



**NOTICE OF SPECIAL PUBLIC HEARING**

Before the

**SAN JOAQUIN COUNTY PLANNING COMMISSION**

**SPECIAL LOCATION:** San Joaquin County Administration Building

44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California

**Thursday, August 4, 2022**

**SPECIAL TIME: 6 P.M.**

**SPECIAL HEARING INFORMATION:**

The Board of Supervisors chambers will now be open to the public without restrictions. In addition, please note that public participation is still permitted remotely by email ([pcrecords@sjgov.org](mailto:pcrecords@sjgov.org)) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjgov.link/planning-commission> for the most current information regarding public participation.

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: 847 406 772#

**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/channel/UCw9ExATz2VnZjbntMMA\\_Anw](https://www.youtube.com/channel/UCw9ExATz2VnZjbntMMA_Anw)

**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, limited to 250 words or less, may be submitted by sending an email to [pcrecords@sjgov.org](mailto: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 agenda 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.

**PROJECT:**

**ZONE RECLASSIFICATION NO. PA-2100031, MAJOR SUBDIVISION NO. PA-2100032, ZONE RECLASSIFICATION NO. PA-2100061, AND MAJOR SUBDIVISION NO. PA-2100062 OF YOLANDA SANCHEZ / POCK LANE PARTNERS.** The project is composed of 4 applications: Zone Reclassification application PA-2100031 and Major Subdivision application PA-2100032 proposes to change the zoning designation of 1 parcel from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the property into 108 lots for single family residences.

Zone Reclassification application PA-2100061 and Major Subdivision application PA-2100062 proposes to change the zoning designation of 2 parcels from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the property into 96 lots for single family residences.

The project site for PA-2100061 & 62 is located on the east side of S. Pock Ln.; 2,076 feet south of E. Eighth St. The project site for PA-2100031 & 32 is located on the west side of S. Pock Ln.; 3,200 feet south of E. Eighth St.; approximately 975 feet southwest of the project site for PA-2100061 & 62; Stockton. (Supervisory District: 1)

**ENVIRONMENTAL REVIEW OF PROJECT:**

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

**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](mailto: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](mailto: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.

Jennifer Jolley, Interim Director  
San Joaquin County  
Community Development Department