



# 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 Niemeier, Deputy Director of Building Inspection

## APPLICATION REFERRAL: Public Hearing

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400350 (VR)**

**PROPERTY OWNER:** Harry S. & Parminder K Shergill  
11500 N. Alpine Rd.  
Stockton, CA 95212

**APPLICANT:** Paul Kozlow  
7540 Shoreline Drive  
Stockton, CA 95219

**PROJECT DESCRIPTION:** A Variance application to reduce the minimum setback for an existing masonry wall as follows:

Front Setback: Reduce from 0 feet to 13.24 feet into the public right-of-way

Side Setback: Reduce from 0 feet to a maximum of 3.79 feet into the adjacent property to the north (APN: 063-050-58).

This property is not under Williamson Act Contract.

The Property is zoned AL-5 (Limited Agriculture, 5-acre minimum) and the General Plan designation is A/L (Limited Agriculture).

**PROJECT LOCATION:** The project site is located on the east side of N. Alpine Road, 1118 feet south of E. Live Oak Road, Stockton. (APN/Address: 063-050-35 / 11500 N. Alpine Rd., Stockton) (Supervisorial District: 4)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), and a Notice of Exemption will be filed if the project is approved.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department no later than October 8, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

**NOTE TO SURROUNDING PROPERTY OWNERS:** This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

**NOTE TO REVIEW AGENCIES:** In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project will automatically be placed on the notification list.)

**AGENCY REFERRALS MAILED ON:** September 10, 2025

<b>TO:</b>		
SJC Supervisor: District 4	SJC Surveyor	Comcast Cable/PG&E
SJC Agricultural Commissioner	Lodi Unified School District	Buena Vista Rancheria
SJC Assessor	Waterloo-Morada Fire District	Farm Bureau
SJC Building Division / Plan Check	Central Valley Flood Protection Board	North Valley Yokuts Tribe
SJC Code Enforcement	CA Fish & Wildlife Region: 2	United Auburn Indian Community
SJC Environmental Health	CA Native American Heritage Commission	Lodi District Grape Growers Association
SJC Fire Prevention Bureau	Federal Emergency Management Agency	Precissi Flying Service
SJC Mosquito Abatement	US Fish & Wildlife	Sierra Club
SJC Public Works	US Post Office	Air Pollution Control District
SJC Sheriff Communications Director	San Joaquin Council of Governments	Stockton East Water District