

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 18, 2024**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ralmilay for the December 18, 2024 Regular Planning Commission meeting at 6:01 P.M.

**2. ROLL CALL**

PRESENT: Ralmilay, Jackson, Camarena, Rhodes, Ishihara

ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; James Michaels, Senior Planner; David Niskanen, Contract Planner; and Maria Hermosilla, Executive Assistant

**3. PLEDGE OF ALLEGIANCE**

**4. DECLARATION OF CONFLICT OF INTEREST**

Commissioner Rhodes declared a possible conflict of interest and will step down for Item 9.1. There were no further declarations.

**5. PUBLIC COMMENT**

None

**6. AGENDA MODIFICATIONS**

Mr. Michaels informed the Commission that Item 9.1 would be discussed ahead of Item 8.1 to give way for the River Islands item to be discussed first.

## **7. APPROVAL OF MINUTES**

### **7.1 November 13, 2024 – Special Meeting**

(M) Ishihara (S) Jackson to approve the November 13, 2024 minutes

Ayes: Ralmilay, Jackson, Rhodes, Ishihara, Camarena

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

## **8. PUBLIC HEARING ITEMS**

### **8.1 Housing Element Update No. GPA-24-159**

Mr. Michaels introduced Beth Thompson of Denovo Group; the firm contracted to assist in updating the City's 6<sup>th</sup> cycle of the Housing Element. Ms. Thompson proceeded to make the staff report presentation.

Commissioner Jackson expressed his frustration at the City's lack of response to affordable housing. He is surprised that it is still not yet a requirement for every City. A discussion on the availability of affordable housing opportunities ensued. Ms. Thompson pointed out that Progs. 1 & 2 of the Housing Element addresses the requirement for a more aggressive approach in seeking affordable housing. Commissioner Rhodes added that, for the State to make affordable housing mandatory, it will have to offer some kind of financial mechanism to help the cities achieve the goal of affordable housing.

Commissioner Rhodes remarked that she was glad that the City is meeting the housing requirements and commended River Islands for being a big part of the City's residential development. She asked staff how progress is communicated to the citizens. Mr. Michaels replied that information is always available thru the City website. Commissioner Rhodes recommended finding alternate ways to reach out to citizens especially those with limited internet access or are not technologically savvy. Mr. Michaels assured Commissioner Rhodes that staff will take the recommendation under advisement.

Commissioner Ishihara added that the City could not really do anything if developers and builders are not interested in building affordable housing projects

Chair Ralmilay asked if there were any grants available for affordable housing. Mr. Michaels replied that there are no grants available for affordable housing at this time.

Chair Ralmilay pointed out Table 5.7 does not include the Banta Unified School District statistics. Ms. Thompson responded that it will be added to the report.

OPENED PUBLIC HEARING

No public comments received.

CLOSED PUBLIC HEARING

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to adopt Resolution 24-18 recommending City Council amend the 2022 General Plan to replace the adopted Housing Element with the 6th Cycle Housing Element:

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

**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 Woodlands West Neighborhood Development Plan No. NDP-24-157**

Mr. Michaels made the staff report presentation.

Commissioner Jackson asked why not combine the pocket parks into one big park. Mr. Ramon Batista of River Islands explained that it is not really possible to combine the pocket parks since they are usually transitional spaces that serve different purposes such as access or utilities.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Camarena to approve Resolution 24-20 approving the River Islands Woodlands West District Neighborhood Development Plan (NDP-24-157):

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

Commissioner Rhodes rejoined the meeting.

**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**

Commissioners thanked staff for their hard work and wished happy holidays to everyone.

Commissioner Jackson and Ishihara asked staff to prioritize traffic improvement on Louise Ave as it has become chaotic and frustrating.

**12. ADJOURNMENT**

Chair Ralmilay adjourned the meeting at 7:13 PM.