



PLANNING COMMISSION MINUTES OF MARCH 2, 2023

The San Joaquin County Planning Commission met in regular session on March 2, 2023 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 James Grunsky, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

James Grunsky, Chair
Sheri Midgley, Vice-Chair
Donald Ruhstaller
Chris Meehleis
Jass Sangha

County Staff

Zoey Merrill, County Counsel

Chris Heylin, Department of Public Works

Steven Shih, Environmental Health Department
Cesar Ruvalcaba, Environmental Health Department

Community Development Department Staff

Jennifer Jolley, Director
Corinne King, Deputy Director of Planning
Megan Aguirre, Senior Planner
Stephanie Stowers, Senior Planner
Alisa Goulart, Associate Planner
Giuseppe Sanfilippo, Associate Planner
Allen Asio, Office Assistant Specialist
John B. Anderson, Contract Planner

(absent)

ACTION ITEMS:

1. **ZONE RECLASSIFICATION NO. PA-2200087 & SITE APPROVAL NO. PA-2200088 OF HIGHWAY 12 INVESTORS LLC (C/O KEVIN HUBER)** This project consists of 2 applications: A Zone Reclassification to reclassify the zoning of a 4.96-acre parcel from AG-40 (General Agriculture, 40-acre minimum) to I-W (Warehouse) and a Site Approval for truck parking. The truck parking project proposes parking for 96 trucks and 96 trailers, and construction of a 4,900 square foot maintenance building to be used for private repair of trucks that park on site, to include a restroom and a breakroom for employees. The project will receive water and storm water drainage from County Service Area 31 - Flag City. A private, on-site septic system will serve for sanitary sewer. Access is from North Thornton Road. The project site is located on the east side of N. Thornton Rd.; 1,300 feet north of State Route 12, Lodi. (Supervisory District: 4) ***CONSENT***

2. **GENERAL PLAN MAP AMENDMENT NO. PA-2100284 & ZONE RECLASSIFICATION NO. PA-2100285 OF CHELSEA CHANDLER (C/O WONG ENGINEERS, INC.)** to change the General Plan designation of 2 parcels totaling 10.69-acres from R/L (Low Density Residential) to R/R (Rural Residential) and to change the zoning designation from R-L (Low Density Residential) to R-R (Rural Residential). The underlying project is a Minor Subdivision application to create 4 parcels of 2 acres or greater in size. The project site is located on the south side of N. Towers Pl., east of N. Cherryland Ave., east of Stockton. (Supervisory District: 4) ***CONSENT***

MOTION:

It was moved, seconded (Ruhstaller / Sangha), and passed by a vote (5 to 0) to:

1. Approve action items #1 and #2 on consent, with the recommendations in their respective Staff Reports.

VOTE:

AYES: Sheri Midgley, Donald Ruhstaller, Chris Meehleis, Jass Sangha, James Grunsky

NOES:

ABSENT:

3. **USE PERMIT NO. PA-2200263 OF SHEA MOUNTAIN HOUSE LLC** for the construction of a Fire Station to serve the northern portion of the Mountain House Community. The Fire Station is the second and last Fire Station proposed in Mountain House Community and is a 1-story, 6,122 square foot building on 1.13 acres. The project site is located in Mountain House Specific Plan area II, in the undeveloped Neighborhood K, just north of developing Neighborhood J, along Central Valley Pkwy. at the future Stockyard Intersection, Mountain House. (Supervisorial District: 5)

JOHN B. ANDERSON, CONTRACT PLANNER, introduced the staff report into the record.

PUBLIC HEARING OPENED:

PROPONENTS:

Dave Sargent, Mountain House Developers LLC, said that they are in support of the project.

OPPONENTS:

None.

PUBLIC HEARING CLOSED.

MOTION:

It was moved, seconded (Sangha / Midgley), and passed by a vote (5 to 0) to:

1. Adopt the Findings for Use Permit, and
2. Approve Use Permit No. PA-2200263 with the Conditions of Approval contained in the Staff Report.

VOTE:

AYES: Jass Sangha, Donald Ruhstaller, Sheri Midgley, Chris Meehleis, James Grunsky

NOES:

ABSENT:

The meeting adjourned at 6:20 P.M.

James Grunsky, Chair

Jennifer Jolley, Secretary