

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 19, 2025**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ralmilay for the February 19, 2025 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ralmilay, Jackson, Rhodes

ABSENT: Camarena, Ishihara

Staff Present: Rick Caguiat, Community Development Director, Salvador Navarrete, City Attorney; James Michaels, Senior Planner; Savannah Hudson, Contract Planner; and Maria Hermosilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

Commissioner Rhodes declared a potential conflict on Items 9.1 and 9.2.

5. PUBLIC COMMENT

None

6. AGENDA MODIFICATIONS

Mr. Caguiat announced that Items 9.1 & 9.2 will be continued [to a date to be determined] due to a lack of quorum since Ms. Rhodes is unable to vote due to a possible conflict.

7. APPROVAL OF MINUTES

7.1 December 18, 2024 – Regular Meeting

(M) Jackson (S) Rhodes to approve the December 18, 2024 minutes

Ayes: Ralmilay, Jackson, Rhodes

Noes: None

Absent: Ishihara, Camarena

Abstain: None

Motion Carries: 3-0-2-0

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Neighborhood Design Plan No. NDP-25-19

Item to be continued to an undetermined date due to the lack of quorum.

9.2 Enclave by Signature Homes – Architectural Design Review No. ADR-24-169 & Site Plan Review No. SPR-24-170

Item will be continued to an undetermined date due to the lack of quorum.

9.3 General Plan Housing Element Annual Progress Report for Calendar Year 2024

Ms. Hudson made the staff report presentation.

Commissioner Jackson voiced his concern about the lack of affordable housing. Mr. Caguiat explained that all cities are only required to make sure that sites are available, and they can accommodate anyone willing to develop affordable housing projects, however, it is not likely to happen without substantial financial assistance.

Chair Ralmilay asked if there is a cap on the City population. Mr. Caguiat responded that there are no caps set on the City population. However, the General Plan projected build-out is at 80K based on current trends, maps and developments.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Jackson to recommend City Council receive and accept the Housing Element Annual Progress Report for Calendar Year 2024 and authorize Staff to submit the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Ayes: Ralmilay, Jackson, Rhodes

Noes: None

Absent: Ishihara, Camarena

Abstain: None

Motion Carries: 3-0-2-0

10. STAFF COMMENTS

Mr. Caguiat informed the commission of the following: 1) the upcoming Planning Commissioners Academy and the ICSC- Monterey Conference in March 2025; 2) the Public Review period for the Mossdale Landing West Draft EIR, and 3) update on current developments within the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Rhodes praised the Housing Element report and presentation.

12. ADJOURNMENT

Chair Ralmilay adjourned the meeting at 6:21 PM.