

**CITY OF LATHROP
PLANNING COMMISSION
SPECIAL MEETING
FEBRUARY 26, 2025**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ralmilay for the February 26, 2025 Special Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Ralmilay, Jackson, Camarena, Ishihara

ABSENT: Rhodes

Staff Present: Rick Caguiat, Community Development Director, Salvador Navarrete, City Attorney; 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

None

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Neighborhood Design Plan No. NDP-25-19

Mr. DaDalt made the staff report presentation.

Commissioner Camarena asked for more clarification of the proposed amendment. Mr. Ramon Batista of River Islands came forward and explained that the amendment will allow modifications along the lake slope areas of properties that are directly adjacent to a lake as well as allow the Community Development Director to ministerially approve minor amendment requests for each District. Mr. DaDalt added that building permits might still be required on some modifications, as needed.

Commissioner Camarena asked about maintenance, Mr. Batista explained that maintenance would be included in an enforceable agreement between River Islands and the property owner. Commissioner Camarena asked how the aesthetics will be controlled if each resident decides to do something different. Mr. Batista answered that the modifications are still subject to review to ensure that they would not significantly alter the look completely.

Chair Ralmilay asked about the type of modifications allowed. Mr. Batista replied that the property owners can add landscaping, lighting and related improvements but there will be no structures allowed as modifications.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Camarena to approve Amendments to nine (9) River Islands Districts Architectural Design Guidelines and Development Standards (DG/DS) documents, including: The Community at South River Bend, East Village, Lakeside East, Lakeside West, Old River, West Village Age-Restricted Neighborhoods, West Village Non-Age Restricted Neighborhoods, Lake Harbor West, and Woodlands East Districts (NDP-25-19).

Ayes: Ralmilay, Jackson, Camarena, Ishihara

Noes: None

Absent: Rhodes

Abstain: None

Motion Carries: 4-0-1-0

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

Mr. DaDalt made the staff report presentation. He introduced Ms. Vivian Inderbitzen of Signature Homes to help respond to questions about the project.

Commissioner Jackson asked if the units are attached. Ms. Inderbitzen explained that the units will have two fire-rated walls with the first story attached but not the second story. Commissioner Jackson asked if there will be a homeowner's association (HOA), Ms. Inderbitzen replied yes.

Chair Ralmilay asked who will maintain the property. Ms. Inderbitzen replied that the front yards will be HOA-maintained while the rear yards would be the homeowner's responsibility.

Commissioner Camarena asked about lot sizes, Mr. Caguiat replied that they would generally be 2500 sf. Ms. Vivian Inderbitzen added that each dwelling unit is in its own parcel

Commissioner Jackson asked if these units are for rent. Mr. Batista replied that they are for sale at around \$500K.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Jackson to approve the Architectural Design Review and Site Plan Review applications to construct a 102-lot single-family attached townhome project located within Village 44 of the Lake Harbor West District (Phase 2 of River Islands at Lathrop).

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

10. STAFF COMMENTS

None.

11. PLANNING COMMISSION COMMENTS

Commissioner Ishihara thanked staff for their hard work.

Commissioner Jackson asked for information on the street improvements on Louise. Mr. Caguiat replied that Public Works staff will reach out to him.

Commissioner Jackson asked if there will be a new freeway entrance to River Islands. Mr. Batista replied that Lathrop, Tracy and Caltrans are working on a new interchange/freeway entrance on Paradise Cut. This will provide another gateway to River Islands if it opens.

12. ADJOURNMENT

Chair Ralmilay adjourned the meeting at 6:41 PM.