

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
JULY 18, 2018**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Torres-O'Callaghan for the July 18, 2018 Regular Planning Commission meeting at 6:01 P.M.

1.1 Annual appointment of Chair and Vice-Chair

Commissioner Lazard was appointed Chair and Commissioner Ishihara as Vice-Chair. Commissioner Lazard took over as Chair.

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; David Niskanen, Consulting Planner and Maria Hermosilla, Senior Administrative Assistant.

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

Mr. Navarrete proposed an off-the-record discussion with Chair Lazard.

5. PUBLIC COMMENT

Christine Mendes, owner of a residential property that sits within the Phelan-Gateway Project, talked about their apprehensions regarding the proposed development. Ms. Mendes hopes for support from City staff in addressing their issues and concerns and wants assurance that they will be well protected for the safety of the children and animals on her property. Ms. Mendes also talked about the email she previously sent to the commissioners listing her demands and concerns. She wanted everyone to know that she will be involved and visible in all meetings concerning Phelan Development.

Meghan Torres, Membership Events Coordinator of the Lathrop Chamber of Commerce, spoke about the reactivation of the Chamber. She talked about the Business & Development Tours project she recently started for the City. She encouraged commissioners to provide input on any information that could be added to the tour. Ms. Torres asked staff for more information on the Stanford Crossing development, Mr. Meissner offered to meet with her to talk about current developments that could be included in the tour. Commissioner Gatto suggested that the Chamber should bring back ribbon cutting ceremonies for new businesses. All commissioners were happy that the Chamber was revitalized.

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 May 30, 2018 – Special Meeting.

(M) Ishihara (S) Freeman to approve the May 30, 2018 minutes.

Ayes: Lazard, Ishihara, Gatto, Freeman

Noes: None

Absent: None

Abstain: Torres-O'Callaghan

Motion Carries: 4-0-1

8. PUBLIC HEARING ITEMS

8.1 Stanford Crossing Phase 2 Vesting Tentative Map Tract 3967 (VTM-18-46).

Mr. Caguiat made the staff report presentation.

Opened Public Hearing

Jeff Matson, project civil engineer, briefly discussed the proposal.

Commissioner Gatto praised the applicant for honoring the history of Lathrop by naming the development “Stanford Crossing”.

Jeff Wilson, project manager, explained the development timeline.

Aaron Bowers, Director of Facilities & Operations of the Manteca Unified School District (MUSD), would like the commission to be aware that the conditions of

approval did not mention or comment on any level of support for the schools. He emphasized that attendance areas are subject to change as population shifts in response to development. He explained how development will impact how and where students will attend in various schools in the district.

Commissioner Torres-O'Callaghan asked if MUSD will provide the transportation to students residing outside-of-radius. Mr. Bowers replied yes as long as transportation is funded.

Closed Public Hearing

MOTION

Moved by Commissioner Gatto, Second by Commissioner Freeman to approve Resolution No. 18-24 recommending the City Council approve the Vesting Tentative Map for the Stanford Crossing Phase 2 Tract 3967 (VTM-18-46)

Ayes: Lazard, Gatto, Ishihara, Freeman, Torres-O'Callaghan

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

9. SCHEDULED ITEMS

9.1 River Islands -Lakeside East Neighborhood Design Plan No. NDP-18-64

Commissioner Lazard stepped down from the dais due to potential conflict of interest.

Mr. Niskanen made the staff report presentation for both the Neighborhood Design Plan and Architectural Design Guidelines.

Susan Dell'Osso, River Islands Project Director, introduced her staff present in the audience and proceeded to give an update on the progress of the River Islands project.

Commissioner Torres-O'Callaghan asked about plans for building a high school. Ms. Dell'Osso replied that construction of the high school will start once 1,800 units are built. The school site has been identified and construction is expected to start in about three years. She also talked about a proposal to unify Banta and Tracy Unified School District.

Commissioner Gatto complemented the new architectural styles presented and asked when these styles will be constructed. Mr. Batista, River Islands Director of Entitlements, explained that due to production costs, the plans are schematic in nature but will have similar elements and features.

Commissioner Torres-O'Callaghan asked if the elementary schools can still accommodate incoming families to the development. Ms. Dell'Osso responded that they can continue to add rooms to RITECHA for all incoming students. She also mentioned that they're in discussion with the school district to move RITECHA to its permanent location on the new school site in the Lakeside East development.

Commissioner Ishihara asked for public comment, hearing none, asked for a motion.

MOTION

Moved by Commissioner Gatto, Second by Commissioner Torres-O'Callaghan to approve Resolution No. 18-20 approving the Lakeside East District Neighborhood Design Plan (NDP) for Phase 1 of the River Islands at Lathrop Project (NDP-18-64)).

Ayes: Ishihara, Freeman, Gatto, Torres-O'Callaghan

Noes: None

Absent: None

Abstain: Lazard (Chair)

Motion Carries: 4-0-1

9.2 River Islands – Lakeside East Architectural Design Guidelines and Development Standards

Mr. Niskanen pointed out that the previous presentation included the architectural design guidelines and development standards. He offered to answer questions from the commission regarding the item.

Commissioner Ishihara asked for commissioners and public comment, hearing none, asked for a motion.

MOTION

Moved by Commissioner Freeman, Second by Commissioner Torres-O'Callaghan to approve Resolution No. 18-21 approving the Lakeside East District Architectural Design Guidelines & Development Standards (DG/DS) (Phase 1 of the River Islands at Lathrop Project)

Ayes: Ishihara, Freeman, Gatto, Torres-O'Callaghan
Noes: None
Absent: None
Abstain: Lazard (Chair)
Motion Carries: 4-0-1

Chair Lazard rejoined the commission.

10. STAFF COMMENTS

Mr. Meissner informed the commission that the City is now currently accepting applications from property owners who want to change the current land use designations of their properties through September 28, 2018.

11. PLANNING COMMISSION COMMENTS

Commissioner Torres-O'Callaghan asked for an update on traffic signals near the high school. Mr. Gebhardt replied that that installation might be delayed due to time shift due to environmental and federal grant processing. It will more likely be installed by middle of the school year instead of the beginning. He also informed the commission of the possible opening of the new Spartan Way extension to help reduce congestion in the area.

Commissioner Ishihara complemented the new Welcome-to-Lathrop signs and thanked staff for a job well done.

Ray Mendes, resident, came forward and voiced his confusion about the rezoning application he received by mail. Mr. Meissner offered to meet with Mr. Mendes to provide clarity on the matter.

12. ADJOURNMENT

Chair Lazard adjourned the meeting at 6:58 PM.