

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
MAY 15, 2024**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ishihara for the May 15, 2024 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ishihara, Ralmilay, Camarena, Jackson, Rhodes

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; James Michaels, Senior Planner; David Niskanen, Contract Planner; Trent DaDalt, Associate Planner and Maria Herмосilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

Mr. Caguiat informed the Commission that Item 9.1 would be discussed ahead of Item 8.1.

7. APPROVAL OF MINUTES

7.1 April 17, 2024 – Regular Meeting

(M) Ralmilay (S) Rhodes to approve the April 17, 2024 minutes

Ayes: Ishihara, Ralmilay, Camarena, Rhodes

Noes: None

Absent: None

Abstain: Jackson

Motion Carries: 4-0-0-1

8. PUBLIC HEARING ITEMS

8.1 Singh Petroleum Project (GPA-20-60, REZ-20-61, CUP-20-62, SPR-20-63, and ANX-20-64)

Mr. Niskanen made the staff report presentation.

Commissioner Camarena asked about the drive path of trucks within the property. Mr. Niskanen pointed to and explained the truck drive path on the site plan. He added that there will be no truck entry access on Roth Rd.

Commissioner Camarena asked staff to explain what the North Lathrop transportation impact fee and the regional impact fees are. Mr. Niskanen explained that North Lathrop impact fee is based on vehicle trips and the regional transportation impact fee is based on the use and square footage fee going to the county regional transportation impact fund. Commissioner Camarena asked how much the impact fees were for the project. Mr. Niskanen replied that he does not know the amount but it is calculated during the building permit process.

Commissioner Camarena inquired about the annexation timeline. Mr. Niskanen went over the annexation application process with LAFCO. responded that it would depend on the applicant's readiness to submit building permits. Mr. Caguiat added that the applicant is eager to proceed as soon as possible with the construction.

Commissioner Ralmilay asked how traffic is going to be controlled on Manthey and Roth Intersection. Mr. Niskanen replied that the traffic impact report requires improvements on the intersection including stop signs at the off-ramps and additional stop controls facilities.

OPENED PUBLIC HEARING

Mike Hakeem, applicant representative, came forward and talked briefly about the project. He pointed out how the project will generate jobs and bring tax revenues to the City. He asked for Planning Commission's support of the project.

Mel Higginbotham, project Architect, introduced Zach Wong, project Civil Engineer and the Singh Petroleum team present. He also talked about the project and highlighted the collaboration with BP Pulse to install Electric Vehicle (EV) chargers and possibly designating and increasing EV chargers in the future. He also went over the quick-serve, drive thru and the sit-down food service options they would offer at the site.

CLOSED PUBLIC HEARING

Commissioner Jackson asked about signage. Mr. Higginbotham replied that there is still no sign program but assured that there will be a freeway sign and food & services signage on the building. Mr. Caguiat added that any proposed signage would have to comply with City sign regulations.

Commissioner Rhodes went over the positive impacts of the project to the City, including, revenue generation and the truck route limitation. Commissioner Ralmilay echoed Commissioner Rhodes comments.

Commissioner Rhodes asked the City Attorney to ensure that the Fire Department is indemnified like with the rest of the City. Mr. Navarrete pointed out that indemnification include all parties involved during the development process. Mr. Navarrete reminded the commissioners that they have the option to vote separately on each resolution or cast one-vote for all resolutions.

Commissioner Camarena inquired about the restaurant brands/chains services offered. Mr. Higginbotham explained that it would be a unique dining experience rather than just a food court.

MOTION

In the order recommended by staff, Commissioner Ralmilay moved, Second by Commissioner Jackson to adopt the following resolutions:

Resolution No. 24-6, recommending City Council Certification of the Final Environmental Impact Report (FEIR) (SCH# 2022120596), CEQA Findings of Fact, Statement of Overriding Considerations, and Mitigation Measures/Monitoring Plan for the Singh Petroleum Project;

Resolution No. 24-7, recommending City Council adoption of a General Plan Amendment of APN: 191-250-06 to FC, Freeway Commercial;

Resolution No. 24-8, recommending City Council approval of an Ordinance for Zoning Map Amendment relating to the Pre-Zoning of the subject annexation area;

Resolution No. 24-9, recommending City Council approval of a Conditional Use Permit and Site Plan Review to allow for the development of a Travel Plaza on the subject property; and

Resolution No. 24-10, recommending City Council approval of an application to the San Joaquin Local Agency Formation Commission (LAFCO) for the annexation of the Singh Petroleum Project site of 22.42-acres.

Ayes: Ishihara, Ralmilay, Camarena, Jackson, Rhodes
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

9. SCHEDULED ITEMS

9.1 Sign Design Application No. SD-24-76 for El Don Cocina & Cantina

Mr. DaDalt made the staff report presentation.

Commissioner Camarena pointed out the typo error on the project number on the agenda. Staff noted.

Commissioner Rhodes asked about the location of the signs on the building. Mr. DaDalt pointed to sign locations on the building facade. Commissioner Rhodes recommended that the applicant actively advertise his business to the community.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Camarena to adopt Resolution 24-11 approving the El Don Cocina & Cantina Sign Design Application (SD-24-76):

Ayes: Ishihara, Ralmilay, Camarena, Jackson, Rhodes
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

10. STAFF COMMENTS

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

11. PLANNING COMMISSION COMMENTS

Kaur Sehajpreet, a University student, asked to address the commission as part of an internship program requirement. The commissioners welcomed her and gave some words of encouragement.

Chair Ishihara announced that the Mayor's Art Show was a big success. He also thanked staff for the work they do for the City.

12. ADJOURNMENT

Chair Ishihara adjourned the meeting at 7:37 PM.