

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
MARCH 29, 2023**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Rhodes for the March 29, 2023 Special Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Rhodes, Ishihara, Gatto, Ralmilay

ABSENT: Jackson

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; Rick Caguiat, Assistant Community Development Director; James Michaels, Senior Planner; Trent DaDalt, Assistant Planner; and Maria Hermosilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 March 29, 2023 – Special Meeting

(M) Jackson (S) Ishihara to approve the March 29, 2023 minutes

Ayes: Rhodes, Ishihara, Ralmilay, Gatto

Noes: None

Absent: Jackson

Abstain: None

Motion Carries: 4-0-1-0

8. PUBLIC HEARING ITEMS

8.1 Municipal Code Text Amendment No. TA-23-32

Mr. Caguiat made the staff report presentation.

Commissioner Gatto asked why the City is setting hotel limitations when they generate revenues for the City. Mr. Caguiat explained that Council would like to preserve commercial lots to ensure their availability for other future commercial ventures like retail. Mr. Meissner added that the limitation is more like a safety net and the City has the option to reconsider if there will be attractive opportunities in the future.

Commissioner Ralmilay asked if the size of the hotels are limited as well. Mr. Caguiat replied that the limitation is only applies to the number of hotels and not the size.

Chair Rhodes commented that the proposed limitation is consistent with the General Plan and the move will create a balance in the commercial districts on the west side of I-5. She agrees with City Council that other commercial opportunities should be given consideration and lands should be preserved for other variety of establishments. Mr. Caguiat added that the City has been getting increased interests on various commercial uses lately.

OPENED PUBLIC HEARING

Mr. Paul Camarena, Lathrop resident, asked for information on the grown potential of Lathrop. Mr. Caguiat proceeded to go over the various existing commercial activities in the City.

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Gatto, Second by Commissioner Ralmilay to adopt Planning Commission Resolution 23-4 recommending City Council amend Title 17 of the Lathrop Municipal Code and approve amendments to the Mosssdale Landing Urban Design Concept to limit hotel development in the Central Lathrop Specific Plan and Mosssdale Village Development areas (TA-23-32).

Ayes: Rhodes, Ishihara, Gatto, Ralmilay

Noes: None

Absent: Jackson

Abstain: None

Motion Carries: 4-0-1-0

9. SCHEDULED ITEMS

Due to a possible conflict of interest for Items 9.1 and 9.2, Commissioner Rhodes recused herself and left the chamber during Scheduled Item discussions.

9.1 Neighborhood Development Plan No. NDP-23-24

Mr. DaDalt made the staff report presentation.

Ramon Batista of the River Islands Development came forward to explain that the builder has requested the ADUs since they are now a trend and can potentially attract more sales.

Commissioner Ralmilay asked about the size of the ADUs. Mr. Batista replied that the sizes would range from 700 to 900 SF with separate entrances.

MOTION

Moved by Commissioner Gatto, Second by Commissioner Ralmilay to adopt Planning Commission Resolution 23-2 approving an amendment to the Old River District Architectural Design Guidelines & Development Standards (NDP-23-24).

Ayes: Rhodes, Ishihara, Gatto, Ralmilay

Noes: None

Absent: Jackson

Abstain: Rhodes

Motion Carries: 3-0-1-1

9.2 River Islands – Woodlands East Neighborhood Development Plan No. NDP-23-25

Mr. DaDalt made the staff report presentation.

Mr. Batista gave an update on future projects that would be brought before the Planning Commission and City Council. He also took the opportunity to congratulate Mr. Meissner on his upcoming retirement and thanked him for his service through the years.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Ralmilay to adopt Planning Commission Resolution 23-3 approving the Woodlands East District Neighborhood Development Plan (NDP-23-25).

Ayes: Rhodes, Ishihara, Gatto, Ralmilay

Noes: None

Absent: Jackson

Abstain: Rhodes

Motion Carries: 3-0-1-1

Commissioner Rhodes rejoined the meeting.

10. STAFF COMMENTS

Mr. Meissner announced his upcoming retirement in May and thanked the Planning Commissioners for their work and cooperation through the years. The Planning Commissioners took turns in congratulating Mr. Meissner and wishing him luck on his retirement. They thanked him for his many contributions to the City and the Planning Commission during his tenure as the Community Development Director.

11. PLANNING COMMISSION COMMENTS

Commissioners credited staff and the leadership for working together and provide stability to make Lathrop one of the fastest growing city in the country.

12. ADJOURNMENT

Chair Rhodes adjourned the meeting at 7:25 PM.