

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
APRIL 17, 2024**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ishihara for the April 17, 2024 Regular Planning Commission meeting at 6:09 P.M.

**2. ROLL CALL**

PRESENT: Ishihara, Ralmilay, Camarena, Rhodes

ABSENT: Jackson

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; James Michaels, Senior Planner; David Niskanen, Contract Planner and Maria Hermosilla, Executive Assistant

**3. PLEDGE OF ALLEGIANCE**

**4. DECLARATION OF CONFLICT OF INTEREST**

Commissioner Rhodes declared a possible conflict of interest and will step down for Items 8.1 & 9.1. There were no further declarations.

**5. PUBLIC COMMENT**

None

**6. AGENDA MODIFICATIONS**

Mr. Caguiat informed the Commission that Item 9.1 would be discussed ahead of Item 8.1 since the project is related and need to be acted on in sequence.

## **7. APPROVAL OF MINUTES**

### **7.1 March 20, 2024 – Regular Meeting**

(M) Camarena (S) Ralmilay to approve the March 20, 2024 minutes

Ayes: Ishihara, Ralmilay, Camarena  
Noes: None  
Absent: Jackson  
Abstain: Rhodes  
Motion Carries: 3-0-1-1

Due to a possible conflict of interest for Items 8.1 and 9.1, Commissioner Rhodes recused herself and left the chamber during the Item discussions.

## **8. PUBLIC HEARING ITEMS**

### **8.1 River Islands Community Stadium – Conditional Use Permit No. CUP-24-31 & Site Plan Review No. SPR-24-32**

Mr. Michaels made the staff report presentation.

Commissioner Camarena asked why concert attendees are limited to 500 when the stadium seating capacity is 4000. Mr. Caguiat replied that, after coordination with River Islands, it was decided that 500 can be considered intimate and would not require a City review. Ms. Susan Dell’Osso, president of River Islands added that the intent is to keep it as a community facility and not draw large crowds. Mr. Caguiat added that any event exceeding 500 would require review and approval from the City.

Commissioner Camarena asked if would be possible to increase the limit on the number of attendees in the future. Mr. Caguiat replied yes and that the request would be brought to the Planning Commission for review and approval.

Ms. Dell’Osso came forward to talk more about the project. She pointed out that a tremendous amount of thought went towards the design and aesthetics of the facility. She also thanked City staff for all the help in making the project possible. Mr. Caguiat added that the Baseball Field and the Football Stadium could be very beneficial to the City as it could act as a catalyst that could possibly bring some commercial establishments to the City and the Community.

### **OPENED PUBLIC HEARING**

None.

## CLOSED PUBLIC HEARING

### MOTION

Moved by Commissioner Ralmilay, Second by Commissioner Camarena to adopt Resolution 24-5 approving a Conditional Use Permit and a Site Plan Review to construct and operate the River Islands Community Stadium located in the River Islands Town Center District. (CUP-24-31 AND SPR-24-32):

Ayes: Ishihara, Ralmilay, Camarena

Noes: None

Absent: Jackson

Abstain: Rhodes

Motion Carries: 3-0-1-1

## **9. SCHEDULED ITEMS**

### **9.1 River Islands – Town Center Architectural Design Guidelines and Development Standards (DG/DS) NDP-23-38**

Mr. Niskanen made the staff report presentation.

Commissioner Ralmilay asked about the capacity of the ball field. Ms. Dell’Osso replied that the capacity is 500 for baseball and 4000 for football.

Chair Ishihara praised both the River Islands and City Staff for a job well done. Mr. Caguiat acknowledged that it takes a lot of coordination and partnership between River Islands and City Staff to work together to come up with great projects.

### MOTION

Moved by Commissioner Ralmilay, Second by Commissioner Camarena to adopt Resolution 24-4 approving the Town Center District Architectural Design Guidelines and Development Standards (DG/DS) for Stage 2A, Phase 1 of the River Islands at Lathrop Project (NDP-23-38):

Ayes: Ishihara, Ralmilay, Camarena

Noes: None

Absent: Jackson

Abstain: Rhodes

Motion Carries: 3-0-1-1

Commissioner Rhodes rejoined the meeting.

**10. STAFF COMMENTS**

Mr. Caguiat informed the commission on upcoming Police Pinning Ceremony and proceeded to give updates on various projects within the City.

**11. PLANNING COMMISSION COMMENTS**

Commissioner Ralmilay asked for an update on the vacant lot behind Target. Mr. Caguiat replied that there is some interest but no concrete plans on the development of the property.

Chair Ishihara & Commissioner Rhodes thanked staff for their excellent work in the City.

**12. ADJOURNMENT**

Chair Ishihara adjourned the meeting at 7:09 PM.