

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
MARCH 21, 2018**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Torres-O'Callaghan for the March 21, 2018 Regular Planning Commission meeting at 6:02 P.M.

2. ROLL CALL

PRESENT: Torres-O'Callaghan, Lazard, Ishihara, Gatto, Freeman

ABSENT: None

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

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

Commissioner Lazard declared a possible conflict of interest on Item 8.1 relating to the River Islands Project. She will step down during the item discussion. There were no further declarations.

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 March 21, 2018 – Regular Meeting.

(M) Ishihara (S) Lazard to approve the March 21, 2018 minutes.

Ayes: Torres-O'Callaghan, Lazard, Ishihara, Gatto, Freeman

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

8. PUBLIC HEARING ITEMS

8.1 River Islands Vesting Tentative Map No. VTM-17-116, Preliminary Development Plan No. PDP-18-36 and River Islands Parkway Precise Plan

Commissioner Lazard stepped down from the dais due to potential conflict of interest.

Mr. Caguiat made the staff report presentation.

Opened Public Hearing

Susan Dell'Osso, Project Director for River Islands, came forward to address the commission. She introduced Ramon Batista and offered to answer any questions from the commission. Ms. Dell'Osso gave a brief summary of their project and thanked staff for great work and assistance on their various projects.

Commissioner Gatto asked when the Paradise Cut project will begin. Ms. Dell'Osso replied that work is deferred until appropriate federal and state agencies approvals are obtained.

Chair Torres O'Callaghan asked Ms. Dell'Osso to explain the difference between straight and curvature options on the levee. Ms. Dell'Osso explained that the project originally planned for a curvature on the levee but they later realized that this option will only be an additional expense with not much benefit compared to the straight levee option. They also realized that the straight levee system will allow same capacity with little loss to the aesthetics of the levee.

Ms. Schmidt informed the commission that a letter was received from Bettencourt Farms, LP and it has been provided to the Commissioners. The property owners are concerned that the proposal is in a flood plain and that it will negatively impact their ability to continue farming in the area. Ms. Schmidt stated she would like to

respond to the letter by assuring the Commission that River Islands has made the necessary improvements to fortify its levee system to urban standards to comply with the Federal and State 200-year flood zone requirement. Bettencourt Farms is located in an agricultural area and it has agricultural levees, which is a different standard than what River Islands is required to construct. River Islands is required to mitigate for loss of farmland by paying a per acre fee to the Central Valley Farmland Trust. Ms. Schmidt stated River Islands and the City have addressed the concerns of flood and farmland impacts responsibly.

Closed Public Hearing

MOTIONS

Moved by Commissioner Gatto, Second by Commissioner Ishihara to approve Resolution No. 18-4 recommending City Council adoption of the sixth addendum to the River Islands Subsequent EIR, approval of an amendment to Vesting Tentative Subdivision Map Tract 3765, revision to the preliminary development plan for Stage 2b of Tract 3694 And River Islands Parkway Precise Plan For Stage 2a Of Tract 3694

Ayes: Torres-O'Callaghan, Gatto, Ishihara, Freeman

Noes: None

Absent: None

Abstain: Lazard

Motion Carries: 4-0

Commissioner Lazard rejoined the commission.

9. SCHEDULED ITEMS

9.1 General Plan Update (Informational Presentation)

Mr. Meissner provided a brief overview and a PowerPoint presentation of the General Plan Update.

Commissioner Lazard asked why CLSP is included in the steering committee and who will be their representative. Ms. Schmidt replied that Saybrook is the current owner of the majority of the properties in Central Lathrop and they are represented due to their property holdings and the amount of projected developments expected in the area.

Chair Torres-O'Callaghan suggested using social media, including online streaming of the visioning workshops, for interested parties who are unable not attend.

9.2 Housing Element Annual Progress Report for Calendar Year 2017

Mr. Niskanen made the staff report presentation. He also discussed the current progress of the O Street Apartments project.

Commissioners Gatto, Freeman and Ishihara commented that they were amazed and pleased on all the improvements made on the O Street Apartments.

MOTIONS

Moved by Commissioner Lazard, Second by Commissioner Ishihara to approve Resolution No. 18-3 recommending City Council receive and accept the Housing Element Annual Progress Report for Calendar Year 2017 and authorize staff to submit the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development Department

Ayes: Torres-O'Callaghan, Gatto, Ishihara, Freeman

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

10. STAFF COMMENTS

Mr. Meissner informed the Commission about the upcoming Planning Commissioners Academy on April 4-6 to be held in Monterey.

Mr. Caguiat further discussed the O Street Apartment project construction.

11. PLANNING COMMISSION COMMENTS

Commissioner Ishihara thanked staff for a job well done.

Chair Torres-O'Callaghan thanked Mr. Gebhardt on the signal lights installation located on River Islands/McKee Blvd.

12. ADJOURNMENT

Chair Torres-O'Callaghan adjourned the meeting at 6:35 PM.