

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 19, 2020**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Gatto for the February 19, 2020 Regular Planning Commission meeting at 6:01 P.M.

2. ROLL CALL

PRESENT: Ishihara, Ralmilay, Gatto, Rhodes

ABSENT: Dresser

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer, Rick Caguiat, Principal Planner, David Niskanen, Contract Planner and Maria Hermosilla, Senior Administrative Assistant.

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

Commissioner Rhodes announced that she will be stepping down for Item 8.1.

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 January 15, 2020 – Regular Meeting

(M) Ishihara (S) Rhodes to approve the January 15, 2020 minutes.

Ayes: Gatto, Ralmilay, Rhodes, Ishihara
Noes: None
Absent: Dresser
Abstain: None
Motion Carries: 4-0-1-0

7.2 December 12, 2019 – Joint Special Meeting and Study Session of the Planning Commission, Parks and Recreation Commission and Measure C Oversight Committee

(M) Ishihara (S) Ralmilay to approve the December 12, 2019 minutes.

Ayes: Gatto, Ralmilay, Ishihara
Noes: None
Absent: Dresser
Abstain: Rhodes
Motion Carries: 3-0-1-1

8. PUBLIC HEARING ITEMS

8.1 River Islands General Plan Amendment No. GPA-19-131, Rezone No. REZ-19-132, and Preliminary Development Plan Amendment No. PDP-19-133

Commissioner Rhodes stepped down and left the chamber due to a possible conflict of interest.

Mr. Niskanen made the staff report presentation.

PUBLIC HEARING OPENED

Ramon Batista, River Islands Development representative, came forward and praised staff for doing a great job in presenting the project. Mr. Batista stated that increased density will provide alternative options to buyers.

Commissioner Ralmilay inquired about the type of commercial mixed uses expected in the area. Mr. Batista replied that it can be a whole host of commercial uses that serves the community but there's no specific use yet. In the interim, they are hoping for some retail uses associated with the baseball and soccer fields.

Chair Gatto asked how many additional units are proposed in Phase 2. Mr. Batista replied that the project will propose an increase of 3,000 units and will hopefully provide more choices of higher density products.

PUBLIC HEARING CLOSED

MOTION

Moved by Commissioner Ishihara, Second by Chair Gatto to adopt a resolution recommending City Council adopt the proposed General Plan Amendment, Zoning Map Amendment and Amendment to the Stage 2B Preliminary Development Plan of Tract 3694 related to the River Islands Phase 1 Project

Ayes: Gatto, Ralmilay, Ishihara

Noes: None

Absent: Dresser

Abstain: Rhodes

Motion Carries: 3-0-1-1

Commissioner Rhodes rejoined the commission.

9. SCHEDULED ITEMS

9.1 General Plan Housing Element Annual Progress Report for Calendar Year 2019

Mr. Niskanen made the staff report presentation.

Commissioner Rhodes praised staff for a great presentation. She was optimistic that the City is showing positive RHNA numbers on the moderate/low income price range.

Chair Gatto asked if the apartments being constructed near the City Hall will have any effect on the reporting year's RHNA numbers. Mr. Niskanen replied that since the building permits for the apartments were issued in January 2020, they will be included in next year's report instead. Mr. Meissner added that the rental rate must meet the moderate/low income limit to be considered affordable. Unfortunately, it seems like the apartments will be rented at market price, thereby exceeding affordability threshold.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to adopt a resolution recommending the City Council receive and accept the Report and to authorize staff to submit the Housing Element Annual Progress Report for calendar year 2019 to the Governor's Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD).

Ayes: Gatto, Ralmilay, Rhodes, Ishihara

Noes: None

Absent: Dresser

Abstain: None

Motion Carries: 4-0-1-0

10. STAFF COMMENTS

Staff provided an update on current projects throughout the City. Staff also informed the commission on the upcoming updates on the accessory dwelling unit and the East Lathrop Architectural Design Guidelines.

11. PLANNING COMMISSION COMMENTS

Commissioner Ishihara thanked staff for their hard work.

Commissioner Ralmilay asked about improvement plans for Manthey Road. Mr. Gebhardt replied that there are no lighting improvement plans unless there is a development proposed in the area. He added that the City is considering replacing Manthey Road with Golden Valley Pkwy. Eventually Manthey Bridge will be gone and traffic will be diverted to Golden Valley Pkwy when it extends and crosses over the river.

Commissioner Gatto asked about road improvements on Louise Avenue. Mr. Gebhardt replied that plans are being drawn and the goal is to make the improvements by summer. Commissioner Rhodes recommended restriping the median on Louise Avenue.

Chair Gatto asked about the Golden Valley Storage project. A discussion ensued regarding the project and the overall commercial development in the City.

Commissioner Ralmilay asked for an update on the Valley Link Rail. Mr. Meissner replied that staff will research and give an update to the Planning Commissioners.

12. ADJOURNMENT

Chair Gatto adjourned the meeting at 7:10 PM.