

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
May 16, 2018**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Torres-O’Callaghan for the May 16, 2018 Regular Planning Commission meeting at 6:01 P.M.

2. ROLL CALL

PRESENT: Torres-O’Callaghan, Lazard, Ishihara, Gatto, Freeman
ABSENT: None

Staff Present: Salvador Navarrete, Rebecca Schmidt, Community Development Director; City Attorney; Mark Meissner, Assistant Community Development Director; Rick Caguiat, Senior Planner; David Niskanen, Consulting 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 April 18, 2018 – Regular Meeting.

(M) Lazard (S) Ishihara to approve the April 18, 2018 minutes.

Ayes: Torres-O’Callaghan, Lazard, Ishihara, Gatto, Freeman
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

8. PUBLIC HEARING ITEMS

8.1 Municipal Code Text Amendment TA-18-56

Mr. Meissner made the staff report presentation.

Commissioner Ishihara commented that the timing was right and the amendment cleared up some of the confusing language in the current sign ordinance.

Commissioner Lazard asked what will happen if the signs are not taken down on time. Mr. Meissner replied that Code enforcement will take care of this.

Commissioner Gatto remarked that he liked the current amendment.

Chair Torres O’Callaghan asked how the information the public about the amendments. Mr. Navarrete replied that the revised ordinance will be included as part of the binder to be distributed to political candidates. Chair Torre-O’Callaghan also asked if there will be changes for wrapped signs. Mr. Meissner replied that the amendments does not include vehicular signs when vehicles are used for traveling on roads, etc.

After the 90-day time limit, Chair Torres-O’Callaghan asked if the sign owner will get another 90 days extension if they temporarily remove and return the sign after 24 hours. Mr. Meissner replied that staff will still have to work on a process to address this issue.

Opened Public Hearing

No public comments.

Closed Public Hearing

MOTION

Moved by Commissioner Lazard, Second by Commissioner Freeman to approve Resolution No. 18-10 recommending City Council adopt amendments to the Lathrop Municipal Code (LMC) Title 17, the Zoning Code, Chapter 17.84 (Signs) with the specific purpose of establishing “content neutrality” for temporary noncommercial signage in all zoning districts, and associated amendments to

various sections of the signage chapter to establish internal consistency.(TA-18-56)

Ayes: Torres-O'Callaghan, Lazard, Gatto, Ishihara, Freeman
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

9. SCHEDULED ITEMS

9.1 Site Plan Review No. SPR-17-55 for the proposed DOT Truck & Trailer and Cadell Equipment sales lot

Mr. Caguiat made the staff report presentation.

Mr. James Cadell, applicant, came forward to answer question from the commission.

Commissioner Gatto asked if the project will connect to City water and sewer. The applicant replied yes. Commissioner Gatto commented that he is happy that the area is finally getting cleaned.

Commissioner Ishihara inquired about the type of equipment to be sold. Mr. Cadell replied all for sale items will be related to trucking industries.

Commissioner Ishihara inquired about property access. Mr. Caguiat answered that access will only be through Harlan Road. No access is allowed on Roth Road. Commission Ishihara further inquired how close the project access point is to Roth. Mr. Cadell went ahead and pointed out the location on the site plan.

MOTIONS

Moved by Commissioner Lazard, Second by Commissioner Gatto to approve Resolution No. 18-9 approving a site plan review for the proposed DOT Truck & Trailer and Cadell Equipment Sales (SPR-17-55).

Ayes: Torres-O'Callaghan, Gatto, Ishihara, Freeman
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

9.2 Site Plan Review No. SPR-18-15 for the proposed MCE Lathrop Shop & Yard

Mr. Niskanen made a brief presentation.

Mr. Jeff Core, applicant representative, came forward to address the commission and answer questions. The commission has no questions or comments.

MOTIONS

Moved by Commissioner Lazard, Second by Commissioner Ishihara to approve Resolution No. 18-8 approving a site plan review for the proposed MCE Lathrop Shop & Yard (SPR-18-15), with revised conditions.

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

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

10. STAFF COMMENTS

Ms. Schmidt announced that there will be a Special Planning Commission meeting on May 30th. She also invited the commission to the third General Plan Update workshop to be held at the River Islands Welcome Center on May 17th.

Lastly, Ms. Schmidt announced her retirement, with June 4th as her last work day. She thanked the commissioners for their understanding and cooperation during her tenure.

11. PLANNING COMMISSION COMMENTS

Commissioner Ishihara thanked staff for their hard work

Commissioner Lazard asked staff to follow-up on the garbage cans that are on the street for a long time at the corner of J & 5th Street. Mr. Caguiat replied that the public works department has already reported the case to Republic Waste. However, he will ask them to do a follow-up on the request.

The commissioners congratulated Ms. Schmidt and wished her best of luck on her retirement.

12. ADJOURNMENT

Chair Torres-O'Callaghan adjourned the meeting at 7:07 PM.