

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
MAY 19, 2021**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ralmilay for the May 19, 2021 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ralmilay, Dresser, Rhodes, Ishihara, Gatto

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer; Mark Meissner, Community Development Director; Michael King, Public Works Director; Rick Caguiat, Principal Planner; John Anderson, Contract Planner; David Niskanen, Contract Planner; and Maria Hermosilla, Senior Administrative Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

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

5. PUBLIC COMMENT

Susan Dell'Osso, President and Project Director for River Islands, provided a brief presentation and update regarding River Islands Phase 1 and Phase 2 projects.

6. AGENDA MODIFICATIONS

Scheduled items 9.1 and 9.2 were moved ahead of Public Hearing Item 8.1.

7. APPROVAL OF MINUTES

7.1 January 20, 2021 – Regular Meeting (Continued from last meeting)

(M) Ishihara (S) Gatto to approve the January 20, 2021 minutes.

Ayes: Ralmilay, Ishihara, Gatto

Noes: None

Absent: None

Abstain: Dresser, Rhodes

Motion Carries: 3-0-0-2

7.2 March 17, 2021 – Regular Meeting

(M) Rhodes (S) Dresser to approve the March 17, 2021 minutes.

Ayes: Dresser, Rhodes, Ishihara, Gatto

Noes: None

Absent: None

Abstain: Ralmilay

Motion Carries: 4-0-0-1

9. SCHEDULED ITEMS

9.1 Sandoval Truck Trailer Parking – Louise Site Plan Review No. SPR-20-73

Mr. Niskanen made the staff report presentation. He pointed out a proposed modified condition allowing full turn movements in/out of the site until Louise Ave is constructed to its ultimate build-out and a center median is installed.

Commissioners Rhodes, Dresser and Gatto were concerned about traffic if full turn movements are allowed. A discussion on Louise Ave traffic and turn movements ensued. Mr. Gebhardt explained that the decision to modify the condition is because most businesses in the area were allowed the same full turn access. He added that traffic was not an issue in the area since most truck traffic happens on off peak hours. He also pointed out that the City has the option to extend the median to stop the left in/left out movements if traffic problems arise.

Vice Chair Dresser asked if the condition will allow the City to revisit and re-evaluate the traffic impacts of the project in the future. Mr. Gebhardt ensured that the City has the discretion to install the medians when necessary. Commissioner Gatto wants assurance that the applicant agrees with this.

Commissioner Rhodes urged staff to keep in mind the need to balance the uses on future developments in the area.

Zach Wong, project engineer, talked briefly about the project. He assured the commission that trailer parking will not create a lot of traffic due to its low use.

Commissioner Ishihara is concerned about hazards during foggy season.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to adopt Resolution No. 21-7 adopting the Initial Study/Mitigated Negative Declaration for the Sandoval Truck Trailer Parking – Louise Avenue Project (SPR-20-73)

Ayes: Ralmilay, Dresser, Rhodes, Gatto, Ishihara

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to adopt Resolution No. 21-8 approving a Site Plan Review for Sandoval Truck Trailer Parking – Louise Avenue (SPR-20-73)

Ayes: Ralmilay, Dresser, Rhodes, Gatto, Ishihara

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

9.2 Finding Consistency with the General Plan for the Fiscal Year 2021-2022 & 2022-2023 Capital Improvement Program (CIP).

Mr. Caguiat made the staff report presentation. He pointed out that Mr. King is available to answer any questions regarding the item on discussion.

Commissioner Rhodes reiterated her suggestion to paint the medians for more visibility.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Rhodes to adopt Resolution No. 21-16 making a finding of consistency with the General Plan for the Fiscal Year 2021-2022 and 2022-2023 Capital Improvement Program (CIP)

Ayes: Ralmilay, Dresser, Rhodes, Gatto, Ishihara

Noes: None

Absent: None
Abstain: None
Motion Carries: 5-0-0-0

8 PUBLIC HEARING ITEMS

8.1 River Islands Modified Phase 2 Project.

Commissioner Rhodes recused herself and left the chamber during item discussion.

Mr. Meissner gave a brief outline of the items for discussion and introduced the project consultants, JB Anderson and Ascent Environmental, to help answer questions regarding the project. Messrs. Meissner, Anderson and Niskanen made the staff report presentation. Mr. Niskanen announced that staff has received four correspondence as comments to the project; copies were provided to the Planning Commissioners prior to the meeting.

Commissioner Ishihara complemented River Islands Staff and City staff for working together to come up with a well-written report.

OPENED PUBLIC HEARING

Ms. Dell'Oso came forward and commended her staff, City Staff and the consultants for the tremendous amount of work done on the project. She made a video presentation on the River Islands project. She also addressed each comment received regarding the project.

CLOSED PUBLIC HEARING

Mr. Navarrete entered into record a letter received from the California Valley Miwok tribe accusing the City of failing to meet and confer with the tribe regarding the project. Mr. Navarrete gave assurance that the City has met all SB-18 and AB-52 requirements. Planning Commissioners received a copy for their review.

Vice Chair Dresser asked the meaning of “Residential Low” on the project summary table. Mr. Meissner explained that this refer to density and not affordability level.

Vice Chair Dresser asked staff to explain the significant and unavoidable conclusion for agricultural resources and GHGs. Sean Bechta of Ascent Environmental explained that, although money and efforts were made to create conservation easements to mitigate loss of Ag land, it is not the same as creating new Ag land; therefore, [in the CEQA sense] that makes it unavoidable. Regarding GHGs, a new calculation analysis found that GHG emissions per capita is more efficient on the modified project than was foreseen before. However, despite

making every effort to meet state standards, a “significant and unavoidable” conclusion was made because it is not possible to guarantee that standards can be met 100%.

Commissioners Gatto and Ishihara commended the developer, River Islands, for consistently going above and beyond the requirements.

Chair Ralmilay asked if there is a timeframe for the widening of Paradise Cut. Mr. Gebhardt explained that the bridge is expected to be needed by 8 years with design/permitting to start in 2021.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Dresser to adopt Resolution No. 21-9 recommending certification of the Final Subsequent Environmental Impact Report (SCH #1993112027), CEQA Findings of Fact, Statement of Overriding Considerations and Mitigation Measures/Monitoring Plan for the River Islands at Lathrop Phase 2 Project

Ayes: Ralmilay, Dresser, Gatto, Ishihara

Noes: None

Absent: None

Abstain: Rhodes

Motion Carries: 4-0-1-0

Moved by Commissioner Gatto, Second by Commissioner Ishihara to adopt Resolution No. 21-10 recommending City Council adoption of General Plan Amendments to the General Plan Diagram, Land Use Element and Circulation Element for the River Islands Modified Phase 2 Project (GPA-20-33)

Ayes: Ralmilay, Dresser, Gatto, Ishihara

Noes: None

Absent: None

Abstain: Rhodes

Motion Carries: 4-0-1-0

Moved by Commissioner Dresser, Second by Commissioner Gatto to adopt Resolution No. 21-11 recommending City Council adoption of an ordinance amending the 2003 West Lathrop Specific Plan for the River Islands Modified Phase 2 Project

Ayes: Ralmilay, Dresser, Gatto, Ishihara

Noes: None

Absent: None

Abstain: Rhodes
Motion Carries: 4-0-1-0

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Resolution No. 21-12 recommending City Council approval of the 2020 Urban Design Concept for River Islands Modified Phase 2 Project

Ayes: Ralmilay, Dresser, Gatto, Ishihara
Noes: None
Absent: None
Abstain: Rhodes
Motion Carries: 4-0-1-0

Moved by Commissioner Gatto, Second by Commissioner Ishihara to adopt Resolution No. 21-13 recommending City Council adoption of an ordinance amending the Zoning Map and Zoning Code Text for the River Islands Modified Phase 2 Project

Ayes: Ralmilay, Dresser, Gatto, Ishihara
Noes: None
Absent: None
Abstain: Rhodes
Motion Carries: 4-0-1-0

Moved by Commissioner Gatto, Second by Commissioner Ishihara to adopt Resolution No. 21-13 recommending City Council adoption of an ordinance amending the Zoning Map and Zoning Code Text for the River Islands Modified Phase 2 Project

Ayes: Ralmilay, Dresser, Gatto, Ishihara
Noes: None
Absent: None
Abstain: Rhodes
Motion Carries: 4-0-1-0

Moved by Commissioner Dresser, Second by Commissioner Gatto to adopt Resolution No. 21-14 recommending City Council approval of the Preliminary Development Plan and Vesting Tentative Subdivision Map Tract 6716 for Phase 2 of River Islands at Lathrop

Ayes: Ralmilay, Dresser, Gatto, Ishihara
Noes: None
Absent: None

Abstain: Rhodes
Motion Carries: 4-0-1-0

Moved by Commissioner Ishihara, Second by Commissioner Dresser to adopt Resolution No. 21-15 finding consistency with the Lathrop General Plan and 2020 West Lathrop Specific Plan and recommending the City Council approve the Sixth Amendment to the Development Agreement between the City of Lathrop, Califia, LLC and River Islands Development, LLC

Ayes: Ralmilay, Dresser, Gatto, Ishihara
Noes: None
Absent: None
Abstain: Rhodes
Motion Carries: 4-0-1-0

Commissioner Rhodes rejoined the meeting.

10. STAFF COMMENTS

Mr. Caguiat provided an update on various projects throughout the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Rhodes asked for an update on Dutch Bros. Mr. Caguiat replied that the project is still on going. Commissioner Rhodes urged everyone to patronize local restaurants.

Commissioners Ishihara thanked staff for their work.

Commissioner Dresser acknowledged the Dell'Oso family's contributions to the City and offered his condolences on the passing of Rudy Dell'Oso.

Commissioner Gatto praised the memorial service for Rudy Dell'Oso. He also congratulated River Islands on the approval of the project.

12. ADJOURNMENT

Chair Ralmilay adjourned the meeting at 8:25 PM.