

**CITY OF LATHROP  
PLANNING COMMISSION  
SPECIAL MEETING  
May 30, 2018**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Torres-O'Callaghan for the May 30, 2018 Special Planning Commission meeting at 6:01 P.M.

**2. ROLL CALL**

PRESENT: Lazard, Ishihara, Gatto, Freeman

ABSENT: Torres-O'Callaghan

Staff Present: Salvador Navarrete, Mark Meissner, Assistant Community Development Director; Glenn Gebhardt, City Engineer; David Niskanen, Consulting Planner and Sandra Lewis, Executive Assistant.

**3. PLEDGE OF ALLEGIANCE**

**4. DECLARATION OF CONFLICT OF INTEREST**

Commissioner Lazard declared a possible conflict of interest on Item 8.1 relating to the River Islands Project. She will step down during the item discussion.

**5. PUBLIC COMMENT**

None

**6. AGENDA MODIFICATIONS**

None

**7. APPROVAL OF MINUTES**

7.1 May 16, 2018 – Regular Meeting.  
(M) Ishihara (S) Gatto to approve the May 16, 2018 minutes.

Ayes: Lazard, Ishihara, Gatto, Freeman  
Noes: None  
Absent: Torres-O’Callaghan  
Abstain: None  
Motion Carries: 4-0

**8. PUBLIC HEARING ITEMS**

**8.1 River Islands Town Center: There are three separate, but related, projects located in River Islands.**

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

**(A) River Islands Town Center Plan No. TCP-18-57**

Mr. Meissner made the staff report presentation.

Commissioner Gatto asked the applicant to come forward. Ramon Batista, River Islands representative, came forward and gave a brief overview of the projects.

Opened Public Hearing

Mr. Jacob Wallgren, River Islands resident, asked for the exact location of the projects and the number of households required to get Town Center Retail progressing. Mr. Batista showed the location of the project on the slides. Regarding the number of households, Mr. Batista indicated that there is really no definite number since current retail markets are dependent on the economic viability of the community.

Mr. Wallgren is also worried that the baseball stadium and soccer fields will further delay or even replace the retail center. He asked why build a baseball field instead of a supermarket. Mr. Batista replied that retail centers would cost a lot more than the baseball field. Furthermore, he explained that rather than leave the site vacant, the soccer fields are better temporary alternatives until the land can fully developed with retail uses. River Islands also hopes that the baseball stadium will serve as a catalyst for other Town Center developments. Mr. Batista and Commissioner Gatto gave an assurance that River Islands have every intention of building the retail center.

Mr. Omid Khashan, a Havasu Drive resident, is concerned that the baseball stadium project might grow and overtake the school sites.

Closed Public Hearing

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Freeman to approve Resolution No. 18-12 approving the Town Center Plan for River Islands to establish certain initial uses with this district in accordance with the West Lathrop Specific Plan and River Islands Urban Design Concept

Ayes: Gatto, Ishihara, Freeman

Noes: None

Absent: Torres-O'Callaghan

Abstain: Lazard

Motion Carries: 3-0-1

**Town Center Plan Project includes (B) Conditional Use Permit No. CUP-18-58 for a proposed baseball stadium and (C) Conditional Use Permit No. CUP-18-61 for interim soccer field**

Mr. Meissner made the staff report presentation.

Commissioner Ishihara asked if the baseball stadium is permanent. Mr. Batista emphasized that the baseball field is permanent but the soccer fields are temporary and will move to another location once retail center is ready to develop. Commission Ishihara asked if other Lathrop residents can participate on the baseball programs. Mr. Batista replied that everyone is encouraged to participate.

Opened Public Hearing

On the question about schools removal, Mr. Batista assured that the school program will continue however, it will move to a more permanent location and facility in the future.

Mr. Aaron Hill, 17926 Calaveras Dr., is concerned that lights from the baseball stadium will be intrusive to the residents close by. He is also concerned about a baseball stadium of that magnitude.

Ms. Tiffany Wada, 18016 Clementine Ct., is worried that the stadium will invite unnecessary crowds, litter and security concerns. Mr. Batista assured that it will be a first-class, well maintained family-oriented facility. River Islands will provided with extra security if deemed necessary.

Closed Public Hearing

Commissioner Ishihara recommended that the public be informed on the hours of use of the facility. Mr. Batista assured that it will comply with the City regulations on noise and lights.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Freeman to approve Resolution No. 18-18 approving a conditional use permit to develop a permanent baseball stadium, with lighted parking lot, concessions, press box, restrooms and related uses as part of the River Islands at Lathrop Project.

Ayes: Gatto, Ishihara, Freeman  
Noes: None  
Absent: Torres-O'Callaghan  
Abstain: Lazard  
Motion Carries: 3-0-1

Mr. Navarrete asked if there are further questions or comments from the public on the interim use of the soccer fields. There was none.

Moved by Commissioner Ishihara, Second by Commissioner Freeman to approve Resolution No. 18-19 approving a Conditional Use Permit to develop an interim soccer facility with a modular building as an administrative office and restrooms as part of the River Islands at Lathrop Project.

Ayes: Gatto, Ishihara, Freeman  
Noes: None  
Absent: Torres-O'Callaghan  
Abstain: Lazard,  
Motion Carries: 3-0-1

Commissioner Lazard rejoined the commission.

**8.2 LBA North General Plan Map Amendment and Zoning Map Amendment Nos. GPA-18-22 & REZ-18-23.**

Mr. Niskanen made the staff report presentation.

Opened Public Hearing

Commissioner Lazard invited the applicant to speak before the commission. The applicant, Kevin Coleman of Net Development, came forward and briefly talked about the project.

Commissioner Gatto commended the applicant for doing their due diligence in resolving prior truck traffic concerns.

Steve Harum, representing the adjoining business park south of the project, spoke in opposition to the project. Mr. Harum reminded the commission that a previous request to rezone was denied by the City Council. His clients are extremely concerned that rezoning the property will allow industrial uses that are not consistent with his client's use. He insisted that the property must retain its current zoning designation to be consistent with the General Plan's Freeway Commercial zoning district. He also pointed out that the CEQA study made was inadequate. Mr. Harum offered three options to take 1) Recommend denial; 2) Create a development agreement that limit the uses to prevent incompatible uses with adjoining property; and 3) Compel the applicant to enter into an agreement with the adjoining property where there is a limitation on the uses permitted on the property.

Mr. Coleman spoke to refute some points stated by Mr. Harum.

#### Closed Public Hearing

Commissioner Gatto commented that current development trends suggest no inconsistent uses are likely to come in the area.

Commissioner Lazard asked what can be done to limit uses once the rezone is approved. Mr. Meissner replied that the commission can recommend to modify the permitted use in the zone in the future.

#### MOTION

Moved by Commissioner Gatto, Second by Commissioner Freeman to approve Resolution No. 18-11 recommending the City Council adopt the Initial Study and Negative Declaration for the proposed General Plan Map Amendment and Zoning Map Amendment for the LBA North Project.

Ayes: Lazard, Gatto, Ishihara, Freeman

Noes: None

Absent: Torres-O'Callaghan

Abstain: None

Motion Carries: 4-0

### **8.3 North Crossroads Business Center Site Plan Review No. SPR-18-17 and Tentative Parcel Map No. TPM-18-18.**

Mr. Meissner made the staff report presentation.

Dana Parry applicant, came forward to inform the commission that they are prepared to accept staff recommendations.

Commissioner Lazard asked about the bike paths. Mr. Gebhardt explained that Public Works and Engineering staff recommended not to require the bike lane and will also ask the council to make that amendment to the bicycle master plan when the General Plan is amended.

Mr. Gebhardt also requested one condition be added to give the Community Development Director or the City Engineer the option to make minor modifications to the conditions. This gives staff flexibility without delaying the project.

Dana Parry introduced the rest of his staff who are present to answer any questions from the commission. Mr. Parry briefly talked about current and future tenants to the project. He also praised the great working relationship he had with City staff.

Commissioner Gatto asked if the project will include the fenced PGE facility. Mr. Parry replied yes. Commissioner Gatto also asked if the trailers on the site are going to stay. Mr. Parry replied that they will stay with improved landscaping to screen the site.

Commissioner Ishihara asked about the existing smoke stack. Mr. Parry replied that, after much consideration, they have decided to remove it.

#### Opened Public Hearing

No public comments.

#### Closed Public Hearing

#### MOTION

Moved by Commissioner Gatto, Second by Commissioner Freeman to approve Resolution No. 18-13 adopting the Initial Study and Mitigated Negative Declaration for the North Crossroads Business Center Project.

Ayes: Lazard, Gatto, Ishihara, Freeman

Noes: None

Absent: Torres-O'Callaghan

Abstain: None

Motion Carries: 4-0

Moved by Commissioner Gatto, Second by Commissioner Freeman to approve Resolution No. 18-14 approving the Site Plan Review for the North Crossroads Business Center to construct 7 new industrial buildings for warehouse and

manufacturing use, totaling approximately 1 million square feet, with recommended additions to the condition of approval.

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

Moved by Commissioner Gatto, Second by Commissioner Freeman to approve Resolution No. 18-15 recommending the City Council approve the North Crossroads Business Center Tentative Parcel Map to subdivide 1 parcel into 11 individual industrial parcels ranging in size from 1 to 24 acres, with recommended additions to the condition of approval.

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

## **9. SCHEDULED ITEMS**

### **9.1 Site Plan Review No. SPR-17-134 for the proposed A&A Intermodal #2.**

Mr. Niskanen made the staff report presentation.

Commissioners Ishihara asked if there is enough room on the street to make turns. Mr. Gebhardt replied that the applicant has made careful analysis to make sure that turns are adequate for large vehicles. The Commission proceeded to discuss street improvements and access the property from McKinley & Louise Avenue. Mr. Gebhardt fielded all questions throughout the discussion.

#### Opened Public Hearing

Mr. Zach Wong, project engineer, spoke about the project.

Commissioner Gatto asked about security. Mr. Wong replied that there will be a 24-hour security on-site.

#### Closed Public Hearing

#### MOTIONS

1. Moved by Commissioner Ishihara, Second by Commissioner Freeman to approve Resolution No. 18-16 adopting the A&A Intermodal #2 Project Initial Study and Mitigated Negative Declaration as the environmental document for the proposed 185 truck parking facility, 50 off-street automobile parking and a 400 sq. ft. guard shack pursuant to the California Environmental Quality Act (CEQA).

Ayes: Lazard, Gatto, Ishihara, Freeman

Noes: None

Absent: Torres-O'Callaghan

Abstain: None

Motion Carries: 4-0

2. Moved by Commissioner Ishihara, Second by Commissioner Freeman to approve Resolution No. 18-17 approving the Site Plan Review for the A&A Intermodal #2 Project to develop a 185 truck parking facility including 50 off-street automobile parking spaces and a 400 square foot guard shack at 1850 Louise Avenue.

Ayes: Lazard, Gatto, Ishihara, Freeman

Noes: None

Absent: Torres-O'Callaghan,

Abstain: None

Motion Carries: 4-0

## **10. STAFF COMMENTS**

None.

## **11. PLANNING COMMISSION COMMENTS**

Commissioner Lazard would like the commission to review permitted uses in different zoning designation. Mr. Navarrete recommended the majority of the Planning Commission make the request and take a category two a time.

Commissioner Ishihara thanked staff for a great job during the meeting.

Commissioner Lazard thanked staff for taking care of the garbage can problem.

## **12. ADJOURNMENT**

Chair Torres-O'Callaghan adjourned the meeting at 8:35 PM.