

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
JUNE 19, 2024**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ishihara for the June 19, 2024 Regular Planning Commission meeting at 6:02 P.M.

2. ROLL CALL

PRESENT: Ishihara, Camarena, Jackson

ABSENT: Ralmilay, Rhodes

Staff Present: Salvador Navarrete, City Attorney (via ZoomGov); Rick Caguiat, Community Development Director; James Michaels, Senior Planner; David Niskanen, Contract Planner; Trent DaDalt, Associate Planner and Maria Herмосilla, 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 May 15, 2024 – Regular Meeting

(M) Jackson (S) Camarena to approve the May 15, 2024 minutes

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

8. PUBLIC HEARING ITEMS

8.1 Conditional Use Permit No. CUP-24-68 & Site Plan Review No. SPR-24- 74 –
River Islands High School Private Gymnasium.

Mr. DaDalt made the staff report presentation.

OPENED PUBLIC HEARING

There were no public comments received.

CLOSED PUBLIC HEARING

Commissioner Camarena asked if the gym will be available by the time school starts as anticipated. Mr. Ramon Batista of River Islands replied that the project is currently in the building permit process and is progressing quickly. Commissioner Camarena asked if the high school would open this school year. Mr. Batista replied that it will be partially open as construction is happening in phases. Mr. Camarena asked why there is another year of delay on the opening of the permanent gym. Mr. Batista stated that it is taking longer for the Division of the State Architect (DSA) to review and approve the high school plans but the construction will commence once state approves the plans. However, due to the size of the project, construction delays are anticipated and are unavoidable.

Mr. Camarena asked what would happen to the temporary gym after the permanent one opens. Mr. Batista replied that both the high school and the City could still use it for various other events. In addition, it also has the potential to integrate with the adjacent future community park.

Mr. Camarena asked about the gym’s maximum capacity. The gym capacity/occupancy will be flexible and will depend on the use.

Commissioner Jackson asked why it is named “River Islands High School Private Gymnasium”. Mr. Batista replied that River Islands privately owns and operates the gym, hence the name.

Chair Ishihara praised the great working relationship between City Staff and the River Islands team.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Camarena to adopt Resolution No. 24-13, approving a Conditional Use Permit and a Site Plan Review to construct and operate the River Islands High School Private Gymnasium located in its River Islands West Village District:

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

8.2 Del Webb Community Center – Conditional Use Permit No. CUP-22-162 & Site Plan Review No. SPR-22-165

Mr. DaDalt made the staff report presentation.

OPENED PUBLIC HEARING

There were no public comments received.

CLOSED PUBLIC HEARING

Aaron Head of Pulte Homes came forward to answer questions regarding the project.

Commissioner Camarena asked about the standard size of the homes. Mr. Head replied it would typically be around 2,500 sf.

Commissioner Jackson and Chair Ishihara complimented the Del Webb project located in Manteca.

MOTION

Moved by Commissioner Camarena, Second by Commissioner Jackson to adopt Resolution No. 24-14, approving a Conditional Use Permit and a Site Plan Review to construct and operate the Del Webb Community Center located in the River Islands West Village District:

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

9. SCHEDULED ITEMS

9.1 River Islands Woodlands East Architectural Design Guidelines and Development Standards (DG/DS) Neighborhood Development Plan No. NDP-23-25

Mr. DaDalt made the staff report presentation.

Commissioner Camarena asked about the current market trend of home sales. Mr. Batista responded that the project is very close to the goal of 500 units per year. He mentioned that demand is currently high and there is a lot of interest from the builders.

Commissioner Jackson asked what the districts are and inquired how they are named. Mr. Batista explained that the River Islands project is quite large and districts were created to make the project manageable. These districts were given themed names for distinction. Commissioner Jackson asked if the districts have separate HOAs. Mr. Batista responded that HOAs are specific to a builder and River Islands (as a whole) has no HOA but has CC& Rs.

Commissioner Camarena asked about the custom lots against the levee on River Bend. Mr. Batista replied that Pulte Homes is contracted to build the semi-custom lots and they are selling quickly. However, there are several larger custom lots still owned by River Islands that would be either be fully custom or would be exclusively built for River Islands.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Camarena to adopt Resolution 24-11 approving the Woodlands East District Architectural Design Guidelines and Development Standards (DG/DS):

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

9.2 Time Extension No. TE-24-93

Mr. DaDalt made the staff report presentation.

Commissioner Camarena asked for more details on the time extension request. Mr Singh, applicant, explained that they are still looking for a suitable and cost-effective contractor. If they could not find one, they might decide to sell the property.

Commissioner Camarena asked if this is the only time extension allowed for the project. Mr. Niskanen replied yes per the LMC. Commissioner Camarena asked the applicant if 12 months is enough time to find a contractor. The applicant replied yes.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Camarena to adopt Resolution 24-15 approving a one (1) year Time Extension to the previously approved Site Plan Review No. SPR-20-132 for the Valley Bros Project:

Ayes: Ishihara, Camarena, Jackson

Noes: None

Absent: Ralmilay, Rhodes

Abstain: None

Motion Carries: 3-0-2-0

10. STAFF COMMENTS

Mr. Caguiat informed the Commission that Commissioner Ishihara has been reappointed as a Planning Commissioner during the last City Council.

Staff gave updates on various projects within the City.

11. PLANNING COMMISSION COMMENTS

Chair Ishihara thanked staff for the work they do for the City.

12. ADJOURNMENT

Chair Ishihara adjourned the meeting at 7:35 PM.