

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 19, 2022**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Vice Chair Ishihara for the October 19, 2022 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ishihara, Gatto, Ralmilay, Jackson

ABSENT: Rhodes

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; Brad Taylor, City Engineer; Rick Caguiat, Assistant Community Development Director; Trent DaDalt, Assistant Planner; David Niskanen, Consultant Planner and Maria Hermosilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

Mr. Meissner requested to present Scheduled Item 9.1 ahead of Public Hearing Item 8.2. Planning Commission consented.

7. APPROVAL OF MINUTES

7.1 September 21, 2022 – Regular Meeting

(M) Jackson (S) Ralmilay to approve the September 21, 2022 minutes

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

8. PUBLIC HEARING ITEMS

8.1 Tentative Subdivision Map No. VTM-22-118

Mr. Niskanen made the staff report presentation.

OPENED PUBLIC HEARING

Vice Chair Ishihara asked if the applicant has any comments; applicant replied no.

CLOSED PUBLIC HEARING

Commissioner Jackson remarked that the site looks very tight for eight houses but meets all the Historic Lathrop Overlay requirements.

Commissioner Gatto commented that the project would improve the area.

Vice Chair Ishihara praised the project and said that it could be an affordable housing option.

MOTION

Moved by Commissioner Ralmilay, Second by Commissioner Gatto to adopt Planning Commission Resolution 22-13 recommending that the City Council approve the Alaniz Estates Vesting Tentative Subdivision Map (VTM-22-118).

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

9.1 River Islands – West Village Neighborhood Development Plan (NDP) & Architectural Design Guidelines and Development Standards (DG/DS) NDP-22-136

Mr. Niskanen made the staff report presentation.

Commissioner Ralmilay asked if the proposed community would be gated. Mr. Ramon Batista, applicant, replied no, however, the Community Center will be private, belonging to the HOA. Commissioner Ralmilay asked about street maintenance. Mr. Batista replied that the streets are public and are maintained through the collaboration of the City and the River Islands Public Financing Agency (RIPFA).

Lawrence Abbott, Lathrop resident, he urged the applicant to stay consistent with the City's original plan and he urged the City to introduce various tree species for local wildlife. He also encouraged the use of plants native to the area to promote the region's ecosystem.

OPENED PUBLIC HEARING

No public comments received.

CLOSED PUBLIC HEARING

Commissioners were impressed with River Islands for always going above and beyond on their all projects. They also praised River Islands Staff for maintaining a great working relationship and opening communications with City staff on all their projects.

MOTION

Moved by Commissioner Gatto, Second by Commissioner Ralmilay to adopt Planning Commission Resolution 22-9 recommending that the City Council approve the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100).

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

9. SCHEDULED ITEMS

8.2 Municipal Code Text Amendment No. TA-22-143

Mr. Caguiat made the staff report presentation.

Referring to the amendment limiting location of tattoo/body art establishments within certain uses (like schools, restaurants, etc.). Commissioner Jackson asked if this applies to future businesses if locating near an existing tattoo/body art establishment. Mr. Niskanen replied that the tattoo/body art establishment would not be subject to the spacing requirement if it already exists.

Commissioner Ralmilay asked if there are income guidelines for affordable housing. Mr. Meissner replied that affordable housing are usually deed restricted and applicant's combined household income would need to be below 80% of the median income in the area.

Commissioner Jackson asked if there are available affordable housing projects in Lathrop. Mr. Niskanen replied no but the City welcomes and encourages such proposals.

Commissioner Ralmilay asked if there are time limits to on-site live entertainments. Mr. Caguiat replied that they would have to conform with the City's established noise ordinance.

OPENED PUBLIC HEARING

No Comments received.

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Jackson, Second by Commissioner Ralmilay to adopt Planning Commission Resolution 22-14 recommending City Council adopt various amendments to the Lathrop Municipal Code to modernize, simplify, and streamline various sections of Title 17, Zoning Code (TA-22-143).

Ayes: Ishihara, Gatto, Ralmilay, Jackson

Noes: None

Absent: Rhodes

Abstain: None

Motion Carries: 4-0-1-0

10. STAFF COMMENTS

Mr. Meissner informed the commission on items approved during the past City Council Meeting. Additionally, staff gave an update on various projects within the City.

Commissioner Jackson asked about landscape removal on the median on Lathrop Road. Mr. Taylor replied that Council has requested an upgrade on the median landscaping and irrigation systems.

11. PLANNING COMMISSION COMMENTS

Commissioners praised staff for the good presentations and hard work on the projects.

12. ADJOURNMENT

Vice Chair Ishihara adjourned the meeting at 7:15 PM.