

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
July 17, 2019**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ishihara for the July 17, 2019 Regular Planning Commission meeting at 6:00 P.M.

1.1 Annual appointment of Chair and Vice-Chair

(M) Rhodes (S) Ishihara to appoint Commissioner Gatto as Chair and Commissioner Ralmilay as Vice-Chair.

Ayes: Rhodes, Ishihara, Gatto, Ralmilay

Noes: None

Absent: Dresser

Abstain: None

Motion Carries: 4-0-1

Meeting proceeded with Commissioner Gatto as Chair.

2. ROLL CALL

PRESENT: Ishihara, Gatto, Ralmilay, Rhodes

ABSENT: Dresser

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer; Rick Caguiat, Principal Planner; David Niskanen, Consultant Planner and Maria Hermosilla, Senior Administrative Assistant.

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

Mr. Navarrete declared a possible conflict of interest for Commissioner Rhodes who will step down for Item 8.1. There were no further declarations.

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 June 19, 2019 – Special Meeting.

(M) Rhodes (S) Ishihara to approve the June 19, 2019 minutes.

Ayes: Gatto, Ralmilay, Rhodes, Ishihara

Noes: None

Absent: Dresser

Abstain: None

Motion Carries: 4-0-1

8. PUBLIC HEARING ITEMS

8.1 LPS Police Station Conditional Use Permit No. CUP-19-63

Commissioner Rhodes stepped down and left the chamber due to a possible conflict of interest.

Mr. Niskanen made the staff report presentation.

Mr. Ramon Batista, of the River Islands Project came forward to answer questions on the project. Commissioner Ralmilay asked if the new facility will provide dispatch services. He replied that dispatch service will still be done through the County.

Chair Gatto asked if the color scheme will be the same as the new fire station. Mr. Batista replied that the color scheme will be similar.

Chair Gatto voiced his concern that police service in East Lathrop might be reduced after the move to River Islands. Sgt. Kili Seto of the Lathrop Police Services assured that East Lathrop residents will continue to receive the same level of service when the police station was still in the area.

OPENED PUBLIC HEARING

No public comment.

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Ralmilay to:

Adopt a resolution approving the Conditional Use Permit to construct a 13,889 square foot Police Station on a 2.39-acre site located within River Islands, Town Center.

Ayes: Gatto, Ralmilay, Ishihara

Noes: None

Absent: Dresser

Abstain: Rhodes

Motion Carries: 3-0-1-1

Commissioner Rhodes rejoined the commission.

8.2 Zoning Text Amendment No. TA-19-78

Mr. Caguiat made the staff report presentation.

Commissioner Ralmilay asked for clarification of the objective of the text amendment. Mr. Navarrete explained that the text amendment will enable the City to create easements for properties with a common owner and prevent future ownership disputes regarding these easements. This is will also assure that the shared easement will run with the land and not the ownership.

OPENED PUBLIC HEARING

No public comment.

CLOSED PUBLIC HEARING

Mr. Meissner informed the commission that a comment letter was received from Chris and Frank Mendes regarding the item on discussion and clarified that the Mendes' property will not be affected by the text amendment. Commissioner Rhodes acknowledged that the letter was reviewed and considered.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Rhodes to:

Adopt a resolution recommending the City Council amend Title 17 of the Lathrop Municipal Code (LMC) by adding Chapter 17.13 relating to the creation of easements by covenant.

Ayes: Gatto, Ralmilay, Rhodes, Ishihara

Noes: None

Absent: Dresser

Abstain: None

Motion Carries: 4-0-1

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

Mr. Meissner and Mr. Caguiat provided an update on current projects throughout the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Ishihara thanked staff for a job well done.

12. ADJOURNMENT

Chair Gatto adjourned the meeting at 6:50 PM.