

**CITY OF LATHROP  
PLANNING COMMISSION  
SPECIAL MEETING  
AUGUST 4, 2021**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Dresser for the August 4, 2021 Special Planning Commission meeting at 6:00 P.M.

**2. ROLL CALL**

PRESENT: Ralmilay, Dresser, Ishihara, Gatto  
ABSENT: Rhodes

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Principal Planner; David Niskanen, Contract 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**

None

## **8. PUBLIC HEARING ITEMS**

None

## **9. SCHEDULED ITEMS**

### **9.1 River Islands – Old River Neighborhood Design Plan (NDP) & Architectural Design Guidelines and Development Standards (DG/DS) NDP-21-93**

Mr. Niskanen made the staff report presentation. Mr. Ramon Batista of River Islands came forward to answer questions from the commissioners and the public regarding the project.

Commissioner Gatto asked who is responsible for the repair and maintenance of wood fences. Mr. Batista replied that RIPFA maintains fences along major thoroughfares whereas the homeowners maintain neighborhood fences.

Commissioner Ralmilay asked how many additional schools are planned for the project. Mr. Batista replied that there are plans to build four additional K-8 schools in Phase 2. With the rapid increase in home sales, they are anticipating to build a school sooner than anticipated. Mr. Batista gave a brief school construction timeline/update.

Chair Dresser inquired about gray water/recycled water availability. Mr. Batista replied that there are non-potable irrigation water sources available for public facilities but there is none available for residential use. Chair Dresser is also concerned about government plans to limit water usage. Mr. Batista remarked that the water situation is unprecedented; however, the state has not yet mandated any drought restrictions. Mr. Caguiat added that there is a shift towards drought resistant landscaping to save water.

### **MOTION**

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Resolution No. 21-21 approving the Old River District Neighborhood Development Plan (NDP) for Stage 2b, Phase 2 of the River Islands at Lathrop Project (NDP-21-93)

Ayes: Ralmilay, Dresser, Gatto, Ishihara

Noes: None

Absent: Rhodes

Abstain: None

Motion Carries: 5-0-1-0

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Resolution No. 21-22 approving the Old River District Architectural Design Guidelines & Development Standards (DG/DS) (Stage 2b, Phase 2 of the River Islands at Lathrop Project)

Ayes: Ralmilay, Dresser, Gatto, Ishihara

Noes: None

Absent: Rhodes

Abstain: None

Motion Carries: 5-0-1-0

#### **10. STAFF COMMENTS**

Mr. Caguiat provided an update on current projects throughout the City. He informed the Commission that City Council gave staff direction to draft an ordinance allowing cannabis in the City for both Planning Commission and City Council for review.

#### **11. PLANNING COMMISSION COMMENTS**

Commissioner Gatto asked if there are still plans to develop the Pilkington site frontage for commercial use. Mr. Caguiat replied yes and proceeded to give an update on the improvements on and around the site.

Commissioner Gatto asked if there are any CIPs dedicated for median landscaping.

Commissioner Dresser expressed his amazement at how much traffic along the I-5 corridor was generated by developments (from different Cities).

Commissioner Ishihara commended staff for their hard work.

#### **12. ADJOURNMENT**

Chair Ralmilay adjourned the meeting at 6:45 PM.