

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
NOVEMBER 28, 2018**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Lazard for the November 28, 2018 Special Planning Commission meeting at 6:00 P.M.

1.1 Introduction of the new Planning Commissioner

Mr. Meissner announced the appointment of Ash Ralmilay as the new Planning Commissioner. However, Mr. Ralmilay was unable to join the meeting since he is out of the country.

2. ROLL CALL

PRESENT: Lazard, Ishihara, Gatto, Torres-O'Callaghan

ABSENT: None

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; 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 October 17, 2018 – Regular Meeting.

Chair Lazard suggested to add the following items to the minutes:

- Discussion regarding future ROW width and impact on driveways for existing residential.
- Discussion regarding the issue with mail service to the Mendes property.

(M) Ishihara (S) Torres-O’Callaghan to approve the October 17, 2018 minutes, with suggested modifications.

Ayes: Lazard, Ishihara, Gatto, Torres-O’Callaghan
Noes: None
Absent: Freeman
Abstain: None
Motion Carries: 4-1

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Tru by Hilton, Site Plan Review No. SPR-18-102; Applicant: David Burkett, Red Inc. Architects

Mr. Niskanen made the staff report presentation.

Chair Lazard asked the applicant if he wants to address the Commission.

Dave Burkett, applicant and project architect, came forward and offered to answer questions from the commission. He also praised City staff for their assistance and ease in working with during the project review and approval process.

Regarding the shared parking lot, Commissioner Torres-O’Callaghan asked if Hampton Inn typically fill their own parking lot. Mr. Burkett replied that each hotel

has a different clientele base and the likelihood of filling both parking lots is not likely, not on typical operations.

Commissioner Ishihara remarked that it is good that the vacant property will finally be developed.

Citing the current parking shortage in the area, Chair Lazard asked if shared parking will be a problem. Mr. Burkett replied that opening the shared parking will help the two hotels function together instead.

Commissioner Gatto suggested adding signage on ingress/egress at the blind corner on the nearby Harlan Road to make people aware of the change in traffic flow; all commissioners agreed. A discussion on signage and Harlan Road traffic ensued. Mr. Niskanen suggested to adding a condition addressing this issue. Commissioner Gatto asked if the applicant if he agrees. Mr. Andy Kotecha, property owner, replied that they have no objections. However, Mr. Kotecha explained that warning signs were already installed in the past but travel route issues still persists. He thinks that additional signage will not really help if people choose to ignore them. Mr. Gatto urged the applicant & property owner to work with staff on the additional signage.

Hearing no other commissioner comment, Chair Lazard asked for a motion.

MOTION

Moved by Commissioner Gatto, second by Commissioner Ishihara to adopt Resolution 18-31 approving a Site Plan Review for a Tru By Hilton Hotel (SPR-18-102), with additional condition to add warning signs for public safety.

Ayes: Lazard, Torres-O'Callaghan, Ishihara, Gatto

Noes: None

Absent: None

Abstain: None

Motion Carries: 4-0

9.2 **FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE RIGHT OF WAY VACATION AND DISPOSITION OF 9,789 SQUARE FEET OF GLACIER STREET**

Mr. Caguiat made the staff report presentation.

Chair Lazard asked for commissioners' comments, hearing none, asked for a motion.

MOTION

Moved by Commissioner Ishihara, second by Commissioner Torres-O'Callaghan to adopt Resolution 18-30 making a finding of consistency with the General Plan for the right of way vacation and disposition of 9,789 square feet of Glacier Street

Ayes: Lazard, Torres-O'Callaghan, Ishihara, Gatto

Noes: None

Absent: None

Abstain: None

Motion Carries: 4-0

10. STAFF COMMENTS

Staff gave an update on recent developments and activities throughout the City.

11. PLANNING COMMISSION COMMENTS

Commissioners Gatto and Ishihara thanked staff for their hard work.

Chair Lazard and Commissioner Torre-O'Callaghan praised the Lathrop Manteca Fire District for their assistance to the Paradise fire.

12. ADJOURNMENT

Chair Lazard adjourned the meeting at 6:43 PM.