



PLANNING COMMISSION MINUTES OF NOVEMBER 2, 2023

The San Joaquin County Planning Commission met in regular session on November 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

Chris Meehleis

County Staff

Kimberly Johnson, County Counsel

Steven Shih, Environmental Health Department

Frank Girardi, Environmental Health Department

Community Development Department Staff

Jennifer Jolley, Director

Corinne King, Deputy Director of Planning

Allen Asio, Office Assistant Specialist

Karen Sandhu, Office Assistant Specialist

(absent)

Donald Ruhstaller

Jass Sangha

APPROVAL OF PREVIOUS MEETING MINUTES:

Minutes from 12/15/2022, 5/4/2023, 5/18/2023, and 8/3/2023.

MOTION:

It was moved, seconded (Midgley / Meehleis), and passed by a vote (3-0) to:

1. Approve and accept the minutes.

VOTE:

AYES: Sheri Midgley, Chris Meehleis, James Grunsky,

NOES:

ABSENT: Donald Ruhstaller, Jass Sangha

ACTION ON REQUESTS FOR CONTINUANCES OR WITHDRAWALS:

Community Development Department staff requested a continuance of Items #1 and # 2, to the November 16, 2023, Planning Commission hearing.

MOTION:

It was moved, seconded (Midgley / Meehleis), and passed by a vote (3-0) to:

1. Continue Items # 1 and # 2 to the November 16, 2023, Planning Commission hearing.

VOTE:

AYES: Chris Meehleis, Sheri Midgley, James Grunsky

NOES:

ABSENT: Donald Ruhstaller, Jass Sangha

ACTION ITEMS:

1. **CONDITIONAL USE PERMIT NO. PA-2100238 OF DATTA YOGA CENTER (C/O TULASI C. TUMMALA)** for a Religious Assembly to be developed in 2 phases over 5 years. Phase 1 includes the construction of a 5,000-square-foot temple/assembly hall for up to 250 people, and a 3,000-square-foot priest quarters dwelling unit. Phase 2 includes the construction of a 12,000-square-foot temple building, and a 7,000-square foot addition to the Phase 1 assembly hall building. Phase 2 proposes an attendance increase to 750 people. The project proposes new on-site well and septic, and an on-site retention pond. The project site is not under a Williamson Act contract. The project site is on the north side of W. Bethany Rd., 1,045 feet west of S. Naglee Rd, Tracy. (Supervisory District: 5)
- 2.

THIS ITEM IS CONTINUED TO THE NOVEMBER 16, 2023, PLANNING COMMISSION HEARING

3. **VARIANCE NO. PA-2300015 OF RONALD & CAROL RUGANI TRUST (C/O DILLON & MURPHY)** to reduce the minimum required parcel size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40 acres to 4.10 acres and 33.40 acres. The underlying project, which cannot be applied for unless the Variance is approved, is a Minor Subdivision of the existing 37.52-acre parcel into a 33.40-acre parcel and 4.10-acre parcel and Williamson Act Contract cancellation for the 4.10-acre parcel. The existing 37.52-acre parcel contains 2 residences that will both remain on the proposed 4.10-acre parcel. The project site is on the north side of E. Eight Mile Rd., 3,100 feet east of N. Tully Rd. (Supervisory District: 4)

THIS ITEM IS CONTINUED TO THE NOVEMBER 16, 2023, PLANNING COMMISSION HEARING

3. **DEVELOPMENT AGREEMENT AMENDMENT NO. PA-2300236 OF RURKA CAPITAL, LLC.** The proposed Amendment to the RURKA Capital, LLC Development Agreement PA-2300236 (DA) would serve to extend the life of the Major Subdivision application PA-0300368 (SU) and Tentative Tract Map No. 3414 to be consistent with the term of the existing Development Agreement. The project site is located at the southeast corner of Mountain House Parkway and Interstate 205 within proposed Mountain House Business Park of the Mountain House Specific Plan I area. (Supervisory District: 5)

CONSENT

MOTION:

It was moved, seconded (Meehleis / Midgley), and passed by a vote (3-0) to:

1. Approve action item #3 on consent, with the recommendations in the Staff Report

VOTE:

AYES: Chris Meehleis, Sheri Midgley, James Grunsky

NOES:

ABSENT: Jass Sangha, Donald Ruhstaller

The meeting adjourned at 6:16 P.M.

James Grunsky, Chair

Jennifer Jolley, Secretary