

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
JULY 19, 2023**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Rhodes for the July 19, 2023 Regular Planning Commission meeting at 6:00 P.M.

1.1 Introduction of newly appointed Planning Commissioner.

Planning Commission welcomed Mr. Paul Camarena as the newly appointed Planning Commissioner.

1.2 Annual appointment of Chair and Vice-Chair

(M) Rhodes (S) Jackson to appoint Commissioner Ishihara as Chair and Commissioner Ralmilay as Vice Chair. Appointments are accepted.

Ayes: Ishihara, Ralmilay, Camarena, Jackson, Rhodes
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

Meeting proceeded with Chair Ishihara presiding.

2. ROLL CALL

PRESENT: Ishihara, Ralmilay, Jackson, Camarena, Rhodes
ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; Brad Taylor, City Engineer; 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 June 21, 2023 – Regular Meeting

(M) Jackson (S) Ralmilay to approve the June 21, 2023 minutes

Ayes: Ishihara, Ralmilay, Jackson

Noes: None

Absent: None

Abstain: Rhodes, Jackson

Motion Carries: 3-0-0-2

8. PUBLIC HEARING ITEMS

None

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 River Islands West Village Architectural Design Guidelines and Development Standards for Non-Active Adult Neighborhoods (DG/DS) Neighborhood Design Plan NDP-23-73

Mr. DaDalt made the staff report presentation.

Commissioner Ralmilay asked if the 10,726 residences, indicated on the staff report, are additional units in River Islands. Mr. Caguiat replied that it is an addition to Phase 2 but the total projection for both Phase 1 and 2 is 15,000+ units.

Commissioner Jackson asked for the definition of “non-active adult community”. Mr. Ramon Batista of River Islands explained that the term simply refers to regular neighborhoods without age limitations in contrast to the proposed Del Webb Communities that are restricted to people 55 years of age and over.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Ralmilay to approve the West Village District Architectural Design Guidelines and Development Standards (DG/DS) for Non-Active Adult Neighborhoods (NDP-23-73).

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

9.2 River Islands Lakeside West Neighborhood Design Plan No. NDP-23-81.

Mr. DaDalt made the staff report presentation.

Mr. Camarena asked staff to expound on the 5,500 SF increase. Mr. DaDalt explained the amendment would only affect one lot. The property owner initiated the project in order to expand his rear yard. Mr. Caguiat added that the Reclamation District has approved the proposal and the reduction in green space has no impact on the required neighborhood park allotment.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Camarena to approve an Amendment to the Lakeside West District Neighborhood Design Plan and Design Guidelines and Development Standards (NDP-23-81).

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

Chair Ishihara asked Mr. Batista for an update on the status of the new High School. Mr. Batista gave an update on the construction development of the school.

Commissioner Rhodes rejoined the meeting.

10. STAFF COMMENTS

Mr. Caguiat gave updates on various projects within the City. A discussion ensued and staff fielded questions.

11. PLANNING COMMISSION COMMENTS

Commissioner Rhodes requested staff to check some exposed pipes near the Dispensary for safety.

Commissioners Rhodes voiced her concern on the increase in parking and front yard landscaping violations in East Lathrop. She recommended coming up with an ordinance to resolve over-parking. Mr. Caguiat explained that Code Enforcement actions are currently complaint-based. In regards to front yard landscaping violations, Mr. Caguiat mentioned that Staff has made out-reach efforts encouraging residents to consult the City before doing any improvements on their property.

Commissioner Camarena asked what the basis of code enforcement is and how could one change the current enforcement method. Mr. Navarrete replied that enforcement actions are based on the adopted Municipal Codes. He proceeded to describe the City's code enforcement process. He added that if anybody wants to challenge the current enforcement practice, they could go thru the proper chain of command [the Chief of Police or City Manager] down to Code Enforcement.

Commissioner Ralmilay thanked City Council for his reappointment.

Commissioner Ishihara thanked staff for their hard work.

12. ADJOURNMENT

Vice Chair Ishihara adjourned the meeting at 7:10 PM.