

**CITY OF LATHROP  
PLANNING COMMISSION  
SPECIAL MEETING  
SEPTEMBER 13, 2023**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ishihara for the September 13, 2023 Special Planning Commission meeting at 7:00 PM.

**2. ROLL CALL**

PRESENT: Ishihara, Camarena, Jackson, Rhodes

ABSENT: Ralmilay

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; Brad Taylor, City Engineer; James Michaels, Senior Planner; David Niskanen, Consultant Planner and Maria Herмосilla, Executive 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 August 16, 2023 – Regular Meeting

Commissioner Camarena pointed out a typographic error where his name was left out on the votes and Commissioner Jackson was mentioned twice.

(M) Rhodes (S) Camarena to approve the August 16, 2023 minutes with minor correction.

Ayes: Ishihara, Camarena, Jackson, Rhodes

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1-0

**8. PUBLIC HEARING ITEMS**

8.1 General Plan and Zoning Consistency Project – Text Amendment No.TA-23-93

Mr. Michaels made the staff report presentation.

OPENED PUBLIC HEARING

There were no public comments received.

CLOSED PUBLIC HEARING

Mr. Caguiat explained that the purpose of the text amendment is to bring the Zoning Map and associated ordinances in compliance with the General Plan Update as state law dictates.

Commissioner Jackson recommended redefining the term “Non-Active Adult”. Mr. Caguiat reassured Commissioner Jackson that River Islands will be notified of the suggestion.

Commissioner Rhodes asked about the effect of the text amendment on the General Plan Update timeline. Mr. Caguiat replied that this would complete the update.

On the discussion regarding the potential RV & boat storage use in Mossdale Landing South, Commissioner Rhodes suggested reserving existing commercial land for more suitable commercial-oriented type uses due to its proximity to I-5. She added that the RV & boat storage could be focused on other parts of the City. Chair Ishihara agreed with her comments.

## MOTION

Moved by Commissioner Rhodes, Second by Commissioner Jackson to adopt Planning Commission Resolution 23-11 recommending City Council amend the Lathrop Zoning Map, amend the Mosssdale Landing And Mosssdale Landing South Urban Design Concepts (UDC's), modify Title 10 (Vehicles And Traffic), and adopt various amendments to Title 17 (Zoning) of the Lathrop Municipal Code (LMC) for consistency with the 2022 Lathrop General Plan Update and Government Code Section 65860 (TA-23-93).

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

### 8.2 Central Lathrop Specific Plan Phase 2 Amendment and Code Text Amendment No. TA-23-104

Mr. Niskanen made the staff report presentation with Mr. John Anderson of JB Anderson Planning available for comments and questions regarding the project.

Commissioner Rhodes wanted assurance that traffic control will be strictly enforced and not complaint driven. Mr. Caguiat replied that the area is set up to restrict truck traffic in the area.

## OPENED PUBLIC HEARING

Trevor Smith, representative of property owner to the north of the project, came forward and praised how well the project was planned and voiced their support for the project as well.

## CLOSED PUBLIC HEARING

## MOTION

Moved by Commissioner Rhodes, Second by Commissioner Jackson to adopt Planning Commission Resolution 23-12 recommending the City Council find the project Exempt from further Environmental Review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 and adopt an Ordinance approving the Central Lathrop Specific Plan Phase 2 Amendment and a Municipal Code Text Amendment to Chapter 17.62, Central Lathrop Zoning Districts of the Lathrop Municipal Code (TA-23-104)

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

8.3 Ashley Furniture Project Conditional Use Permit No. CUP-23-08 and Site Plan Review No. SPR-23-09

Mr. Niskanen made the staff report presentation. He mentioned that there were three letters received, two from Lozeau Drury & one from Adams Broadwell Joseph & Cardozo, each representing Labor Unions.

Commissioner Rhodes asked if the 24-hr traffic analysis, made at the existing Ashley location, is incorporated into the study. Mr. Niskanen replied yes and the analysis was used as a model to make projections for a much larger facility. Mr. Caguiat further explained that the study used actual counts and not just numbers, on the formula that was adjusted based on the size of the project.

Commissioner Jackson asked if solar is not considered a requirement for new buildings. Mr. Niskanen replied that project will be required to adhere to Title 24 and California Building codes that pertain to solar. Commissioner Jackson also inquired if this extends to EV cars as well. Mr. Niskanen replied that there were separate requirements regarding provisions for charging devices.

Commissioner Jackson also asked about the number of jobs the project will bring to the City. Mr. Niskanen replied that the project anticipates about 500 jobs at the facility. Commissioner Camarena asked if all 500 jobs are new.

Mr. Aaron Hodgdon, applicant representative, came forward to speak about the project and to address to Commissioners' questions. He stated that the project would bring approximately 500 jobs, to include about 100 current employees and about 400 new jobs for the facility. He also commented that solar panels would be installed on the building rooftop that would support the entire business operation and all vehicle-charging devices.

Commissioner Rhodes asked if the City has complied with the public records request for access and information. Mr. Niskanen replied yes and that staff is working on the responses to the requests.

OPENED PUBLIC HEARING

Liz Sutton, Business Development Representative of Sheet Metal Workers (Local 104) and several different trade Unions came forward to speak. She stated that they

attempted to reach out to the applicant but got no response. Ms. Sutton pointed out that they were unable to find the Transportation Demand Program and that they were uncertain that the project is fully CEQA compliant. Their major concern is the work force-related community benefits of the project. She is hopeful that the developer will meet with local labor unions to talk about the issues at hand.

(Via Zoom) Michael Lozeau, LIUNA (Local Union #73) representative, came forward to challenge Staff CEQA determination that the project is “Exempt” from required preparation of environmental documents. LIUNA alleged that the environmental review of the project is insufficient and several significant factors were not addressed, specifically the biological aspects. He emphasized that the streamline provisions used are not sufficient for a project of this magnitude. He also recommended adding conditions that will address energy efficient air quality.

Alicia Guerra, attorney representing the applicant, proceeded to respond to the various claims pointed out by LIUNA. She asserted that Staff has done a thorough environmental analysis that is consistent with the General Plan. Contrary to LIUNA’s declaration, she argued that the Findings have already responded to the allegations and the EIR has addressed the alleged impacts.

Commissioner Rhodes commented on how big the City is on the Conservation and Endangered Species Act. She also pointed out that the City goes through various checks and balances (thru fees and SJMSCP) to ensure that wildlife is not negatively impacted through the Species Conservation Program.

#### CLOSED PUBLIC HEARING

Noting that LIUNA have not raised any labor-related concerns, Commissioner Rhodes asked if they have worker-related comments to address prior to moving forward with the decision. Mr. Navarrete reminded the Commission that the public hearing would need to be reopened to allow LIUNA to respond. In turn, Commissioner Rhodes stated that LIUNA can always provide their responses in writing instead.

#### MOTION

Moved by Commissioner Jackson, Second by Commissioner Camarena to adopt Resolution No. 23-13 recommending the City Council find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and to approve the Conditional Use Permit and Site Plan Review proposed for the Ashley Furniture Project.

Ayes: Ishihara, Camarena, Jackson, Rhodes

Noes: None

Absent: Ralmilay

Abstain: None  
Motion Carries: 4-0-1-0

**9. SCHEDULED ITEMS**

None

**10. STAFF COMMENTS**

Mr. Caguiat gave updates on various projects within the City.

**11. PLANNING COMMISSION COMMENTS**

Commissioner Camarena thanked the members of the public and the applicant for attending the meeting and voicing their concern on the project.

Commissioner Jackson proudly showcased the flags installed by the Rotary Club all over the City. He asked the public for assistance through donations in order to meet the goal of completing 2,000 flags throughout the City.

Chair Ishihara thanked staff for their hard work.

**12. ADJOURNMENT**

Chair Ishihara adjourned the meeting at 8:42 PM.