

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
NOVEMBER 13, 2024**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ralmilay for the November 13, 2024 Special Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ralmilay, Jackson, Camarena, Rhodes, Ishihara

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Brad Taylor, City Engineer, James Michaels, Senior Planner; David Niskanen, Contract 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 September 18, 2024 – Regular Meeting

Referring to Item 12, Chair Ralmilay pointed out that he adjourned the meeting, not Commissioner Ishihara.

(M) Rhodes (S) Ishihara to approve the September 18, 2024 minutes, with correction.

Ayes: Ralmilay, Jackson, Rhodes, Ishihara, Camarena

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

8. PUBLIC HEARING ITEMS

8.1 Municipal Code Text Amendment No. TA-24-161

Mr. Niskanen made the staff report presentation.

OPENED PUBLIC HEARING

No public comments received.

CLOSED PUBLIC HEARING

The Commissioners commended staff for a well written and organized text amendment clean-up.

Commissioner Camarena asked staff to verify if the six vacant lots located on 7th St/L St/Thomsen Rd are City owned and are zoned “Public/Quasi-Public” (P/QP). He also asked if all six parcels would require full improvement if only a portion is proposed to be developed. Staff verified that the parcels are City-owned and are zoned “P/QP”. Staff also clarified that improvements would only be required for the affected lots.

Commissioner Camarena asked if Attachment 6 was put in place to provide clarity, Mr. Michaels replied that it was added to clarify the expectations on multifamily provisions.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Jackson to adopt Resolution 24-19 recommending City Council adopt various amendments to the Lathrop Municipal Code to modernize, simplify, and streamline various sections of Title 8, Health and Safety and Title 17, Zoning (TA-24-161):

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

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

Mr. Michaels informed the commission of the following: 1) the upcoming Planning Commissioners Academy in March 2025; 2) the Annual River Islands Christmas Party; and 3) the cancellation of the Nov. 20 Planning Commission Regular Meeting.

11. PLANNING COMMISSION COMMENTS

With the election being over, Commissioner Rhodes asked staff to remind the candidates to remove their election signs.

Commissioner Ishihara and Chair Ralmilay commended staff for their hard work and excellent teamwork.

Chair Ralmilay asked for an update on the Chick-Fil-A & Wendy's projects. Staff replied that Chick-Fil-A is in the building process and Wendy's is still in plan check.

12. ADJOURNMENT

Chair Ralmilay adjourned the meeting at 6:36 PM.