

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
April 18, 2018**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Torres-O'Callaghan for the April 18, 2018 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

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

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Assistant 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 March 21, 2018 – Regular Meeting.

(M) Lazard (S) Ishihara to approve the March 21, 2018 minutes.

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

8. PUBLIC HEARING ITEMS

8.1 Lathrop Towne Centre Vesting Tentative Parcel Map No. VTM-17-111, Site Plan Review No. SPR-17-112 and Conditional Use Permit No. CUP-17-113

Mr. Caguiat made the staff report presentation.

Mike Clevenger, Ramona Chase LLC, came forward and spoke about the project and some prospective tenants to the site. Matthew Mead, architect for the project, made a slideshow presentation while discussing the architectural design and aesthetics of the project.

Commissioner Ishihara asked what the required square footage is for a grocery store. Mr. Clevenger talked about size requirements and the different factors that might attract grocery store chains. Commissioner Ishihara is concerned about possible expansion for the grocery store. Mr. Mead replied that the architecture was designed to offer more flexibility in terms of demising walls for possible expansion.

Commissioner Lazard commented that it is a great project and suggested a movie theater at the site. Mr. Clevenger replied that movie theatres requires larger square footage than the project can offer.

Commissioner Gatto asked if there will be a wall or just landscaping at the rear of the building. Mr. Mead replied that there will be a concrete masonry wall to help mitigate the noise from the freeway. Mr. Caguiat stated that commercial uses are not sensitive uses and added that project construction will provide additional sound attenuation to the residents west of the project.

Commissioner Gatto agreed that it is a great project but he is concerned that the project will be approved but not constructed. Mr. Clevenger assured the commission that they are actively seeking interest and marketing the project.

Chair Torres O'Callaghan asked if the future hotel will have meeting venues. Mr. Clevenger replied that there are plans for small meeting rooms but it is still uncertain if there will be larger venues. Chair Torres-O'Callaghan also asked if the parking for the hotel is exclusive. Mr. Caguiat replied that parking will be shared between tenants. Chair Torres-O'Callaghan asked if there is a consideration for a bus stop. Mr. Caguiat pointed out a bus stop at the southwest corner of the project.

Opened Public Hearing

No public comments.

Closed Public Hearing

MOTIONS

Moved by Commissioner Gatto, Second by Commissioner Lazard to approve Resolution No. 18-6 recommending City Council approve the vesting tentative parcel map for the proposed Lathrop Towne Centre project (VTM-17-111)

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

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

Moved by Commissioner Gatto, Second by Commissioner Lazard to approve Resolution No. 18-7 approving a site plan review and conditional use permit for the proposed Lathrop Towne Centre project (SPR-17-112 & CUP-17-113), with revised conditions

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

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

9. SCHEDULED ITEMS

9.1 General Plan Consistency for the Fiscal Year 2018-2019 Capital Improvement Program

Mr. Caguiat made a brief presentation. He presented a letter received from Mr. Marty Harris. Mr. Harris' concern is to ensure access to his property when the Guthmiller/Yosemite/120 interchange is improved. Staff has met with Mr. Harris to clarify the objective of the item in discussion. He was assured that staff will work with him so he will still have access to his property during the process.

Regarding the public hearing note, Commissioner Freeman is concerned that comments for the item can only be made on or before the meeting. Mr. Navarrete explained that this encourages the public to come to the meeting or write a letter before the meeting so the planning commission can have all information available to consider during item discussion.

MOTIONS

Moved by Commissioner Lazard, Second by Commissioner Freeman to approve Resolution No. 18-5 making a finding of consistency with the General Plan for the fiscal year 2018-2019 Capital Improvement Program (CIP)

Ayes: Torres-O'Callaghan, Gatto, Ishihara, Freeman

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

10. STAFF COMMENTS

Mr. Meissner gave an update on the first General Plan Update visioning workshop held on April. 16. He announced a second workshop to be held at the Senior Center on May 2. He also gave an update on the current construction activities at the River Islands Town Center site. In addition, Mr. Meissner mentioned that sign ordinance update will be discussed in the meeting in May.

11. PLANNING COMMISSION COMMENTS

Commissioner Ishihara talked about their experience at the Planning Commissioners Academy.

Commissioner Lazard asked staff to look at garbage cans that are on the street for a long time at the corner of J & 5th Street.

Chair Torres-O'Callaghan suggested having more crossing guards/police presence around Mossdale School for pedestrian and children's safety. Mr. Caguiat offered to mention the issue during his quarterly meeting with MUSD.

12. ADJOURNMENT

Chair Torres-O'Callaghan adjourned the meeting at 7:07 PM.