



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

Thursday, May 1, 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**
1. **GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS FOR 2024.** This is a review of the San Joaquin County General Plan and Housing Element Annual Progress Reports (APRs) for calendar year 2024. The purpose of the General Plan APR is to report on the status of each specific implementation program contained in the General Plan. The purpose of the Housing Element APR is to provide a status of the progress made towards implementing the Housing Element's programs for meeting the County's share of the Regional Housing Needs Allocation, as required by the California Department of Housing and Community Development.
 2. **WILLIAMSON ACT CONTRACT CANCELLATION NO. PA-2300137 AND LOT LINE ADJUSTMENT NO. PA-2500077 OF RICHARD MILLER ET AL (C/O DILLON & MURPHY)** to cancel a 2-acre parcel in order to facilitate a Lot Line Adjustment between 2 parcels that are currently under Williamson Act Contract. Parcel 1 to contain 2 acres. Parcel 2 to contain 19.09 acres. Both parcels will be accessed from E. Walnut Drive. Both parcels will utilize onsite wells and septic systems and natural drainage for storm water. The project site is located on the north side of E. Walnut Drive, 0.5 miles east of N. Wall Road, Linden. (Supervisory District: 4)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15304. A Notice of Exemption will be filed if the project is approved.
 3. **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. Maximum attendance is 250 with the exception of 4 annual special events with a maximum attendance of 500. These events are considered accessory to the main use which is 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 points of ingress/egress - one each from Larch Road and Naglee Road. An 8-foot solid screen wall is proposed along the property's south border at Auto Plaza Drive. Onsite well, septic, and retention pond are proposed. 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.

- **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 12, 2025, at 5:00 p.m., and the appeal fee is \$1,027.30.



April 18, 2025

MEMORANDUM

FROM: San Joaquin County Community Development Department

SUBJECT: May 1, 2025, Planning Commission Hearing

On April 3, 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 1, 2025. Please be advised that the Community Development Department will be requesting a further continuance of project to the May 15, 2025, Planning Commission hearing. If the continuation is approved, notification will be provided via email, USPS mailings, and posted on our web page.