

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
January 15, 2020**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Gatto for the January 15, 2020 Regular Planning Commission meeting at 6:01 P.M.

**2. ROLL CALL**

PRESENT: Ishihara, Gatto, Rhodes, Dresser

ABSENT: Ralmilay

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer, Rick Caguiat, Principal 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 November 20, 2019 – Regular Meeting

(M) Ishihara (S) Dresser to approve the November 20, 2019 minutes.

Ayes: Gatto, Ishihara, Dresser  
Noes: None  
Absent: Ralmilay  
Abstain: Rhodes  
Motion Carries: 3-0-1-1

**8. PUBLIC HEARING ITEMS**

None

**9. SCHEDULED ITEMS**

9.1 Seefried Warehouse Site Plan Review No. SPR-19-60 and Tentative Parcel Map No. TPM-19-64

Mr. Meissner made the staff report presentation. He informed the commission that prior to the Planning Commission meeting, a letter was received from LIUNA withdrawing their objections to the project.

Commissioner Dresser asked for clarification on the soil disturbance mentioned on the staff report. Mr. Meissner explained that since the project site is not a vacant property, there were a number of previous activities on the site that caused the soil to be disturbed.

Commissioner Dresser asked if there is some articulation to the building design. Mr. Meissner replied that besides some scoring on the concrete, the canopy and small insets in some areas, the applicant is trying to achieve the look of articulation with color.

Commissioner Rhodes asked about LIUNA’s concern. Mr. Meissner explained that the union is concerned about the habitat program and air quality to ensure safety of the site’s future workers.

Chair Gatto inquired about the site address. Mr. Meissner explained that it will be given a Harlan Road address until the site is divided into parcels.

Chair Gatto asked if the applicant is present. Mr. Caguiat explained the applicant’s absence but reassured the commission that they were very responsive to the City

requirements. Moreover, with LIUNA's withdrawal, the applicants are confident about the project and its approval.

### MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to Adopt a Resolution Adopting the Initial Study and Mitigated Negative Declaration for the Seefried Warehouse Project.

Ayes: Gatto, Rhodes, Ishihara, Dresser

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to Adopt a Resolution Approving the Site Plan Review for the Seefried Warehouse Project to Construct a New 189,000 square foot Warehouse Building.

Ayes: Gatto, Rhodes, Ishihara, Dresser

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to Adopt a Resolution Approving the Seefried Warehouse Project Tentative Parcel Map to subdivide an existing 49-acre parcel into two parcels to create a new 37.5-acre and 11.5-acre lot for the project.

Ayes: Gatto, Rhodes, Ishihara, Dresser

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1

## **10. STAFF COMMENTS**

Mr. Meissner informed the Commission that Commissioner Rhodes will be attending the upcoming Planning Commissioners Academy to be held in Sacramento.

Mr. Meissner provided an update on current projects throughout the City.

**11. PLANNING COMMISSION COMMENTS**

Commissioner Gatto asked about the timeline to the Louise Avenue road improvements. Mr. Gebhardt replied that the City is coordinating the pavement repairs with the improvements being made at the Pilkington site in order to prevent costly rework to the road.

Commissioner Ishihara thanked staff for their hard work.

**12. ADJOURNMENT**

Chair Gatto adjourned the meeting at 6:45 PM.