

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
JUNE 15, 2022**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Dresser for the June 15, 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; David Niskanen, Consultant Planner; 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 May 18, 2022 – Regular Meeting

(M) Ishihara (S) Rhodes to approve the May 18, 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 Central California Greens Conditional Use Permit No. CUP-22-58 and Development Agreement No. DA-22-81

Mr. Niskanen made the staff report presentation.

Commissioner Rhodes was concerned about the proximity of the outdoor waiting area to the Taco Bell drive-thru. Staff explained that the outdoor pathway is wide enough to safely accommodate both pedestrian passage and the client waiting line. Staff also talked about the various means that will be implemented to ensure both staff and client safety and security. Commissioner Rhodes was also concerned about the store's impact to the minors present in the surrounding businesses.

Commissioner Rhodes also asked about odor management. Staff explained that all store products will be individually packaged and sealed to ensure that no odor will come from them.

Commissioner Ralmilay asked if there are any objections from adjacent tenants. Mr. Niskanen replied that there were no comments received from the published public hearing notice as well as from the surrounding property owners.

Commissioner Gatto commented that he does not agree that the proposed location is ideal for the business.

Chair Dresser asked about the security protocol for store delivery and drop-off. He's concerned that the exit door on Harlan Rd can be an easy access for illegal entry.

OPENED PUBLIC HEARING

Cory Travis, applicant representative, came forward to address commissioners concerns. He assured the commission that public safety is of utmost importance to the applicant and that the store will always have inside and outside security details at all times. In addition, they will assign dedicated security personnel to escort product delivery from vehicle parking to store (vice versa). He talked about the store's contingency plans in different security scenarios and in cases when demand exceeds capacity. In regards to odor management, he assured the products are going to be stored in sealed packages. In addition, the store will have a vent system that will filter any odors coming from the store.

Commissioner Ralmilay asked about the expected number of customers daily. Mr. Travis replied there could be 200-300 clients per day. However, people are encouraged to take advantage of online services for faster service.

Chair Dresser asked if the products are allowed to be consumed right outside the facility. Mr. Travis replied that state law prohibits product consumption in the store and in the immediate vicinity. Violators could be banned from the facility for unacceptable behavior.

CLOSED PUBLIC HEARING

Commissioner Rhodes urged staff and the applicant to identify appropriate measures addressing security, limited accessibility and traffic. A security and traffic discussion ensued and staff fielded questions throughout the discussion.

Commissioner Ralmilay asked about signage. Mr. Meissner replied that any proposed signage should be consistent with the previously approved Master Sign Program for the High-5 building.

Mr. Gebhardt noted that it's in the applicant's best interest that their business operates smoothly and that the CUP provides an opportunity for the commission to review the operation if the applicant violates conditions and regulations.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ralmilay to adopt the following:

Resolution No. 22-4 recommending the City Council approve the Conditional Use Permit for Central California Greens (CUP-22-58), and

Resolution No. 22-5 finding consistency with the Lathrop General Plan and recommending the City Council approve the Development Agreement between the City of Lathrop and Central California Greens, Inc (DA-22-81).

Ayes: Rhodes, Ishihara, Ralmilay
Noes: Dresser, Gatto
Absent: None
Abstain: None
Motion Carries: 3-2-0-0

8.2 Municipal Services Review (MSR) Update and Sphere of Influence (SOI) Plan

Mr. Niskanen made the staff report presentation.

Chair Dresser asked if there would be any water restrictions in the near future. Mr. Gebhardt replied that the city will impose state mandated restrictions due to the drought conditions. He added that the over-all City water usage is below statewide average.

OPENED PUBLIC HEARING

No comments from the public, either in person or by teleconference.

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Gatto, Second by Commissioner Ishihara to adopt Resolution No. 22-3 recommending City Council review and recommend submitting the Municipal Service Review and Sphere of Influence Plan to the San Joaquin Local Agency Formation Commission.

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 of Mr. Gebhardt's retirement. Mr. Gebhardt came forward and spoke about his retirement. Planning Commissioners took turns congratulating Mr. Gebhardt and thanked him for his exemplary service and dedication to the City through the years.

Mr. Meissner informed the commission that the next Planning Commission agenda would include the appointment of a new Chair and Vice Chair. He talked about the Notice of Availability and the upcoming workshop for General Plan EIR.

Mr. Caguiat gave an update on the outcome of the ICSC conference held in Las Vegas.

11. PLANNING COMMISSION COMMENTS

Commissioner Ishihara praised staff for their outstanding teamwork in getting things done for the City.

Commissioner Rhodes spoke about the importance of the role of the planning commission and she acknowledged staff for their hard work in preparing/completing the projects for presentation to the commission.

12. ADJOURNMENT

Chair Dresser adjourned the meeting at 8:17 PM.