

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 15, 2021**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Dresser for the December 15, 2021 Regular Planning Commission meeting at 6:03 P.M.

**2. ROLL CALL**

PRESENT: Dresser, Rhodes, Ishihara, Ralmilay

ABSENT: Gatto

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; Rick Caguiat, Principal Planner; David Niskanen, Consultant Planner; Trent Dadalt, Assistant 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 October 20, 2021 – Regular Meeting

Commissioner Ishihara pointed out that he [Ishihara] was the Acting Chair for the Oct. 20 meeting, not Commissioner Gatto. (M) Ishihara (S) Ralmilay to approve the October 20, 2021 minutes, with minor correction.

Ayes: Rhodes, Ishihara, Ralmilay

Noes: None

Absent: Gatto

Abstain: Dresser

Motion Carries: 3-0-1-1

## 8. PUBLIC HEARING ITEMS

### 8.1 Municipal Code Text Amendment No. TA-21-151

Mr. Niskanen made the staff report presentation.

Referring to the proposed amendment for beauty salons and barbershops, Commissioner Rhodes asked staff to define “Mobile Unit”. Staff explained that the State Board of Barbering and Cosmetology now issues licenses to operate fully equipped mobile salon/barbershop trailers that can provide services at customers’ homes. Where before, Lathrop Home Occupation (HOC) standard does not allow barber and beauty shop services at all, staff proposes to allow HOC permits for those licensed by the State Board of Barbering and Cosmetology as mobile businesses. However, trailers stored at home must be located at an approved location per Lathrop Municipal Code.

Commissioner Rhodes want to remind residents to be courteous and mindful of site visibility when parking RVs in front of homes.

#### OPEN PUBLIC HEARING

There were no comments from the public, either in person or by teleconference.

#### CLOSED PUBLIC HEARING

#### MOTION

Moved by Commissioner Ishihara, Second by Commissioner Rhodes to adopt Resolution No. 21-30 recommending City Council adopt various amendments to the Lathrop Municipal Code to modernize, simplify, and streamline various sections of Title 17, Zoning Code and Title 10, Vehicles and Traffic (TA-21-151)

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

## 9. SCHEDULED ITEMS

### 9.1 Maverik Convenience Store & Fueling Facility Site Plan Review No. SPR-21-42

Mr. Caguiat made the staff report presentation.

Chair Dresser asked about access points to the project. A discussion on access points ensued.

Commissioner Ishihara asked if RVs are allowed to make chemical dumps at the site. Applicant replied no and mentioned that there are cameras to monitor the site.

Commissioner Ralmilay is concerned about the proximity of the project to the Harlan Rd signal lights. Mr. Gebhardt explained that a new signal will be installed near the project and signal timing will be coordinated to minimize traffic impact in the area.

Commissioner Ishihara recommended possibly adding EV charging stations to the project in the future.

Christie Hutchings, applicant, talked about how they are excited to come to the City since this is one of their very first locations in California. She praised staff for an excellent project presentation; she offered to answer any questions from the commission.

#### MOTION

Moved by Commissioner Ralmilay, Second by Commissioner Ishihara to adopt Resolution No. 21-31 adopting the Addendum to the Initial Study/Mitigated Negative Declaration for the North Crossroads Business Center Project

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

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to adopt Resolution No. 21-32 approving the Site Plan Review for the Proposed Maverik Project (SPR-21-42)

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

**10. STAFF COMMENTS**

Staff provided an update on current projects throughout the City. Mr. Gebhardt gave an update on the different infrastructure and street improvements project happening in the City

**11. PLANNING COMMISSION COMMENTS**

The commissioners thanked staff for their hard work.

**12. ADJOURNMENT**

Chair Dresser adjourned the meeting at 7:43 PM.