

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
SEPTEMBER 1, 2021**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Dresser for the September 1, 2021 Special Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ralmilay, Rhodes, Dresser, Ishihara, Gatto

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; Rick Caguiat, Principal 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 July 14, 2021 – Special Meeting
(M) Ishihara (S) Ralmilay to approve the July 14, 2021 minutes.

Ayes: Dresser, Rhodes, Ishihara, Gatto, Ralmilay
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

- 7.2 August 4, 2021 – Special Meeting

(M) Ishihara (S) Ralmilay to approve the August 4, 2021 minutes.

Ayes: Dresser, Ishihara, Gatto, Ralmilay
Noes: None
Absent: None
Abstain: Rhodes
Motion Carries: 4-0-0-1

8. PUBLIC HEARING ITEMS

- 8.1 Municipal Code Text Amendment No. TA-21-116

Mr. Niskanen made the staff report presentation.

Commissioner Ralmilay asked if Cannabis could be sold to minors. Mr. Niskanen explained that sales to minors are allowed for medical purposes only; recreational cannabis sales will only be allowed for adults 21 years and older.

Commissioner Dresser asked if there is a trial period for the dispensary. Mr. Niskanen replied that there is none. Mr. Meissner added that the development agreement and conditions of approval would regulate performance and require annual review.

Commissioner Rhodes recommended strong police presence and careful monitoring of the dispensary.

The Commissioners were concerned about allowing a dispensary in commercial areas where families frequent. There was also a concern about the dispensary's compatibility with the surrounding businesses. A discussion ensued on allowing dispensaries in various commercial zoning designations. Staff fielded questions throughout the discussion.

OPEN PUBLIC HEARING

Gene Neely, resident, asked if the dispensary location is chosen based on state laws. Mr. Niskanen replied that jurisdictions have an option to limit the location. Mr. Neely recommended allowing the dispensary in industrial areas. He observed that dispensaries in other Cities are in industrial areas where it can maintain a low profile and it can easily be monitored.

CLOSED PUBLIC HEARING

Following the discussion, Mr. Niskanen summarized the Commission recommendations as follows:

- Remove the following Zoning Districts: Regional Commercial-River Islands, Neighborhood Commercial, Service Commercial-Mossdale Village, Commercial Office-Central Lathrop, and Village Commercial-Mossdale Village.
- Allow the cannabis dispensary to operate in the Industrial Zoning Districts (Limited Industrial and General Industrial), subject to the approval of a Conditional Use Permit.
- Increase the City Council recommended buffer from 1,000 feet to 1,500 feet on Lathrop Road/Spartan Way and Golden Valley Parkway.

MOTION

Moved by Vice Chair Rhodes, Second by Commissioner Ralmilay to adopt Resolution 21-23 recommending City Council adopt an ordinance amending Chapter 5.26, Prohibition against Commercial Cannabis and Title 17, Zoning, Chapter 17.18, Prohibited Cannabis Activities (TA-21-116), as amended with Planning Commission recommendations.

Ayes: Ralmilay, Rhodes, Gatto, Ishihara

Noes: Dresser

Absent: None

Abstain: None

Motion Carries: ~~5-1-0-0~~ 4-1-0-0

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

Mr. Meissner informed the Commission that the Scannell Project will be a public hearing item for the September 15 Planning Commission Meeting.

Staff provided an update on current projects throughout the City.

11. PLANNING COMMISSION COMMENTS

Commissioners offered their condolences to the families of military members who died in Afghanistan earlier in the week.

Commissioners thanked staff for their hard work.

12. ADJOURNMENT

Chair Dresser adjourned the meeting at 8:30 PM.