

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 15, 2023**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Rhodes for the February 15, 2023 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Rhodes, Ishihara, Gatto, Ralmilay, Jackson

ABSENT: None

Staff Present: Salvador Navarrete (thru Zoom), City Attorney; Mark Meissner, Community Development Director; Rick Caguiat, Assistant Community Development Director; James Michaels, Senior Planner; David Niskanen, Consultant Planner; Trent DaDalt, Assistant Planner; and Maria Hermosilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

Mr. Lawrence Abbott, Lathrop resident, praised Public Works for the great job in responding to issues during the previous storm. He talked about his interest in preserving wild life habitat in the community. He recommended putting plaques in three parks to remind residents that these parks are for flood control and suburban wild life refuge as well.

6. AGENDA MODIFICATIONS

Mr. Meissner introduced James Michaels, new Senior Planner, to the Commission.

7. APPROVAL OF MINUTES

7.1 November 30, 2022 – Special Meeting

(M) Jackson (S) Ishihara to approve the November 30, 2022 minutes

Ayes: Rhodes, Ishihara, Ralmilay, Gatto, Jackson

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 General Plan Housing Element Annual Progress Report for Calendar Year 2022

Mr. Niskanen made the staff report presentation.

Commissioner Jackson asked if the developers are required to build affordable housing. Mr. Niskanen replied that the housing element only requires the City to demonstrate there is adequate land to accommodate such projects. Mr. Caguiat added that it is difficult to attract affordable housing developments because there is only specialized type of developers who are willing to undertake such projects and there is the challenge of prohibitive construction costs as well.

Commissioner Jackson inquired about any state incentives for affordable housing projects. Mr. Caguiat replied that there are currently no state incentives available but the City offers different incentives in the municipal code (such as density bonuses, etc) that could support these developments.

Commissioner Ralmilay asked if there are more residential building permits this year than last year. Staff replied that there were more building permits pulled last year however this year's numbers are still high. They explained that the sudden rise in interest rates has caused residential sales to decline.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Ralmilay to adopt Planning Commission Resolution 23-1 recommending City Council receive and accept the Housing Element Annual Progress Report for Calendar Year 2022 and authorize Staff to submit the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Ayes: Rhodes, Ishihara, Gatto, Ralmilay, Jackson

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

10. STAFF COMMENTS

Mr. Meissner talked about Council actions on items discussed on the Feb. 13 Council Meeting.

Staff gave an update on City Council actions s on various projects within the City.

11. PLANNING COMMISSION COMMENTS

Commissioners welcomed Mr. Michaels to the Planning Commission.

Commissioner Jackson made comments about the housing crisis.

Chair Rhodes acknowledged and allowed Mr. Abbott's request to speak. Mr. Abbott suggested that the City reach out to State legislators and work with them to solve community issues. He also urged the City to take advantage and apply for state grants to create "green" levees.

12. ADJOURNMENT

Chair Rhodes adjourned the meeting at 6:56 PM.