



PLANNING COMMISSION MINUTES OF AUGUST 20, 2026

The San Joaquin County Planning Commission met in regular session on August 20, 2026 at 6 p.m., in the San Joaquin County Administration Building, 44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California.

The meeting was called to order by Donald Ruhstaller, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

Donald Ruhstaller, Chair
Gloryanna Rhodes
Lawrence Wight

County Staff

Kirin Virk, County Counsel

Shayan Rehman, Department of Public Works

Steven Shih, Environmental Health Department

Community Development Department Staff

Corinne King, Deputy Director of Planning
Megan Aguirre, Principal Planner
Francisco Prado, Assistant Planner
Vicenta Gallegos, Administrative Assistant I
Gerardo Altamirano, Office Assistant Specialist
Sean Cardenas, Office Assistant Specialist

(absent)

Chris Meehleis, Vice-Chair
Jass Sangha

APPROVAL OF PREVIOUS MEETING MINUTES:

1. Minutes from 08-06-2026.

MOTION:

It was moved, seconded (Rhodes / Wight), and passed by a vote (3-0) to:

1. Approve and accept the minutes.

VOTE:

AYES: Gloryanna Rhodes, Donald Ruhstaller, Lawrence Wight

NOES:

ABSENT: Jass Sangha, Chris Meehleis

PUBLIC COMMENT ON ITEMS OF INTEREST TO THE PUBLIC THAT ARE NOT LISTED ON THE AGENDA:

OPPOSITION TO CONDITIONAL USE PERMIT NO. PA-2500281 (NOT AN AGENDIZED ITEM):

Vanny Dart, residing at 16440 Tsirelas Drive in Tracy, spoke in opposition to the proposed religious assembly on Hansen Road. She described the neighborhood as a rural two-lane road without sidewalks and noted that the proposed site sits near the corner of the road. Mrs. Dart emphasized that the location is approximately 800 feet from an elementary school serving kindergarten through 8th grade, with about 300 students and staff present throughout the academic year. She stated that the Board of Supervisors and the City of Tracy had previously approved the permanent closure of the road for traffic-safety reasons and argued that approving the temple would increase traffic and undermine those safety measures. Mrs. Dart further expressed concern about impacts on young children walking to school and cited observations from a temple in French Camp where vehicles lined the roadway for several miles during services. She stated that her neighborhood could not support comparable traffic volumes and urged the Commission to consider the community, roadway conditions, and child safety when the item appears on a future agenda. She asked the Commission not to approve the proposal when it comes forward.

Tatiana Brif, residing at 23254 Currier Drive in Tracy, spoke in opposition to the proposed religious assembly. She asked the Commission to preserve the character of the long-established residential area and stated that the neighborhood could not accommodate a large new use. Ms. Brif urged the Commission to keep residential areas residential and maintain business uses within appropriately zoned business areas, noting that this should apply even when the proposed use is religious.

ACTION ITEMS:

1. **GENERAL PLAN MAP AMENDMENT NO. PA-2600169 OF LGI HOMES – CALIFORNIA LLC (C/O LGI HOMES – CALIFORNIA LLC)** to change the General Plan designation of 38 parcels totaling 7.9 acres within the Ligurian Village Subdivision from C/G (General Commercial) to R/L (Low Density Residential) to make the General Plan designation consistent with the zoning designation of R-L (Low Density Residential). All parcels will be served by California Water Service for water, City of Stockton for wastewater, and CSA 41 Eaglecrest for stormwater drainage. The project site is on the northwest corner of East Main Street and South Verona Court, Stockton. (Supervisory District: 1)

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.

***NON-CONTESTED AGENDA ITEM ***

MOTION:

It was moved, seconded (Rhodes / Wight), and passed by a vote (3-0) to:

1. Approve action Item #1 on the non-contested agenda

VOTE:

AYES: Lawrence Wight, Gloryanna Rhodes, Donald Ruhstaller

NOES:

ABSENT: Jass Sangha, Chris Meehleis

OTHER BUSINESS:

Planning Commissioner's Comments:

None.

Director's Report:

Deputy Director of Planning Corinne King provided the Director's Report and outlined upcoming Board of Supervisors items. She stated that on September 1st the Board would consider ratification of the Tracy Rural Fire Protection District's fire code amendments. On September 15th, the Board would hear the appeal of the Planning Commission's approval of the religious assembly on Nancy Emilia Court. On October 6th, the Board would hear an appeal of the denial of the commercial kitchen and drive-thru in French Camp.

Deputy Director of Planning King also summarized upcoming Planning Commission agendas, noting that there were no items scheduled for the September 3rd meeting. She stated that the September 17th meeting would include a Conditional Use Permit for Jesse's Grove Winery and a Development Title Text Amendment, and that the October 1st meeting would include a Minor Subdivision and a Variance.

The meeting adjourned at 6:08 P.M.

Donald Ruhstaller, Chair

Corinne King, Secretary