



City Council Chamber  
390 Towne Centre Drive  
Lathrop, California  
(209) 941-7200  
[www.ci.lathrop.ca.us](http://www.ci.lathrop.ca.us)

## **Planning Commissioners**

Ash Ralmilay, Chair  
Steve Dresser, Vice Chair  
Bennie Gatto  
Gloryanna Rhodes  
Tosh Ishihara

## **City Staff**

Mark Meissner, Community Development Director &  
Planning Commission Secretary  
Rick Caguiat, Principal Planner  
Trent DaDalt, Assistant Planner  
David Niskanen, Consultant Planner  
Salvador Navarrete, City Attorney  
Maria Hermosilla, Senior Administrative Assistant

## Public Participation

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allows Planning Commission Meetings to be conducted telephonically. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allows for the public to participate in any meeting of the Planning Commission by electronic means. This meeting is being conducted in person and by utilizing teleconferencing/electronic means consistent with State of California Executive Order N-29-20, dated March 17, 2020, and recent State Orders regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may view the meeting on television and/or online.

Planning Commission Meetings are live-streamed on Comcast Cable Channel 97 and on the City's website at <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

This meeting will be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/s/1606396740?pwd=RDNSUFlrQitFdGZvTIFkR2N4c0c3Zz09>

- ✚ During the meeting, those joining by ZoomGov, requesting to speak on an item will need to use the "raise hand" feature. Please ensure your computer speaker and microphone are fully functional.
- ✚ Meeting ID: 160 639 6740 / Passcode: Lathrop
- ✚ For audio only, call-in number: +1 (669) 254 5252. To raise hand, dial \*9 and to unmute, dial \*6.
- If you are not able to attend the meeting in person or virtually, public comment/questions will be accepted by email to Mark Meissner, Community Development Director and Planning Commission Secretary at [planning@ci.lathrop.ca.us](mailto:planning@ci.lathrop.ca.us)
- In order to allow the Planning Commission adequate time to review questions and comments, please submit written questions or comments by 3:00 p.m., on the day of the meeting.
- To address Planning Commission in person, please submit an orange card to the Planning Commission Secretary indicating name, address, and number of the item upon which a person wishes to speak.

## Information

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division at (209) 941-7290 for information regarding the appeal procedure.

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

This agenda was posted at least 72 hours in advance of the scheduled meeting at the following locations: *City Hall, Community Center, Generations Center, Senior Center, and "J" Street and Somerston Fire Department Offices and the City website.* To obtain a hard copy of this agenda packet, please visit the Community Development Department counter located at 390 Towne Centre Drive, Lathrop, CA 95330, or you may also call (209) 941-7290 to have it sent via mail or e-mail. The agenda packet is available on the "Agendas & Minutes" page of the City of Lathrop website, please follow the link: <https://www.ci.lathrop.ca.us/meetings>



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call (209) 941-7290. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102.35.104 AD Title II).

CITY OF LATHROP  
PLANNING COMMISSION  
**Agenda**

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SPECIAL MEETING  
WEDNESDAY, JULY 14, 2021 AT 6:00 P.M.  
CITY COUNCIL CHAMBERS  
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

**1. CALL TO ORDER**

- 1.1 Annual appointment of Chair and Vice-Chair

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. DECLARATION OF CONFLICT OF INTEREST**

**5. PUBLIC COMMENT**

*Persons who wish to speak to the Commission regarding an item that is not on tonight's agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.*

**6. AGENDA MODIFICATIONS**

*Items on the agenda requested to be added, deleted, or continued will be announced at this time.*

**7. APPROVAL OF MINUTES**

- 7.1 May 19, 2021 – Regular Meeting  
7.2 June 16, 2021 – Regular Meeting

## **8. PUBLIC HEARING ITEMS**

### **8.1 RCCG Jesus House Central Valley (JHCV) Conditional Use Permit No. CUP-21-62**

Consider adoption of a resolution approving a Conditional Use Permit to establish a faith-based assembly use.

Location: 95 D'Arcy Parkway (APN: 198-240-03)

ENVIRONMENTAL STATUS: The proposed project is exempt according to the California Environmental Quality Act (CEQA) Article 19 §15301 Class 1 "Existing Facilities".

### **8.2 Warren Avenue Subdivision Tentative Subdivision Map No. TSM-21-15, Minor Variance No. MV-21-70**

Consider adoption of a resolution recommending the City Council approve the Warren Avenue Tentative Subdivision Map (TSM-21-15) and Minor Variance (MV-21-70). The Project proposes to subdivide a 1.55-acre Parcel into Seven Residential Lots.

Location: 231 Warren Avenue (APN: 196-050-69)

ENVIRONMENTAL STATUS: The proposed Tentative Subdivision Map and Minor Variance are exempt according to California Environmental Quality Act (CEQA) Article 19 § 15332 Class 32 "In-Fill Development".

### **8.3 Fairfield Inn & Suites by Marriott Conditional Use Permit No. CUP-21-54 and Site Plan Review No. SPR-21-55**

Planning Commission to Consider Adoption of a Resolution Approving the Conditional Use Permit and Site Plan Review to Construct a Four-story, 53,800 square foot Fairfield Inn & Suites by Marriott Hotel Located on S. Manthey Road.

Location: 17401 S. Manthey Road (APN: 191-190-61)

ENVIRONMENTAL STATUS: The environmental impacts of the Mossdale Landing Project were addressed in a certified Environmental Impact Report (EIR) (SCH 2001052059). The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in the SEIR; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

## **9. SCHEDULED ITEMS**

### **9.1 Valley Bros Trucking Site Plan Review No. SPR-20-132**

Planning Commission to Consider Adoption of a Resolution Approving the Site Plan Review for the Valley Bros Trucking Project to Develop a 23 Commercial Truck Parking Facility on a 1.49-acre Site, Including Associated Site Improvements Such as Paving, Landscaping, Lighting, and Frontage Improvements.

Location: 1631 E. Louise Avenue (APN: 198-100-04)

ENVIRONMENTAL STATUS: Categorically Exempt according to the California Environmental Quality Act Article 19 §15332 Class 32 "In-Fill Development Projects".

## **10. STAFF COMMENTS**

## **11. PLANNING COMMISSION COMMENTS**

## **12. ADJOURNMENT**