

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 20, 2023**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ishihara for the December 20, 2023 Regular Planning Commission meeting at 6:01 P.M.

**2. ROLL CALL**

PRESENT: Ishihara, Camarena, Jackson, Rhodes

ABSENT: Ralmilay

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; Brad Taylor, City Engineer; James Michaels, Senior Planner; Trent DaDalt, Associate 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 November 15, 2023 – Regular Meeting

(M) Rhodes (S) Jackson to approve the November 15, 2023 minutes

Ayes: Ishihara, Jackson, Rhodes  
Noes: None  
Absent: Ralmilay  
Abstain: Camarena  
Motion Carries: 3-0-1-1

**8. PUBLIC HEARING ITEMS**

None

**9. SCHEDULED ITEMS**

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

9.1 River Islands West Village Neighborhood Design Plan No. NDP-23-144

Mr. DaDalt made the staff report presentation. He informed the commission of the minor revision to Reso 23-15 that changed the term “Active Adult” to “Age-Restricted” and “Non-Active Adult” to “Non-Age Restricted”.

Commissioner Jackson asked why the total lot count changed. Ramon Batista of River Islands Development came forward and explained that the builder has decided to go with the original densities instead. He added that the Del Webb Community would only have single-story homes that would need wider lots to accommodate.

Commissioner Camarena asked for a residential construction vs occupancy update. Mr. Batista proceeded to give a builder construction update and timeline.

Commissioner Camarena asked for a Town Center update. Mr. Batista replied that the Town Center NDP would go before the Planning Commission around the first quarter of 2024. He added that the infrastructures would start once the NDP is approved.

Commissioner Camarena asked when Paradise Road would open. Mr. Batista replied that Paradise Road would open once River Islands Parkway has extended to the Phase 2 development area.

MOTION

Moved by Commissioner Camarena, Second by Commissioner Jackson to Resolution 23-15 Approving an Amendment to the West Village District Neighborhood Design Plan and Architectural Design Guidelines and Development Standards for Age and Non-Age Restricted Neighborhood (NDP-23-144), with minor revision:

Ayes: Ishihara, Camarena, Jackson  
Noes: None  
Absent: Ralmilay  
Abstain: Rhodes  
Motion Carries: 3-0-1-1

Commissioner Rhodes rejoined the meeting.

**10. STAFF COMMENTS**

Staff gave updates on various projects within the City.

**11. PLANNING COMMISSION COMMENTS**

Chair Ishihara thanked staff for their hard work.

**12. ADJOURNMENT**

Chair Ishihara adjourned the meeting at 6:20 PM.