

**November 30, 2022 – Planning Commission Special Meeting –
6:00pm**



City Council Chamber
390 Towne Centre Drive
Lathrop, California
(209) 941-7200
www.ci.lathrop.ca.us

Planning Commissioners

Gloryanna Rhodes
Bennie Gatto
Tosh Ishihara
Ash Ralmilay
George Jackson

City Staff

Mark Meissner, Community Development Director &
Planning Commission Secretary
Rick Caguiat, Assistant Community Development Director
Trent DaDalt, Assistant Planner
David Niskanen, Consultant Planner
Salvador Navarrete, City Attorney
Maria Hermosilla, Executive Assistant

Public Participation

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 which relaxed the teleconferencing requirements of the Brown Act to facilitate virtual meetings during COVID-19 declared emergency, said provisions expired after September 30, 2021.

The public meeting will be conducted in person; all members of the Planning Commission will attend in person. Members of the public are welcomed in person. COVID-19 and social distancing guidelines will be enforced.

Planning Commission Meetings are live-streamed (with Closed Captioning on Comcast Cable Channel 97 and on the City's website at <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

This meeting will be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1606358357?pwd=eEhNemtSZThyaFIZYUlmc1RyR29hdz09>

- ✚ During the meeting, those joining by ZoomGov, requesting to speak on an item will need to use the "raise hand" feature. Please ensure your computer speaker and microphone are fully functional.
 - ✚ Meeting ID: 160 635 8357 / Passcode: Lathrop
 - ✚ For audio only, call-in number: +1 (669) 254 5252. To request to speak (same as the "raise hand" feature) press *9 / when the host calls your name, press *6 to unmute.
- If you are not able to attend the meeting in person or virtually, public comment/questions will be accepted by email to Mark Meissner, Community Development Director and Planning Commission Secretary at planning@ci.lathrop.ca.us
 - In order to allow the Planning Commission adequate time to review questions and comments, please submit written questions or comments by 3:00 p.m., on the day of the meeting.
 - To address Planning Commission in person, please submit an orange card to the Planning Commission Secretary indicating name, address, and number of the item upon which a person wishes to speak.

Information

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division at (209) 941-7290 for information regarding the appeal procedure.

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

This agenda was posted at least 72 hours in advance of the scheduled meeting at the following locations: *City Hall, Community Center, Generations Center, Senior Center, and "J" Street and Somerston Fire Department Offices and the City website.* To obtain a hard copy of this agenda packet, please visit the Community Development Department counter located at 390 Towne Centre Drive, Lathrop, CA 95330, or you may also call (209) 941-7290 to have it sent via mail or e-mail. The agenda packet is available on the "Agendas & Minutes" page of the City of Lathrop website, please follow the link: <https://www.ci.lathrop.ca.us/meetings>



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call (209) 941-7290. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102.35.104 AD Title II).

CITY OF LATHROP
PLANNING COMMISSION
Agenda

SPECIAL MEETING
WEDNESDAY, NOVEMBER 30, 2022 AT 6:00 P.M.
CITY COUNCIL CHAMBER
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

5. PUBLIC COMMENT

Persons who wish to speak to the Commission regarding an item that is not on tonight's agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.

6. AGENDA MODIFICATIONS

Items on the agenda requested to be added, deleted, or continued will be announced at this time.

7. APPROVAL OF MINUTES

7.1 October 19, 2022 – Regular Meeting

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Lathrop Crossroads Industrial Project Site Plan Review SPR-22-64

Planning Commission to Consider:

1. A Resolution Adopting the Initial Study and Mitigated Negative Declaration for the Lathrop Crossroads Industrial Project.
2. A Resolution Approving the Site Plan Review for the Lathrop Crossroads Industrial Project to Construct the following Development Options:

Option 1: One (1) 448,904 square foot warehouse building consisting of 251 total parking stalls (243 standard, 8 ADA), 144 trailer parking stalls, 13 bicycle spaces, 50 truck dock stations, and 12,000 square feet of office space.

Option 2: Three (3) warehouse buildings totaling 386,179 square feet consisting of 423 parking stalls (411 standard, 12 ADA), 62 trailer parking stalls, 13 bicycle spaces, 74 truck dock stations, and 20,000 square feet of office space.

Location: 1101 D'Arcy Parkway, Lathrop, CA 95330
(APN: 198-130-54, -55, -56, -57, -58)

ENVIRONMENTAL STATUS: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Lathrop Crossroads Industrial Project to disclose potential significant environmental effects of the proposed project and identifies feasible mitigation measures that would reduce the potential significant environmental effects to a less than significant level. The IS/MND was prepared in compliance with the California Environmental Quality Act (CEQA).

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT