

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
MAY 18, 2022**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Dresser for the May 18, 2022 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Dresser, Rhodes, Ishihara, Gatto, Ralmilay

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; Glenn Gebhardt, City Engineer; Rick Caguiat, Assistant Community Development Director; Trent DaDalt, Assistant Planner, and Maria Hermosilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 February 16, 2022 – Regular Meeting

(M) Rhodes (S) Ishihara to approve the February 16, 2022 minutes

Ayes: Dresser, Rhodes, Ishihara, Gatto, Ralmilay

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

8. PUBLIC HEARING ITEMS

8.1 TownePlace Suites by Marriott Conditional Use Permit No. CUP-22-40 and Site Plan Review No. SPR-22-41.

Mr. Caguiat made the staff report presentation.

Commissioner Ralmilay asked if there is enough sewer capacity for the proposed hotel and Fairfield Inn. Mr. Caguiat replied that the applicant is required to obtain and purchase sewer capacity as one of the Condition of Approval prior to permit issuance.

Chair Dresser asked staff to explain the timing and the process of completing the Habitat and Air District Forms. Mr. Caguiat proceeded to explain the habitat and air district permitting process. He added that the applicant would have to provide proof that the project has complied with the corresponding agency guidelines prior to issuing a permit.

Chair Dresser inquired about electric vehicle charging stations (EVCS) & solar. Mr. Caguiat replied that the project is required to provide various improvements to comply with current Green Building Code. He pointed out that, the applicant may be eligible to receive fee credits by providing renewable energy and eco-friendly goods and services, as an incentive. Chair Dresser also asked if the project is required to provide different levels of electric chargers. Mr. Caguiat deferred the question to the applicant.

OPENED PUBLIC HEARING

Byron Chapman, applicant representative, came forward and explained that solar installation is not currently required but can be very advantageous for a hotel project. Although not currently part of the submitted plans, solar power would be considered after the CUP's approval.

Mr. Chapman also talked about providing various levels of EVCS that would cater to different vehicle charging capabilities.

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Rhodes to adopt Resolution No. 22-2 approving a Conditional Use Permit And Site Plan Review for Towneplace Suites by Marriott (CUP-22-40 AND SPR-22-41)

Ayes: Dresser, Rhodes, Ishihara, Gatto, Ralmilay

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

Mr. Meissner informed the commission that the Municipal Services Review and the Cannabis Dispensary are tentative items for discussion on the next Planning Commission Meeting. He also announced that Mr. Caguiat and Ms. Shelley Burcham would be attending the ICSC Convention in Las Vegas to promote the City and encourage businesses to invest and/or build in Lathrop.

Staff gave an update on various developments within the City

11. PLANNING COMMISSION COMMENTS

The commissioners commended staff for great teamwork and hard work.

Commissioner Gatto thanked participants and sponsors for making the Mayor's Art Show a success.

12. ADJOURNMENT

Chair Dresser adjourned the meeting at 6:40 PM.