



City Council Chamber
390 Towne Centre Drive
Lathrop, California
(209) 941-7200
www.ci.lathrop.ca.us

Planning Commissioners

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Steve Dresser, Vice Chair
Bennie Gatto
Gloryanna Rhodes
Tosh Ishihara

City Staff

Mark Meissner, Community Development Director &
Planning Commission Secretary
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Trent DaDalt, Assistant Planner
David Niskanen, Consultant Planner
Salvador Navarrete, City Attorney
Maria Hermosilla, Senior Administrative Assistant

Public Participation

Attendance to this meeting is allowed with the following guidelines. However, in accordance with Executive Order N-25-20, guidance from the California Department of Public Health on gatherings, and to protect our employees and the public, public participation is allowed in the following additional ways:

- Attendance by video/teleconference is not mandatory, however, it is provided as an alternate participation method:

- ✚ **Event address: (copy and paste link on browser):**

- <https://cityoflathrop.webex.com/cityoflathrop/onstage/g.php?MTID=e41f6c6d1fb09326b266abc986f32fddf>

- ✚ Please log in and register at the bottom of the page, at least thirty minutes (30 min.) prior to the meeting.

- ✚ For audio only, call-in number: (408) 418-9388 Access code: 187 310 4781

- ✚ No need to call-in if using WebEx audio on your computer. If using WebEx audio, please use headphones to avoid background noise interference.

- Planning Commission Meetings are live-streamed on Comcast Cable Channel 97 and on the City's website at <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>
- Public comment/questions will be accepted by email to Mark Meissner, Community Development Director and Planning Commission Secretary at planning@ci.lathrop.ca.us
- In order to allow the Planning Commission adequate time to review questions and comments, please submit written questions or comments by 3:00 p.m., on the day of the meeting.

If you have travelled internationally and/or you have had direct contact with someone who has travelled internationally or tested positive for Coronavirus (COVID-19), or you are experiencing symptoms such as coughing, sneezing, fever, sore throat, chills, muscle pain, headache, new loss of taste or smell, difficulty breathing/shortness of breath, or other flu-like symptoms, please DO NOT ATTEND this meeting in person.

If you are in the group of individuals who may be most vulnerable to COVID-19, including older adults and those with underlying health conditions, including but not limited to heart disease, lung disease, immune-compromised, diabetes, or other conditions that could interfere with your ability to fight COVID-19, please consider carefully before attending this meeting in person and keep a six-foot distance from others as much as possible.

Information

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division at (209) 941-7290 for information regarding the appeal procedure.

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

This agenda was posted at least 72 hours in advance of the scheduled meeting at the following locations: *City Hall, Community Center, Generations Center, Senior Center, and "J" Street and Somerston Fire Department Offices and the City website.* To obtain a hard copy of this agenda packet, please visit the Community Development Department counter located at 390 Towne Centre Drive, Lathrop, CA 95330, or you may also call (209) 941-7290 to have it sent via mail or e-mail. The agenda packet is available on the "Agendas & Minutes" page of the City of Lathrop website, please follow the link: <https://www.ci.lathrop.ca.us/meetings>



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call (209) 941-7290. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102.35.104 AD Title II).

CITY OF LATHROP
PLANNING COMMISSION
Agenda

REGULAR MEETING
WEDNESDAY, MAY 19, 2021 AT 6:00 P.M.
CITY COUNCIL CHAMBERS
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

5. PUBLIC COMMENT

Persons who wish to speak to the Commission regarding an item that is not on tonight's agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.

6. AGENDA MODIFICATIONS

Items on the agenda requested to be added, deleted, or continued will be announced at this time.

7. APPROVAL OF MINUTES

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

7.2 March 17, 2021 – Regular Meeting

8. PUBLIC HEARING ITEMS

8.1 General Plan Amendment No, GPA-20-33, Rezone No. REZ-20-35, West Lathrop Specific Plan Amendment No. SPA-20-34, Urban Design Concept Amendment No. UDC-20-37, Development Agreement Amendment No. DA-20-39, Preliminary Development Plan and Vesting Tentative Subdivision Map No. VTM-20-38 for the River Islands Modified Phase 2 Project.

Location: The project site is the Phase 2 area of the River Islands Project, located on Stewart Tract and Paradise Cut within the West Lathrop Specific Plan (WLSP) area. (APN: 213-040-01, 02, 03, 04, 213-110-03, 04, 213-120-06, 213-130-05, 06, 07, 213-200-01, 02, 213-210-02, 03, 04, 05, 06, 07, 213-220-04, 213-250-01, 02, 03, 04, 213-470-12, 14, 15, 16, 17, 19, 20, and 24)

Public Hearing to consider adoption of resolutions recommending City Council approval of the River Islands Modified Phase 2 Project. The project includes Certification of a Subsequent Environmental Impact Report (SEIR), a General Plan Amendment to the Land Use Map, and Text Revisions to the Land Use Element and Circulation Element, Amendments to the West Lathrop Specific Plan and Urban Design Concept, Zoning Map and Text Amendments, a Preliminary Development Plan and Vesting Tentative Subdivision Map, and the Sixth Amendment to the 2003 Development Agreement.

ENVIRONMENTAL STATUS: A Subsequent Environmental Impact Report (SEIR) (SCH# 1993112027) was prepared to consider the environmental impacts associated with implementation of the proposed amendments to the approved Phase 2 Project.

9. SCHEDULED ITEMS

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

Location: 2001 E. Louise Avenue, Lathrop, CA 95330 (APN: 198-100-19)

Planning Commission to consider adoption of resolutions adopting the Initial Study and Mitigated Negative Declaration and approving the Site Plan Review for the Sandoval Truck Trailer Parking – Louise Project to Develop a 147 Commercial Truck Trailer Parking Facility on a 6.78-Acre Parcel, Including Associated Site Improvements Such as Landscaping, Lighting, and Frontage Improvements

ENVIRONMENTAL STATUS: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Sandoval Truck Trailer Parking – Louise Project to disclose potential significant environmental effects of the proposed project and identifies feasible Mitigation Measures that would reduce the potential significant environmental effects to a less than significant level. The IS/MND was prepared in compliance with the California Environmental Quality Act (CEQA).

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

Location: Citywide

Consider adoption of a resolution Finding Consistency with the General Plan for the Fiscal Year 2021-2022 & 2022-2023 Capital Improvement Program (CIP).

ENVIRONMENTAL STATUS: Exempt according to California Environmental Quality Act Article 5 §15061 (b) (3).

10. STAFF COMMENTS

11. PLANNING COMMISSION COMMENTS

12. ADJOURNMENT