

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
AUGUST 8, 2018**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Lazard for the August 8, 2018 Special Planning Commission meeting at 6:01 P.M.

2. ROLL CALL

PRESENT: Lazard, Ishihara, Gatto, Freeman, Torres-O'Callaghan
ABSENT: None

Staff Present: Mark Meissner, Community Development Director; Glenn Gebhardt, City Engineer; Rick Caguiat, Senior 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 18, 2018 – Regular Meeting.

(M) Ishihara (S) Torres-O’Callaghan to approve the July 18, 2018 minutes.

Ayes: Lazard, Ishihara, Gatto, Freeman, Torres-O’Callaghan

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 South Lathrop Commerce Center 2 Site Plan Review (SPR-18-47) and Minor Specific Plan Amendment (SPA-18-51). Location: South of State Route 120 near the Yosemite Avenue Interchange, Lathrop, CA (APNs: 241-410-03, 06, and 07).

Mr. Meissner made the staff report presentation.

Jeff Hill, Crow Holdings representative (Applicant), provided a brief overview of the project and praised City staff for their efforts.

Commissioners Gatto and Ishihara echoed his compliments to City staff.

Chair Lazard asked if the properties were already acquired from Richland. Mr. Hill confirmed that Crow Holdings is now the owner of the properties. Chair Lazard also asked if the Oakwood residents were notified about the amendment. Mr. Hill pointed out that this is just an amendment to a project originally approved in 2015. He added that there is not much change anticipated on this amendment other than square footage increase. Mr. Meissner further clarified that the item on discussion is not a public hearing item so property owner notification is not required, however, during the original submission in 2015, Oakwood residents were notified, and a dialogue happened between Richland and the residents in order to resolve most of their issues and concerns.

Chair Lazard asked about Martin Harris’ letter. Mr. Meissner explained that the letter was sent by Mr. Harris to City staff and public officials prior to the meeting. Mr. Meissner explained that the letter didn’t express disapproval of the project but

requested responses and clarification on mitigation measures applicable to the South Lathrop Specific Plan.

Chair Lazard opened the floor for public comment.

Christine Mendes, resident, came forward and distributed a letter to staff and commissioners. Ms. Mendes questions the validity of the air quality report. She is worried that the study underestimated the number of vehicles anticipated by the project. She added that the impacts of the proposed interchange is not noted in the EIR. She's concerned that air quality might be compromised during project construction and then during normal business operations.

Ray Mendes, resident, asked for staff assistance in understanding how EIRs work. He is also wondering how a report can be produced without the agency approaching concerned residents.

Chair Lazard directed staff to contact Mr. and Mrs. Mendes and respond to Mr. Harris' letter as well.

Hearing no other commissioner and public comment, Chair Lazard asked for a motion.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Gatto to approve Resolution No. 18-25 adopting the first addendum to the South Lathrop Specific Plan Environmental Impact Report for the Minor Specific Plan Amendment and Site Plan Review of the South Lathrop Commerce Center Phase 2 (SPA-18-51 & SPR-18-47)

Ayes: Lazard, Ishihara, Freeman, Gatto, Torres-O'Callaghan
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

Moved by Commissioner Ishihara, Second by Commissioner Freeman to approve Resolution No. 18-26 approving a Minor Specific Plan Amendment for South Lathrop Commerce Center 2 (SPA-18-51).

Ayes: Lazard, Ishihara, Freeman, Gatto, Torres-O'Callaghan
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

Moved by Commissioner Ishihara, Second by Commissioner Freeman to approve Resolution No. 18-27 a Site Plan Review establishing four new buildings as a second phase, adjacent to the east of the 6 previously approved buildings of SPR-16-43. Phase 2 consists of 521,578 sq. ft. of Limited Industrial warehousing within 3 buildings on 30.3-acres, and 149,648 sq. ft. of Clean Light Industrial in one building on 9.32-acres.

Ayes: Lazard, Ishihara, Freeman, Gatto, Torres-O'Callaghan
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

10. STAFF COMMENTS

Mr. Meissner informed the commission that the next regularly scheduled Planning Commission meeting on August 15, 2018 will be cancelled due to lack of items for discussion.

11. PLANNING COMMISSION COMMENTS

All commissioners thanked staff for a great job.

Chair Lazard commented about the heavy traffic flow at the Roth Road interchange. Mr. Gebhardt explained that staff is waiting for approval from Caltrans to install a 4-way stop signs on the ramp that will greatly help control traffic patterns at the interchange.

12. ADJOURNMENT

Chair Lazard adjourned the meeting at 7:02 PM.