

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
SEPTEMBER 19, 2018**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Lazard for the September 19, 2018 Regular Planning Commission meeting at 6:10 P.M.

2. ROLL CALL

PRESENT: Lazard, Ishihara, Gatto, Freeman, Torres-O'Callaghan
ABSENT: None

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer; Rick Caguiat, Senior Planner and Maria Hermosilla, Senior Administrative 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 8, 2018 – Special Meeting.

(M) Ishihara (S) Freeman to approve the August 8, 2018 minutes.

Ayes: Lazard, Ishihara, Gatto, Freeman, Torres-O’Callaghan
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Towne Centre II Apartments, Site Plan Review No. SPR-18-72. Location: 201 & 231 Towne Centre Drive (APN: 191-550-74 & 191-550-75).

Mr. Caguiat made the staff report presentation.

Commissioner Freeman asked if parking will be assigned to residents. Mr. Caguiat replied that he will defer the question to the applicant.

Chair Lazard opened the floor for public comment.

Randy Harris, Project Architect, came forward and talked about various challenges of the project and gave a brief overview of the project including, amenities, parking and carports.

Commissioner Ishihara is optimistic that the project will provide different housing options for residents. He asked the applicant why they chose canvas as carport covering. Mr. Harris explained the carports’ unique design. He is confident that, based on past experience, the canvas coverings are great options of good quality lightweight materials that won’t fade. He also pointed out that the canvas are conditioned to be regularly maintained.

Due to its proximity to Mossdale Elementary, Commissioner Torres-O’Callaghan is worried about the traffic flow around the site during peak school hours. Mr. Harris explained that there are several access points to the site and apartment residents can use the Danbury Exit when the two other exits are busy or blocked.

Commissioner Gatto when the project is going to be built. Mr. Harris replied that they will be preparing construction drawings in 6-8 months.

Chair Lazard asked if the parking slots along Towne Centre are first come, first serve. Mr. Caguiat replied yes. Chair Lazard also asked about the cantilevered carports. Mr. Harris explained that the cantilevered carports will provide shade parking in an area above the existing storm drain.

Mr. Michael Clevenger, Project Manager, came forward and thanked staff for their hard work. He provided background on the status of Mossdale Apartments. He proceeded to give a status update of all their previously approved projects and assured the commission that they are progressing and moving along well.

Hearing no other commissioner comment, Chair Lazard asked for a motion.

MOTION

Moved by Commissioner Gatto, Second by Commissioner Ishihara to adopt Resolution 18-28 approving the Site Plan Review for the Towne Centre II Apartments to construct an 84-unit apartment complex on a 3.4-acre site with related site work including landscaping, lighting, and frontage improvements.

Ayes: Lazard, Ishihara, Freeman, Gatto, Torres-O'Callaghan
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

10. STAFF COMMENTS

Mr. Meissner gave a status update on city projects that are currently on review. Mr. Caguiat added that Watt McKee is currently in negotiation with some interested parties to the Lathrop Marketplace site.

Mr. Gebhardt informed the commission that off-site improvements in the South Lathrop Commerce Center will begin in two months. He also mentioned that there are currently four final maps for approval in River Islands.

11. PLANNING COMMISSION COMMENTS

Commissioners Gatto and Ishihara thanked staff for a great job.

Commissioner Gatto asked for Buzz Oates building update. Mr. Caguiat pointed out that the building is progressing with tilt up walls coming up.

Commissioner Torres-O'Callaghan asked if the City is aware that all Lathrop schools are impacted. Mr. Meissner replied that City staff has met with MUSD team to go over this issue. MUSD team explained that there plans for additional facilities however they are limited by funding. As a possible option, the schools do have the ability to provide additional rooms for incoming students.

Chair Lazard asked staff to look into the traffic light outage on Harlan and J Streets. Glenn replied that a work order will be issued to fix this.

12. ADJOURNMENT

Chair Lazard adjourned the meeting at 7:02 PM.