

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 21, 2022**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Rhodes for the September 21, 2022 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Rhodes, Ishihara, Gatto, Ralmilay, Jackson

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; Brad Taylor, City Engineer; Rick Caguiat, Assistant Community Development Director; Trent DaDalt, Assistant Planner; David Niskanen, Consultant Planner and Maria Hermosilla, 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 17, 2022 – Regular Meeting

(M) Jackson (S) Ishihara to approve the August 17, 2022 minutes

Ayes: Ishihara, Gatto, Jackson
Noes: None
Absent: None
Abstain: Rhodes, Ralmilay
Motion Carries: 3-0-0-2

7.2 August 31, 2022 – Special Meeting

(M) Gatto (S) Ishihara to approve the August 31, 2022 minutes

Ayes: Ishihara, Gatto, Jackson
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

8. PUBLIC HEARING ITEMS

8.1 Vesting Tentative Subdivision Map No. VTM-22-100

Mr. DaDalt made the staff report presentation.

OPENED PUBLIC HEARING

Adam Foster of DR Horton made a brief project presentation.

Michael Milani, Civil Engineer for the adjacent property, came forward to address the Commission. Chair Rhodes acknowledged the Planning Commission’s receipt of the letter from Milani and Associates. Mr. Milani expressed their support of the project; however, they have concerns on the lack of public road access to their property on the Golden Valley Pkwy (GVP) extension. He is looking forward to working with DR Horton to address access to their site.

Sally Thornber, adjacent property owner to the South, voiced her support to the project. However, she would like to see their project’s GVP Extension access and utilities memorialized on the map or in the conditions. She is also concerned that DR Horton is accessing all the utilities through Saddler Oak.

Lawrence Abbott, Lathrop resident, was excited to know that the project is well planned, providing green space, park and connections to the trail system.

CLOSED PUBLIC HEARING

Commissioner Gatto urged everyone to collaborate to get the project going.

Commissioner Ralmilay asked if the properties to the east would remain Service Commercial. Mr. DaDalt replied yes, and that a condition was added for the parcels be designated remainders and undevelopable due to their odd shape. Mr. Meissner added that, in the future, these parcels could be combined with adjacent properties to make them more it developable.

On the request to condition the project, Chair Rhodes clarified that it would be premature to condition the properties without any development plans for them. Mr. Meissner explained that the requested access and utilities is not currently the responsibility of the developer at this time.

Commissioner Jackson asked why there is no access from the project to GVP. Mr. Taylor replied that GVP would not be extended until 2024-2025 so the subdivision will exist without GVP for some time. He explained that the proposed development will not construct GVP but they would be conditioned to fund their proportional share of the road once construction commences.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Gatto to adopt Planning Commission Resolution 22-9 recommending that the City Council approve the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100).

Ayes: Rhodes, Ishihara, Gatto, Ralmilay, Jackson
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

Chair Rhodes added that, as development moves along, staff would be able to address some of the concerns on the development; however, it would be unfair to require items on the developer [that is not their responsibility] at this time.

9. SCHEDULED ITEMS

9.1 HDC Properties Site Plan Review No. SPR-21-172

Mr. Niskanen made the staff report presentation.

Harman Cheema (thru zoom), owner of Cheema Freight Trucks, thanked the commission and spoke on how the project can bring job opportunities and how the project site improvements can visually improve McKinley Ave.

Commissioner Jackson asked if there were any traffic studies done to mitigate increased truck traffic on McKinley. Mr. Taylor replied that McKinley would eventually become four lanes. He added that the lanes would be widened to accommodate additional truck facilities in the area.

Commissioners were concerned about the neglected landscaping observed on some developments in the area and recommended stricter enforcement actions on these properties. Staff replied that all development are required to maintain their installed landscaping as part of their COA.

Commissioner Ralmilay asked if there is a timeline to complete the project. Zach Wong, Project Engineer, went over the timeline to project completion.

Commissioner Ralmilay asked about sewer connection. Mr. Taylor replied that the project is conditioned to abandon existing septic and connect to City system.

Commissioner Gatto urged staff to look into possible congestion on Louise Ave.

Mr. Abbott encouraged the use of native plants that can contribute and benefit the biodiversity in the valley.

Mr. Cheema reassured the commission on the upkeep of the project's landscaping.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Ralmilay to adopt Planning Commission Resolution 22-9 approving a Site Plan Review for HDC Properties (Cheema) (SPR-21-172).

Ayes: Rhodes, Ishihara, Gatto, Ralmilay, Jackson
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

10. STAFF COMMENTS

Mr. Meissner informed the commission that Council adopted the General Plan and certified the Environmental Impact Report during the past Council Meeting.

Mr. Caguiat mentioned that the River Islands West Village Neighborhood Development Plan and the Zoning Omnibus are items for discussion on the next Planning Commission Meeting.

Mr. Taylor gave an update on various capital improvement projects within the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Ralmilay asked for an update on the Maverik Project. Mr. Caguiat replied that the project is in the building permit process.

Commissioner Ishihara thanked staff for their hard work.

Commissioner Jackson was happy on the changes and progress within the City.

Chair Rhodes urged Lathrop citizens to be more involved and she was happy that the City is very self-sufficient.

12. ADJOURNMENT

Chair Rhodes adjourned the meeting at 7:30 PM.