

**CITY OF LATHROP  
PLANNING COMMISSION  
SPECIAL MEETING  
DECEMBER 2, 2020**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ralmilay for the December 2, 2020 Special Planning Commission meeting at 6:00 P.M.

**2. ROLL CALL**

PRESENT: Ralmilay, Rhodes, Ishihara, Gatto  
ABSENT: Dresser

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer, Rick Caguiat, Principal Planner, Trent DaDalt, Assistant Planner; David Niskanen, Contract Planner; 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 9.1. There were no further declarations.

**5. PUBLIC COMMENT**

None

**6. AGENDA MODIFICATIONS**

None

**7. APPROVAL OF MINUTES**

7.1 September 16, 2020 – Regular Meeting

(M) Ishihara (S) Gatto to approve the September 16, 2020 minutes.

Ayes: Ralmilay, Ishihara, Gatto  
Noes: None  
Absent: Dresser  
Abstain: Rhodes  
Motion Carries: 2-0-1-1

**8. PUBLIC HEARING ITEMS**

None

**9. SCHEDULED ITEMS**

9.1 River Islands – Lakeside West Neighborhood Design Plan (NDP) & Architectural Design Guidelines and Development Standards (DG/DS) NO. NDP-20-127

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

Mr. DaDalt made the staff report presentation.

Susan Dell’Osso, project manager for River Islands, came forward to thank staff and give a brief update on the River Islands project. Commissioners Gatto and Ishihara praised the River Islands team for their great work on the project.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Resolution Nos. 20-14 and 20-15 approving the Lakeside West Neighborhood Design Plan (NDP20-127) and the Lakeside West Architectural Design Guidelines and Development Standards (DG/DS) for River Islands at Lathrop (Stage 2B, Phase 1).

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

Commissioner Rhodes rejoined the meeting.

9.2 Sandoval Truck Trailer Parking – McKinley Site Plan Review No. SPR-20-70

Mr. Niskanen made the staff report presentation. Belen Woodall, applicant, addressed the commission via teleconference.

Commissioner Ishihara inquired about the paving requirements. Mr. Niskanen replied that the project requires both on-site and off-site paving.

Commissioner Rhodes asked about security access and monitoring. Ms. Woodall replied that the site will only be leased to one company at a time and they would have sole access to the property.

Chair Ralmilay asked if there would be security cameras on site. Mr. Niskanen replied that one of Police Department conditions is a security camera requirement. Ms Woodall added that all parked trailers would be empty so there's nothing to steal.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to adopt Resolution No. 20-12 approving a Site Plan Review for Sandoval Truck Trailer Parking – McKinley (SPR-20-70).

Ayes: Ralmilay, Rhodes, Gatto, Ishihara

Noes: None

Absent: Dresser

Abstain: None

Motion Carries: 4-0-1-0

9.3 Sam Gill Truck Parking Site Plan Review No. SPR-20-107

Mr. Niskanen made the staff report presentation.

The Commissioners are worried about traffic coming from Louise Avenue. Commissioner Gatto recommended trucks use the McKinley driveway instead. Mr. Gebhardt explained that the stoplights on Fifth Street and McKinley Avenue provide sufficient spacing and high visibility for trucks turning onto Louise Avenue.

Commissioner Rhodes is concerned about the view from 7<sup>th</sup> Street. She recommended adding trees and landscaping to provide better screening for the neighbors on 7<sup>th</sup> Street. Mr. Caguiat stated that a 7' chain link fence with privacy slats will be installed along the perimeter of the site to provide screening.

Commissioner Rhodes also asked about the security for adjoining residences. Mr. Zach Wong, project engineer (via teleconference) and Mr. Sam Gill, applicant (via teleconference), explained that the site will have several security measures to include 64 security cameras, night guard and a dedicated person to monitor the property.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Resolution No. 20-13 approving a Site Plan Review for Sam Gill Truck Parking – (SPR-20-107)

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

**10. STAFF COMMENTS**

None

**11. PLANNING COMMISSION COMMENTS**

The Planning Commissioners thanked staff for their hard work during the pandemic.

**12. ADJOURNMENT**

Chair Ralmilay adjourned the meeting at 7:37 PM.