearing, please contact the Community Development Department at (209) 468-3121 at least 48 hours prior to the start of the meeting.

PUBLIC HEARING PROCEDURES

The following is a brief explanation of Planning Commission hearings. For hearings with large agendas, or if an item is particularly controversial, the time limits noted below may be applied by the Chair:

- Staff report and recommendation are presented.
- Applicant may provide oral (limited to 20 minutes) or written testimony.
- Other project proponents may provide testimony via Microsoft Teams (limited to 5 minutes) or email to pcrecords@sjgov.org (limited to 250 words). Emailed comments received in support of the project will be read into the record.
- Project opponents may provide testimony via Microsoft Teams (limited to 5 minutes) or email to pcrecords@sjgov.org (limited to 250 words). Emailed comments received in opposition of the project will be read into the record.
- Applicant may provide a rebuttal (limited to 10 minutes).
- Time limits do not apply to responses to questions from Planning Commissioners or staff.
- Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.

- Flag Salute
- Roll Call
- Minutes From Hearing(s) of 02/18/21, 03/04/21, 03/18/21, & 04/15/21
- Action on Requests for Continuances or Withdrawals (if needed)
- Explanation of Hearing Procedures
- The Public is welcome to address the Planning Commission on items of interest to the public that are NOT listed on the Agenda. Comments to the Commission are limited to a maximum of 5 minutes or 250 words for comments provided via email to pcrecords@sjgov.org.
- Action Item:
  1. VARIANCE NO. PA-2100006 OF SERAY INVESTMENT COMPANY, LLC (C/O TONI RAYMUS) to vary the minimum parcel size in the AU-20 (Agriculture-Urban Reserve, 20-acre minimum) zone from 20 acres to 2 acres to accommodate a future subdivision application to subdivide an 8.87-acre parcel into 4 parcels with a minimum parcel size of 2 gross acres. The project site is located on the northwest corner of S. Mitchell Rd. and E. Southland Rd., Manteca. (Supervisorial District: 3)
Environmental Determination: This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be recorded if the project is approved.

2. USE PERMIT NO. PA-1800206 OF ALICE L. KIDD TRUST ET AL. (C/O MARK KIDD) for a 20,036-square-foot commercial stable on a 30.41-acre parcel in the AG-40 zone (General Agriculture, 40-acre minimum). The project will include a maximum of ninety (90) horses and the utilization of 19,896 square-feet of existing structures and a proposed 140-square-foot restroom. The commercial stable will operate 7 days per week from 7 A.M. to 9 P.M. This project also includes equine-related ancillary activities hosted by the facility which include, but are not limited to, clinics, customer appreciation events, and dressage shows with an average of 70 participants. The project site is located on the south side of Lucas Rd., 1,800 feet east of Davis Rd., northeast of Lodi. (Supervisory District: 4)

Environmental Determination: A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

- Other Business:
- Planning Commissioner’s Comments
- Director’s Report (Scheduling of Future Hearings – as needed)
- Adjournment

Randy Hamilton, Chair                    * * *                    David Kwong, Secretary

The appeal period for this agenda expires on May 31, 2021, at 5:00 p.m., and the appeal fee is $648.00.