

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 16, 2020**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ralmilay for the September 16, 2020 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ralmilay, Dresser, Ishihara, Gatto
ABSENT: Rhodes

Staff Present: Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer, Rick Caguiat, Principal Planner, David Niskanen, Contract Planner; John Gish, Fire Marshall; Maria Hermosilla, Senior Administrative Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

Chris Mendes, read the letter provided to the Planning Commission. Frank Mendes asked hypothetically if a resident is allowed to rent the rear yard as a storage yard for a nearby construction site. Mr. Navarrete replied that he could not respond to hypothetical situations. He advised Mr. Mendes to talk to staff if he has any concern regarding such activities.

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 August 26, 2020 –Special Meeting

A correction was pointed out that it was Chair Ralmilay, not Commissioner Gatto, who called the meeting to order.

(M) Ishihara (S) Dresser to approve the August 26, 2020 minutes with modifications.

Ayes: Ralmilay, Dresser, Ishihara, Gatto

Noes: None

Absent: Rhodes

Abstain: None

Motion Carries: 4-0-1-0

8. PUBLIC HEARING ITEMS

8.1 World Harvest Ministries International Conditional Use Permit No. CUP-20-77

Mr. Caguiat made the staff report presentation.

OPENED PUBLIC HEARING

The applicant, Armand Bansil, addressed the Commission by teleconference and requested the Commissioners' support for the project.

CLOSED PUBLIC HEARING

Commissioner Ishihara inquired about parking for the Church. Mr. Caguiat replied that the project is located in a complex with ample shared parking spaces. He added that most of the businesses in the complex are closed during weekends when most of the church's activities happen, providing more parking spaces available to church members. Mr. Meissner assured that staff would review and address the problem if parking becomes an issue in the future.

Chair Ralmilay asked about church service schedules. Mr. Caguiat pointed out that the schedule is in the staff report.

Commissioner Gatto asked if assembly uses still follow state guidelines for Covid-19. Mr. Caguiat replied yes.

MOTION

Moved by Vice Chair Dresser, Second by Commissioner Ishihara to adopt a resolution approving a Conditional Use Permit to establish a faith based assembly use. The interior space is approximately 2,900 square feet in size, seating to accommodate 49 guests, a stage, an administrative office, and restroom.

Ayes: Ralmilay, Dresser, Gatto, Ishihara
Noes: None
Absent: Rhodes
Abstain: None
Motion Carries: 4-0-1-0

8.2 Municipal Code Text Amendment No. TA-20-103

Mr. Niskanen made the staff report presentation.

OPENED PUBLIC HEARING

No Comments made by the public nor the Planning Commissioners

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Recommending the City Council Adopt an Ordinance Amending Chapter 17.04, General Provisions, and Chapter 17.80, Accessory Dwelling Units of the Lathrop Municipal Code Related to Accessory Dwelling Units and Junior Accessory Dwelling Units.

Ayes: Ralmilay, Dresser, Gatto, Ishihara
Noes: None
Absent: Rhodes
Abstain: None
Motion Carries: 4-0-1-0

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

Staff provided an update on current projects throughout the City.

11. PLANNING COMMISSION COMMENTS

Commissioners Gatto, Dresser and Ishihara talked about how the City has grown and developed from its inception. The commissioners praised staff for a great job in dealing with the different challenges brought upon by the COVID restrictions.

12. ADJOURNMENT

Chair Ralmilay adjourned the meeting at 7:17 PM.