

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
November 20, 2019**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Gatto for the November 20, 2019 Regular Planning Commission meeting at 6:02 P.M.

2. ROLL CALL

PRESENT: Ishihara, Gatto, Ralmilay, Dresser

ABSENT: Rhodes

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer, and Maria Hermosilla, Senior Administrative Assistant.

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

Ms. Christine Mendes read a letter she previously sent to City Staff regarding her frustration with the City's responses to her concerns on her property. She is also apprehensive about the STAA route being planned on McKinley Ave. by Manteca, Lathrop and San Joaquin County.

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 July 17, 2019 – Regular Meeting.

On a comment made regarding the missing sidewalk, Commissioner Ralmilay corrected the location as Starbucks and not In-N-Out restaurant. (M) Ishihara (S) Ralmilay to approve the August 28, 2019 minutes.

Ayes: Gatto, Ralmilay, Ishihara

Noes: None

Absent: Rhodes

Abstain: Dresser

Motion Carries: 3-0-1-1

8. PUBLIC HEARING ITEMS

8.1 Housing Element Update No. GPA-19-140

Mr. Meissner introduced Beth Thompson of Denovo Planning, Housing Element Update Consultant. Ms. Thompson proceeded to make the staff report presentation.

Commissioner Dresser asked what will happen to the allocations if SB-5 is not resolved. Ms. Thompson replied that developments in other parts of the City may be able to accommodate the allocations. Commissioner Dresser also asked if there are other sources of funds like Measure C that can help subsidize housing needs. Mr. Navarrete replied that General Funds (Measure C) are available, however, the City would have to consider if this is the type of expenditure these funds are intended for, as the public perceives.

Commissioner Dresser asked if building height restrictions can be adjusted to accommodate housing needs. Mr. Meissner replied that this could be considered but might not be necessary as the City has plenty of land available to accommodate the needs allocation.

Commissioner Ralmilay asked about General Fund limits for use on these types of developments. Mr. Navarrete replied there is no legal limit assuming that the funds are available.

Chair Gatto commented that that the City will eventually need to find a way to provide senior housing.

OPENED PUBLIC HEARING

Mary Manenga, Manteca resident, suggested streamlining the restrictions on accessory dwelling units.

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Dresser, Second by Commissioner Ishihara to:

Adopt Resolution 19-11 recommending City Council amend the General Plan to replace the adopted Housing Element with the 2019 Housing Element Update

Ayes: Gatto, Ralmilay, Ishihara, Dresser

Noes: None

Absent: Rhodes

Abstain: None

Motion Carries: 4-0-1

8.2 Municipal Code Text Amendment TA-19-141

Ms. Thompson made the staff report presentation.

There were no comments from the Planning Commission.

OPENED PUBLIC HEARING

None

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Ralmilay to:

Adopt Resolution 19-9 recommending City Council adopt Municipal Code Text Amendment TA-19-141 to amend the Zoning Ordinance, Title 17 of the Lathrop Municipal Code, to Implement the Housing Element of the General Plan

Ayes: Gatto, Ralmilay, Ishihara, Dresser

Noes: None

Absent: Rhodes

Abstain: None

Motion Carries: 4-0-1

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

Mr. Meissner informed the Commission about the upcoming Planning Commissioners Academy to be held in Sacramento.

Mr. Meissner provided an update on current projects throughout the City. He also informed the commission that the City will be applying for SB-2 funding. He discussed how the SB-2 funds will be used, if granted. He also gave a general overview of the changes to the accessory dwelling unit regulations.

11. PLANNING COMMISSION COMMENTS

Commissioner Dresser commented that the City would need to respond to a lot of housing element questions particularly finding funds for housing subsidies.

Commissioner Ralmilay asked staff to look into the light outage on the Starbucks logo on the highway sign.

Commissioner Ishihara thanked staff for their hard work.

12. ADJOURNMENT

Chair Gatto adjourned the meeting at 7:15 PM.