

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
January 16, 2019**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Commissioner Ishihara for the January 16, 2019 Regular Planning Commission meeting at 6:04 P.M.

**2. ROLL CALL**

PRESENT: Ishihara, Gatto, Ralmilay, Rhodes, Dresser  
ABSENT: None

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer; Rick Caguiat, Senior Planner; David Niskanen, Contract Planner and Maria Hermosilla, Senior Administrative 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 December 19, 2018 – Regular Meeting.**

(M) Gatto (S) Ralmilay to approve the December 19, 2018 minutes.

Ayes: Ishihara, Gatto, Ralmilay

Noes: None

Absent: None

Abstain: Rhodes, Dresser

Motion Carries: 3-0

## **8. PUBLIC HEARING ITEMS**

## **9. SCHEDULED ITEMS**

### **9.1 Panda Express Restaurant Project Site Plan Review No. SPR-18-92**

Mr. Caguiat made the staff report presentation.

Chair Ishihara opened the floor for comments.

Commissioner Rhodes asked if large trucks are still banned on Old Harlan Road. Mr. Gebhardt replied that STAA trucks are not allowed on Old Harlan Road and signs indicating this can be installed when deemed necessary.

Commissioner Dresser expressed concern that the glare from headlights coming from the drive-thru can be blinding to vehicles coming in from the off ramp. A discussion on additional landscaping and screening ensued. Mr. Mark McIlvain, project architect, came forward to help address some of the commissioners' comments. Staff made recommendations on screening along the drive-thru lane.

Commissioner Dresser asked about how the proposed I-5 realignment can affect the project. Mr. Caguiat replied that this was considered in the project proposal. Mr. Gebhardt talked about the proposed realignment.

Mr. Sunny Ghai, owner of Burger King, came forward and spoke about his concerns on how his property on 15119 Harlan Road will be impacted by the increased traffic and that his property will be used as a pass through. He suggested making Old Harlan Road one-way and signalize the intersection. Staff explained that the project is conditioned to participate in the mitigation of additional traffic and funding of traffic studies.

To address the concern about the glare from headlights, staff proposed to add the following condition: "The Applicant shall work with the City to determine the

appropriate screening along the drive-through lane with the specific purpose of screening vehicle headlight glare on adjacent roadways”.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Dresser to adopt Resolution 18-22 approving a Site Plan Review for a Panda Express Restaurant (SPR-19-01), with additional condition.

Ayes: Ishihara, Gatto, Ralmilay, Rhodes, Dresser

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

**10. STAFF COMMENTS**

Mr. Meissner invited the commissioners to the Planning Commissioners Academy.

Staff provided an update on current projects throughout the City.

**11. PLANNING COMMISSION COMMENTS**

New planning commissioners were welcomed.

Commissioners were happy about developments and progress throughout the City.

Chair Ishihara thanked staff for a job well done.

**12. ADJOURNMENT**

Chair Ishihara adjourned the meeting at 7:10 PM.