



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, April 3, 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@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.
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- CONSENT**
1. **DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2500050 OF SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT (C/O SAN JOAQUIN COUNTY)** to remove Chapter 9-816 Abandoned Vehicles from Title 9 (Development Title). A similar ordinance is proposed by the Sheriff's office for incorporation into Title 4 (Public Safety). Abandoned Vehicles from Title 9 (Development Title). A similar ordinance is proposed by the Sheriff's office for incorporation into Title 4 (Public Safety). The project site is Countywide (Supervisory 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, ZONE RECLASSIFICATION, MAJOR SUBDIVISION NO. PA-2100133, -34 AND WAIVER NO. PA-2400234 OF OAKWOOD LT VENTURES II, LLC (C/O OAKWOOD LT VENTURES II, LLC)** This project includes 3 applications and 4 components, which will ultimately result in the creation and development of 32 residential lots within the existing Oakwood Shores community. The applications included are as follows:
 - A General Plan Map Amendment & Zone Reclassification (PA-2100133) to change the General Plan designation and zone of an existing 6.25-acre parcel from Commercial - Recreation (C/R & C-R) to Low Density Residential (R/L & R-L)
 - A Major Subdivision (PA-2100134) to subdivide the same 6.25-acre parcel into 32 Low Density Residential parcels

- A Waiver (PA-2400234) to allow for development within the proposed subdivision at reduced setbacks on the resultant residential lots. The reductions proposed include:
 - A reduction of the required front setback from 20 feet to 12.5 feet;
 - A reduction of the required interior side yard setback from 5 feet to 4 feet; and
 - A reduction of the required street side yard setback from 20 feet to 15 feet

The subdivision would be served by the Oakwood Lake Water District with public water, sewer, and storm drainage. This parcel is not under a Williamson Act Contract. The project site is Countywide. (Supervisory District: 3)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15183. A Notice of Exemption will be filed if the project is approved.

3. **CONDITIONAL USE PERMIT NO. PA-2300250 OF PARMINDER KAUR (C/O CSHQA C/O EUGENE NGUYEN)** to develop a combination convenience store, fuel station, restaurant, and carwash facility in 2 phases over 5 years. Phase 1 consists of a 2,695 square foot convenience store (a portion of which will be from converted space from an existing restaurant that will continue to operate) with off-site alcoholic beverage sales, a 1,141 square foot tunnel carwash with 4 vacuum stations, a 3,850 square foot fuel canopy with 6 multiple fuel dispensers, and a propane tank filling station. Phase 2 consists of a 1,991 square foot fast food restaurant with drive thru. The parcel is located in the urban community of Lockeford, CA, and in the Lockeford Community Service Area (CSD). The CSD will provide water and sewer service to the parcel. A storm water retention pond will be utilized for storm water drainage. The project will have an access driveway from N. State Route 88. (Use Types: Fuel Sales – Automotive; Eating and Drinking Establishment – Restaurant, Limited Service; Retail Sales and Services – Convenience; Automotive Sales and Services – Washing/Detailing). The project site is on the east side of N. State Route 88, 0.5 miles north of E. Brandt Road, Lockeford, CA. (Supervisory District: 4)

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

4. **CONDITIONAL USE PERMIT NO. PA-1900085 OF GURUDWARA SAHIB TRACY, INC (C/O MIKE HAKEEM, THE LAW FIRM OF HAKEEM, ELLIS, MARENGO, & RAMIREZ)** A Conditional Use Permit for a religious assembly totaling 57,588 square feet to be constructed in 2 phases over 5 years. Phase 1 of the project is to include construction of a single story, 43,770 square foot multipurpose building to include an assembly hall, a covered courtyard, a dining hall and kitchen, an office, meeting rooms, restrooms, shoe room storage rooms, lobby and wedding rooms. Phase 2 includes the construction of a 13,818 square foot addition to the multipurpose building to contain classroom, prayer hall, office, quest room, and a priest room. The proposed building height ranges from 28.6 feet to the main parapet to a maximum height of 52 feet to the dome. 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.

- **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 April 14, 2025, at 5:00 p.m., and the appeal fee is \$1,027.30.



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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

March 28, 2025

MEMORANDUM

FROM: San Joaquin County Community Development Department

SUBJECT: April 3, 2025, Planning Commission Hearing

Please be advised that the Community Development Department will be requesting a continuance of project PA-2100133, -134 (GP & ZR, SU) & PA-2400234 (W). Notification will be provided once a new hearing date has been set for the item. Information will be provided via email, USPS mailings, and posted on our web page.



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Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

March 27, 2025

MEMORANDUM

FROM: San Joaquin County Community Development Department

SUBJECT: April 3, 2025, Planning Commission Hearing

Please be advised that the Community Development Department will be requesting a continuance of project PA-1900085 (UP) to a future date. Notification will be provided once a new hearing date has been set for the item. Information will be provided via email, USPS mailings, and posted on our web page.