

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
MARCH 18, 2020**

**MINUTES**

*In Light of Governor Newsome's Executive Order of March 12, 2020 proclaiming a State of Emergency as a result of the threat of COVID-19, attendance at the City of Lathrop Planning Commission meeting of March 18 was made available by live stream and teleconference.*

**1. CALL TO ORDER**

Meeting was called to order by Ms. Vargas for the March 18, 2020 Regular Planning Commission meeting at 6:01 P.M.

**2. ROLL CALL**

PRESENT BY TELECONFERENCE: Gatto, Rhodes, Dresser

PRESENT IN-PERSON: Ishihara

ABSENT: Ralmilay

STAFF PRESENT IN PERSON: Stephen Salvatore, City Manager; Teresa Vargas, City Clerk; Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; David Niskanen, Contract Planner and Maria Hermosilla, Senior Administrative Assistant. STAFF PRESENT BY TELECONFERENCE: Glenn Gebhardt, City Engineer and Rick Caguiat, Principal Planner.

**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 February 19, 2020 – Regular Meeting**

(M) Rhodes (S) Ishihara to approve the February 19, 2020 minutes.

Ayes: Gatto, Rhodes, Ishihara

Noes: None

Absent: Ramilay

Abstain: Dresser

Motion Carries: 3-0-1-1

## **8. PUBLIC HEARING ITEMS**

None

## **9. SCHEDULED ITEMS**

### **9.1 CFT Phase 2 Site Plan Review No. SPR-20-6**

Mr. Niskanen made the staff report presentation describing the project details including the location, site layouts, architecture, and overall design of the project. Mr. Niskanen also provided an overview of the traffic study prepared for the project which addressed site circulation, pedestrian safety, and cut-through traffic. The traffic study recommended improvements were incorporated in the conditions of approval for the project.

Commissioners Rhodes, Gatto and Dresser voiced their concern that the traffic study doesn't truly reflect the human element in the situation. The Commissioners are worried that the area generates a lot of traffic movement and that vehicles are speeding on Harlan Road.

Chair Gatto opened the item for public comments.

Sunny Ghai, owner of Burger King, (via teleconference) spoke about his opposition to the project due to traffic concerns and disputed the results of the project's traffic study. He thinks that there are too many developments being proposed on a small area that can significantly impact traffic. Mr. Ghai is concerned that the increased traffic will flow over to his property. He blames the City for not recognizing the traffic problem and implied that the City's delay can cause post construction problems that might be too late to fix. He thinks that three drive-thru concepts will not work and suggested to opt for a sit-down restaurant instead.

Charlie Shen of CFT, project applicant, (via teleconference) pointed out that the project traffic mitigation measures will help improve the traffic situation in the area.

Dustin Henion, Architect for Dutch Bros., (via teleconference) is confident that the project traffic plans will be effectively implemented at the site. He also gave assurance that there will be no outside sitting options for Dutch Bros customers.

Chair Gatto closed the item to public comment and brought the item back to the commission.

A discussion on traffic flow and proposed improvements to the intersection of Old and new Harlan Road ensued. Mr. Gebhardt fielded questions throughout the discussion, including responding to Mr. Ghai's concerns, and how the proposed mitigations would improve the current situation and would provide a safe alternative for vehicles from the proposed project to return to Interstate 5.

On the proposed relocation of the intersection to the north, Commissioner Dresser is not convinced that the new location will provide adequate line of sight to safely make a left turn out of the property. He expressed his reluctance to approve the project until further studies support this.

Mr. Ghai asked if the developer will agree to pay for the traffic lights if it becomes necessary. Mr. Meissner replied that it isn't currently a part of staff's recommendation. However, the City will address the question once the signals become necessary in the future.

#### MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to adopt a resolution approving the CFT Phase 2 Site Plan Review for the construction of a 1,608 sq. ft. Sonic Drive-In Restaurant on a 0.69-acre site and an 862 sq. ft. Dutch Brothers on a 0.49-acre site, with related site work including landscaping, lighting, and frontage improvements.

Ayes: Gatto, Rhodes, Ishihara

Noes: Dresser

Absent: Ralmilay

Abstain: None

Motion Carries: 3-1-1-0

**10. STAFF COMMENTS**

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

**11. PLANNING COMMISSION COMMENTS**

The Commissioners thanked staff for making the Planning Commission available via livestream and teleconference.

**12. ADJOURNMENT**

Chair Gatto adjourned the meeting at 7:30 PM.