

**December 15, 2021 – Planning Commission Regular Meeting –
6:00pm**



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

Planning Commissioners

Steve Dresser, Chair

Gloryanna Rhodes, Vice Chair

Bennie Gatto

Tosh Ishihara

Ash Ralmilay

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/j/1617809556?pwd=NHVVMEh0SDhENnJ1OVNVTHlrc2daQT09>

- ✚ 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: 161 780 9556 / Passcode: Lathrop
 - ✚ For audio only, call-in number: +1 (669) 254 5252. To request to speak (same as the "raise hand" feature) press *9 / when the host calls your name, press *6 to unmute.
- 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
 - 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

REGULAR MEETING
WEDNESDAY, DECEMBER 15, 2021 AT 6:00 P.M.
CITY COUNCIL CHAMBER
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

1. CALL TO ORDER

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 October 20, 2021 – Regular Meeting

8. PUBLIC HEARING ITEMS

9.1 Municipal Code Text Amendment No. TA-21-151

Planning Commission to consider recommending the City Council adopt various amendments to the Lathrop Municipal Code (LMC) to modernize, simplify, and streamline various sections of Title 17, Zoning and Title 10, Vehicles and Traffic.

LOCATION: Citywide

ENVIRONMENTAL STATUS: Exempt according to California Environmental Quality Act Article 5 §15061(b)(3), by the "Common Sense Exemption".

9. SCHEDULED ITEMS

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

Planning Commission to Consider:

1. Adopt a Resolution Adopting an Addendum to the Initial Study and Mitigated Negative Declaration for the North Crossroads Business Center Project.
2. Adopt a Resolution Approving the Site Plan Review for the Maverik Convenience Store & Fueling Facility.

LOCATION: 980 E. Louise Avenue, Lathrop, CA; APN: 198-120-11

ENVIRONMENTAL STATUS: The environmental impacts of the North Crossroads Business Center (NCBC) Project were addressed in the Initial Study/Mitigated Negative Declaration (IS/MND) adopted by the Lathrop Planning Commission on May 30, 2018 by passage of Resolution No. 18-13. The proposed Maverik Project will involve changes to the original NCBC Project; however, the changes would not meet the criteria in CEQA Guidelines Section 15162 requiring a subsequent CEQA document.

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT