



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

Thursday, October 3, 2024
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) 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

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. Written comments received by 3:00 pm on the day of the hearing will be provided to Planning Commissioners at the hearing and be part of the written record and written comments received between 3:00 pm and the end of the hearing will become part of the written record on the item. Emailed comments regarding a specific agenda item should include the application number in the subject line. **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 meeting, 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 in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org.
 - Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org.
 - 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.
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- **Flag Salute**
 - **Roll Call**
 - **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.**
 - **Action Item:**
 - **Consent Agenda (Item No. 1):** Items calendared for consent will be approved in one motion without a public hearing unless a member of the Planning Commission or the audience requests that the item be removed from the consent calendar and heard separately.

CONSENT 1. DEVELOPMENT TITLE TEXT AMENDMENT NO PA-2300237 OF SAN JOAQUIN COUNTY (C/O SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT) This project is a Development Title Text Amendment to update Chapter 9-408: Signs, Table 9-400.030: Allowed Projections Above Height Limits, and Series 9-900 Key Terms and Definitions. The proposed changes are summarized below:

- Chapter 9-408: Signs: Repeal and replace the existing Sign chapter with a new chapter that provides clarity and consistency by simplifying standards, adding tables, and reorganizing information.
- Table 9-400.030: Allowed Projections Above Height Limits: Update height exceptions for consistency and add height standards for flagpoles that were previously erroneously included in the Signs section.
- Series 9-900 Key Terms and Definitions: Update terms and definitions to include sign-related information currently contained in Chapter 9-408.

The project is Countywide. (Supervisorial District: Countywide)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be filed if the project is approved.

2. GENERAL PLAN MAP AMENDMENT NO. PA-2200213, ZONE RECLASSIFICATION NO. PA-2200214, ADMINISTRATIVE USE PERMIT NO. PA-2300130, AND ADMINISTRATIVE USE PERMIT NO. PA-2300133 OF TDT FARMS, LLC / TOM & MARI GOTELLI (C/O KEVIN SWANSON) The project consists of 4 applications:

- General Plan Map Amendment No. PA-2200213 to change the General Plan designation of 2 adjacent parcels totaling 30.09 acres from A/G (General Agriculture) to I/W (Warehouse Industrial);
- Zone Reclassification No. PA-2200214 to change the zoning of the same 2 adjacent parcels totaling 30.09-acres from AG-20 (General Agriculture, 20 acre minimum) to I-W (Warehouse Industrial Service Commercial);
- Administrative Use Permit No. PA-2300130 to establish a truck parking and leisure vehicle storage facility for 150 truck tractors, 50 truck trailers, 25 leisure vehicles or boats and a 1,000 square foot commercial coach to be used as an accessory office; and,
- Administrative Use Permit No. PA-2300133 to establish a truck parking and leisure vehicle storage facility for 150 truck tractors, 50 truck trailers, 25 leisure vehicles or boats and a 1,000 square foot commercial coach to be used as an accessory office.

The project site is comprised of 2 adjacent parcels located on the west side of N. State Route 99 W. Frontage Road, 1,000 feet south of E. Woodbridge Road, north of the City of Lodi. (Supervisorial District: 4)

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

3. ADMINISTRATIVE USE PERMIT NO. PA-2300166 OF SAN JOAQUIN RIVER CLUB INC. (C/O VERTICAL BRIDGE AND ASSURANCE DEVELOPMENT) This project is an Administrative Use Permit application to construct a 100-foot-tall monopole telecommunications tower with related equipment within a 2,046 square foot lease area on an existing parcel developed with residential uses known as the San Joaquin River Club. The project site is located at the San Joaquin River Club property on the northeast side of S. Kasson Road, at the southern terminus with E. Durham Ferry Road/S. Airport Way, east of Tracy. (Supervisorial District: 5)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15303 Class 3. A Notice of Exemption will be filed if the project is approved.

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

Donald Ruhstaller, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on October 14, 2024, at 5:00 p.m.,

and the appeal fee is \$1,027.30. The appeal fee for Mountain House projects is \$4,680.12, or the cost of time and materials at the discretion of Staff.