



SAN JOAQUIN
—COUNTY—
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Planning Commission

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

Thursday, May 15, 2025
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@sigov.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://sigov.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://sigov.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@sigov.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**
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- **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:**
 1. **REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED MINOR SUBDIVISION NO. PA-2400530 OF LGI HOMES CALIFORNIA LLC (C/O JONATHAN LIESCH)** to modify Condition of Approval No. 2.i. for previously approved Minor Subdivision No. PA-0500469 regarding the location of utilities to read as follows: "All utilities shall be underground, except on Del Mar Avenue to supply power to existing parcels that are not a part of this subdivision or power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-609.020)." The project site is located on the northeast corner of South Del Mar Avenue and East Main Street, Stockton (Supervisory District: 1)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061 (B)(3) and 15302 (c). A Notice of Exemption will be filed if the project is approved.
 2. **CONDITIONAL USE PERMIT NO. PA-1900085 OF GURUDWARA SAHIB TRACY, INC (C/O MIKE HAKEEM, THE LAW FIRM OF HAKEEM, ELLIS, MARENGO, & RAMIREZ)** to construct a religious assembly totaling 57,588 square feet to be constructed in 2 phases over 5 years. Phase 1 includes construction of a single story, 43,770- square-foot multipurpose building with an assembly hall, a covered courtyard, a dining hall, a kitchen, an office, meeting rooms, restrooms, a shoe room, storage rooms, a lobby, and wedding rooms. Phase 2 includes the construction of a 13,818-square-foot addition to the multipurpose building to contain classrooms, a prayer hall, an office, a quest room, and a priest's room. The proposed building ranges in height from 28.6 feet at the main parapet to a maximum height of 52 feet at the top of the dome. Maximum attendance is anticipated to be 250 attendees with the exception of 4 annual special events for a maximum attendance of 500 attendees. These events are considered accessory to the religious

assembly. Operating hours will be 10:00 a.m. to 7:00 p.m., seven (7) days per week, with a maximum of 10 employees. The facility has 2 access driveways - one on Larch Road and one on Naglee Road. An 8-foot-tall solid screen wall is proposed along the property's southern border along Auto Plaza Drive. Services will be provided by an onsite well for water, septic system for wastewater, and retention pond for storm drainage. This parcel is not under Williamson Act Contract. The project site is located on the southeast corner of W. Larch Road and S. Naglee Road, Tracy. (Supervisory District: 5)

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

3. **SAN JOAQUIN COUNTY 2023 - 2031 HOUSING ELEMENT – GENERAL PLAN TEXT AMENDMENT NO. PA-2300242** to update the Housing Element for the 6th cycle and identify how the County will accommodate housing needs. San Joaquin's Housing Element was approved in 2015 (and certified by the State in 2016), for the 5th cycle (2015 - 2023). State housing law requires that the General Plan Housing Element be updated every eight years; therefore, a Draft Housing Element update has been completed and found to meet all statutory requirements by the State's Department of Housing and Community Development (HCD). CDD is presenting a final document for adoption to the Planning Commission and Board of Supervisors prior to resubmittal to HCD in accordance with Government Code Section 65585. (Supervisory District: Countywide)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061 (b)(3), 15262, and 15283. 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 May 26, 2025, at 5:00 p.m., and the appeal fee is \$1,027.30.



SAN JOAQUIN
COUNTY
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

May 6, 2025

MEMORANDUM

FROM: San Joaquin County Community Development Department

SUBJECT: May 15, 2025, Planning Commission Hearing

On May 1, 2025, the Planning Commission continued Conditional Use Permit No. PA-1900085 for a religious assembly on Larch Road, Tracy, to the Planning Commission meeting on May 15, 2025. Please be advised that the Community Development Department will be requesting a further continuance of project to the June 19, 2025, Planning Commission hearing. If the continuation is approved, notification will be provided via email, USPS mailings, and posted on our web page.