

**NOVEMBER 13, 2024 – 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

Ash Ralmilay, Chair
George Jackson, Vice Chair
Paul Camarena
Gloryanna Rhodes
Tosh Ishihara

City Staff

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

IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

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

<https://www.zoomgov.com/j/1606358357?pwd=eEhNemtSZThyaFIZYUImc1RyR29hdz09>

- ✚ During the meeting, those joining by ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please "raise the hand" feature to inform the meeting host you wish to speak on the matter. 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 Rick Caguiat, Community Development Director and Planning Commission Secretary at planning@ci.lathrop.ca.us.
 - Questions or comments must be submitted 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.

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>

Addressing the Planning Commission

Any person may speak once on any item under discussion by the Planning Commission after receiving recognition by the Chair. Orange speaker cards will be available prior to and during the meeting. To address the Planning Commission, a card must be submitted to the Planning Commission Secretary indicating name, address and number of the item upon which a person wishes to speak. When addressing the Planning Commission, please walk to the lectern located in front of the Planning Commission. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Chair for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

Citizen's Forum

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under the Public Comment section. Please submit your orange speaker card to the Planning Commission Secretary prior to the commencement of Public Comment, or submit your request to speak via the "raise hand" feature in ZoomGov. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Public Comment will be called upon to speak. Please be aware the California Government Code prohibits the Planning Commission from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The Chair will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item.

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 13, 2024 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 September 18, 2024 – Regular Meeting

8. PUBLIC HEARING ITEMS

8.1 Municipal Code Text Amendment No. TA-24-161

Consider adoption of a resolution recommending City Council adopt various amendments to the Lathrop Municipal Code to modernize, simplify, and streamline various sections of Title 8, Health and Safety and Title 17, Zoning (TA-24-161). The Amendment to the Municipal Code and Zoning Map include the following:

- Chapter 8.40 (Unlawful Camping): Add Recreational Vehicles and Trailers to the definition of "Camp facilities" and update the number of days overnight camping is permitted on private residential properties from one (1) to two (2) consecutive nights.
- Chapter 17.04 (General Provisions): Move definition of "Assembly Use" to be in alphabetical order.
- Chapter 17.23 (P/QP Public-Quasi Public District): that a Public-Quasi Public Zoned property must be fully developed pursuant to City requirements prior to being occupied.
- Chapter 17.32 (R One-Family Residential District): Update the Permitted Use Section reference to Title 6 (Animals) and remove "Mobilehomes" as a Permitted Use with an Administrative Approval.
- Chapter 17.36 (RM Multi-Family Residential District): Update the Permitted Use Section to reference to Title 6 (Animals), remove "Mobilehomes" as a Permitted Use with an Administrative Approval, and clarify site improvements and design review requirements.
- Chapter 17.38 (Historic Lathrop Overlay District): Update the Historic Overlay District Map to be consistent with the Zoning Map.
- Chapter 17.44 (C Commercial District): Clarify that temporary sidewalk sales and use of public right-of-way for display and sales of merchandise conform to the provisions of Chapter 8.25 (Sidewalk Vendors) and clarify site improvements and design review requirements.
- Chapter 17.48 (I Industrial District): Clarify that an Industrial Zoned property must be fully developed pursuant to City requirements prior to being occupied.

- Chapter 17.57 (Mossdale Landing Zoning): Remove “Adult novelty stores” as a Conditional Use in the CS-MV, Service Commercial, CH-MV, Highway Commercial (Mossdale Landing) and CS-MV, Service Commercial (Mossdale Landing East) Zoning Districts. Clarify site improvements and design review requirements in various Sections.
- Chapter 17.58 (Lathrop Gateway Business Park Zoning Districts): Modify reference to the appropriate Section (Article 5, Development Standards) and clarify site improvements and design review requirements.
- Chapter 17.59 (South Lathrop Zoning Districts): Clarify site improvements and design requirements in the CO-SL, Commercial Office and IL-SL, Limited Industrial Zoning Districts.
- Chapter 17.62 (Central Lathrop Zoning Districts): Prohibit duplex on Residential/Mixed Use Zoning District east of Golden Valley Parkway, update the Permitted Use Section to reference Title 6 (Animals), and clarify site improvements and design review requirements in various Sections.
- Chapter 17.92 (Landscaping and Screening Standards): Add language to implement Senate Bill 1383 promoting use of recycled mulch and compost.
- Chapter 17.100 (Site Plan Review): Add language to clarify that a property must be fully developed pursuant to City requirements prior to being occupied.

Location: Citywide

ENVIRONMENTAL STATUS: Exempt according to California Environmental Quality Act Article 5 §15061(b)(3), by the “Common Sense Exemption”.

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT