

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 18, 2024**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ishihara for the September 18, 2024 Regular Planning Commission meeting at 6:03 P.M.

1.1 Annual appointment of Chair and Vice-Chair

(M) Rhodes (S) Jackson to appoint Commissioner Ralmilay as Chair and Commissioner Jackson as Vice Chair. Appointments are accepted.

Ayes: Ishihara, Ralmilay, Camarena, Jackson, Rhodes

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

The meeting proceeded with Chair Ralmilay presiding.

2. ROLL CALL

PRESENT: Ralmilay, Jackson, Camarena, Rhodes, Ishihara

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; James Michaels, Senior Planner; David Niskanen, Contract 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 June 19, 2024 – Regular Meeting

(M) Jackson (S) Ishihara to approve the June 19, 2024 minutes

Ayes: Ralmilay, Jackson, Rhodes, Ishihara, Camarena

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Time Extension No. TE-24-130 (Scannell Properties Industrial Project)

Mr. Niskanen made the staff report presentation.

Commissioner Rhodes asked about the truck route coming from the property. Mr. Niskanen replied that the project is conditioned to restrict commercial truck access west of McKinley

Commissioner Ishihara asked the applicant why they are requesting a Time Extension. Paul Starn, the applicant, came forward to explain that they are still looking for potential users, which is challenging considering the high cost of construction.

Commissioner Jackson asked how trucks could make a left turn from the property without any stop light or signs. Staff pointed out possible west bound and east bound truck routes coming from the project.

MOTION

Moved by Commissioner Camarena, Second by Commissioner Ishihara to adopt Resolution 24-16 approving a one (1) year Time Extension to the previously approved Site Plan Review No. SPR-20-141 for the Scannell Properties Industrial Project (TE-24-130):

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

9.2 Time Extension No. TE-24-134 (Alaniz Subdivision)

Mr. Niskanen made the staff report presentation. Mr. Caguiat added that staff support the request since the project is an in-fill development.

Commissioner Jackson commented that the project is good as it would be an improvement and is beneficial to the area.

Commissioner Rhodes asked if all units will have direct access to Schilling Rd. Mr. Caguiat replied yes.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Ishihara to adopt Resolution 24-15 approving a two (2) year Time Extension to the previously approved Vesting Tentative Subdivision Map VTM-22-118 for the Alaniz Estates Subdivision Project (TE-24-134):

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

10. STAFF COMMENTS

Mr. Caguiat informed the Commission that LAFCO has approved the TA Annexation Project. He proceeded to give updates on various projects within the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Jackson asked for a timeline for the construction of the freeway intersections. Mr. Caguiat replied that the projects going through the planning phase with Caltrans.

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

Chair Ralmilay asked for an update on the lots behind Target. Mr. Caguiat replied that there are few inquiries but no real interest to proceed.

Mr. Caguiat informed the commission that River Islands is currently constructing a football stadium and is negotiating for some retail to come in.

12. ADJOURNMENT

Chair ~~Ishihara~~ Ralmilay adjourned the meeting at 6:45 PM.