

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 15, 2023**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ishihara for the November 15, 2023 Regular Planning Commission meeting at 6:04 P.M.

2. ROLL CALL

PRESENT: Ishihara, Ralmilay, Jackson, Rhodes

ABSENT: Camarena

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; Brad Taylor, City Engineer; James Michaels, Senior Planner; David Niskanen, Consultant Planner and Maria Hermosilla, Executive 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 September 13, 2023 – Regular Meeting

(M) Jackson (S) Rhodes to approve the September 13, 2023 minutes

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

8. PUBLIC HEARING ITEMS

8.1 Municipal Code Text Amendment No. TA-23-139

Mr. Niskanen made the staff report presentation.

OPENED PUBLIC HEARING

There were no comments from the public.

CLOSED PUBLIC HEARING

Commissioner Rhodes asked how the City would regulate on-site events organized by charitable organizations without a business licenses. Mr. Niskanen replied that special events are still required a Temporary Use Permit that would referred out to City staff and Fire to ensure that event does not adversely affect the surrounding communities. On the same note, Commissioner Rhodes is concerned about how home-based business activities are regulated. Mr. Niskanen replied that home-based businesses are required home occupation permits with standards and guidelines that applicants would have to abide by.

Commissioner Rhodes asked staff to explain the proposed Limited Industrial Zoning amendment. Mr. Caguiat explained that the amendment is mainly for the areas northeast of Lathrop. The purpose of the amendment is for easier access to information on the Municipal Code. He added that there are no projects associated with this effort.

Regarding the reduction of the 3-car garage requirement in Central Lathrop, Commissioner Rhodes commented that she is not in favor but she understood that these help lower the price of new home constructions.

Commissioner Rhodes commented that she is opposed to hookah lounges in the City because the use in not consistent or compatible with the General Plan regarding family-oriented community. She pointed out that Hookah Lounges seem to go

against the State's "no indoor smoking" policy. She pointed out that that hookah lounges are also not family oriented and she also does not favor exclusive establishments that limits patronage to a certain age and gender.

She asked how she could vote against hookah bars only. Mr. Navarrete explained that the vote would be for the entire resolution however, the resolution could be modified at the commission's recommendation.

Commissioner Ralmilay concurred with Commissioner Rhodes about not being in favor of Hookah Lounges but in favor of everything else.

Commissioner Ralmilay also asked if organized events required liability insurance. Mr. Niskanen & Mr. Caguiat replied yes through the Temporary Use Permit.

Commissioner Ralmilay asked if there are limits to visitors to home businesses. Mr. Caguiat replied that the home occupation permit precludes customers and outside employees from visiting the home for business purposes.

Commissioner Jackson asked why the change from three to two car garage. Mr. Caguiat explained that this is still in line with the industry standard of a 2-car garage and he reminded everyone that residents have the option to use driveways and on-street parking as well. He also added that this change would reduce construction costs.

Commissioner Jackson spoke in favor of hookah lounges. He thinks that this is a great opportunity for adults to meet and assemble.

Chair Ishihara agreed with Commissioner Jackson and added that this will provide another venue for citizens to get together in a relaxed environment. He was pleased that the establishment would not be allowed to serve alcohol. Mr. Caguiat also added that the proposal imposes age restrictions to avoid confusion and unregulated access to nicotine.

Chair Ishihara allowed Mansoor Fazel to speak (via Zoom) in favor of Hookah Lounges. He emphasized that the use will give adult residents a place to congregate and socialize in a relaxed atmosphere. He pleaded for Planning Commission support for the proposed use.

Further discussion on Hookah Lounges ensued. On Planning Commission (PC) actions, Mr. Navarrete suggested the following: 1) delay voting until the fifth commissioner is present or 2) revise the resolution to recommend adoption of all amendments with no recommendation for Chapter 17.79 Hookah Lounges.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ralmilay to:

1) Recommend City Council adopt amended Municipal Code Text Amendment No. TA-23-139 to include the following:

- Chapter 5.04 (Business Licenses Generally): Revise and add language to exempt certain institutions and organizations from obtaining a business license.
- Chapter 15.56 (Floodplain Management): Clarify that the City Engineer is the designated Floodplain Administrator.
- Chapter 17.48 (I Industrial District): Add warehouse as a permitted use in the Limited Industrial Zoning District.
- Chapter 17.62 (Central Lathrop Zoning Districts): Update the Residential Site Development Standards Table to modify the off-street parking requirement for dwellings with 5 or more bedrooms.
- Chapter 17.76 (Off-Street Parking and Loading): Revise the language to clarify that the Community Development Director may authorize the joint use of parking facilities under certain conditions, and;

2) No recommendation to City Council in regards to the proposed Chapter 17.79 (Hookah Lounges) to provide regulations for the establishment of Hookah Lounges.

Ayes: Ralmilay, Jackson Rhodes

Noes: Ishihara

Absent: Camarena

Abstain: None

Motion Carries: 3-1-1-0

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

Mr. Caguiat and Mr. Taylor gave updates on various projects within the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Rhodes thanked staff for a job well done. She expressed her amazement at how much the City has progressed since its incorporation. She also reminded everyone about the role the Planning Commission plays for the City.

Commissioner Ralmilay wished everyone happy holidays.

Commissioner Ishihara thanked staff for their hard work. He was happy about the outcome of the Veteran's Day Celebration prepared by the City.

12. ADJOURNMENT

Vice Chair Ishihara adjourned the meeting at 7:20 PM.