



**CITY OF LATHROP  
CITY COUNCIL SPECIAL MEETING  
WEDNESDAY, JULY 7, 2021, 5:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive, Lathrop, CA 95330**

**MINUTES**

**IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allowed Council Meetings to be conducted telephonically. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allowed the public to participate in any meeting of the City Council by electronic means. This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public was able to view the meeting on television and/or online.

**PLEASE NOTE: The Special Meeting commenced at 5:00 p.m. Closed Session followed after the conclusion of Item 2.1.**

**1. PRELIMINARY**

- 1.1 CALL TO ORDER – Vice Mayor Torres-O’Callaghan called the meeting to order at 5:00 p.m.

*Director of Government Services / City Clerk (City Clerk) Teresa Vargas provided an overview on ZoomGov login instructions for those joining virtually.*

- 1.2 ROLL CALL Present: Vice Mayor Torres-O’Callaghan;  
Councilmembers: \*Akinjo, Diallo and Lazard
- Absent: Mayor Dhaliwal

*\*Councilmember Akinjo arrived and joined the meeting at 5:08 p.m. after roll call was taken.*

- 1.3 PLEDGE OF ALLEGIANCE – Councilmember Lazard led the pledge of allegiance.

**2. SCHEDULED ITEMS**

Community Development Director Mark Meissner provided a brief summary and introduced City Consultant Ben Ritchie (Principal, De Novo Planning Group) and Principal Planner Rick Caguiat.

- 2.1 DRAFT GENERAL PLAN LAND USE MAP

City Consultant Ben Ritchie (Principal, De Novo Planning Group) provided the presentation. A discussion was ensued that included various topics, such as: a General Plan overview, summary of the General Plan process and completed tasks; an overview on outreach efforts and summary report; visioning workshops; outreach guiding principles; draft preferred Land Use Map; overview of Planning Commission workshop held June 16, 2021; workshop objectives; next steps and proposed parcel change requests.

A question and answer period ensued throughout the presentation. Councilmembers discussed additional topics, such as: the environmental justice process and compliance with State law; Environmental Impact Reports; the 200 year flood control project; land use options; formation of the Steering Committee; zoning in the historical Lathrop area, warehousing / industrial zoning areas; future landscaping and sound wall options near Lathrop High School; commercial truck traffic on Lathrop Road and roadway improvements on Dos Reis Road near Lathrop High School. City Manager Stephen Salvatore and Principal Planner Ricardo Caguiat provided additional information.

Jerry Lum (ZoomGov speaker) commented on the properties owned by his family on 7<sup>th</sup> Street; stated a land use zoning change to high density residential from medium density residential would be an ideal land use for their property; and stated a change to service commercial zone from neighborhood commercial for the La Reina Market would also be ideal. Lawrence Abbott (ZoomGov speaker) commented on being part of a prior General Plan Advisory Committee; expressed concern with special interest groups; and advocated for additional open space and park land. Adriana Lopez (in person speaker) expressed appreciation to the City Council for the questions asked; expressed concern and commented various topics such as: formation of the Steering Committee; industrial businesses and automation; potential pollutants near the High School; open space options; and high density zoning and commercial truck traffic on Lathrop Road.

A question and answer period ensued. City Clerk Teresa Vargas provided additional information regarding the prior City Council meeting in which the formation of the Steering Committee was discussed.

Louie Tallerico (in person speaker, Manteca, CA) expressed concern with various matters related to future improvements proposed by City of Manteca on Roth Road and commercial truck traffic in the area. City Manager Stephen Salvatore provided additional information regarding the City's various attempts to solve regional transportation problems with local stakeholders in the area. Mary Meninga (in person speaker, Manteca, CA) expressed concerns related to the CenterPoint Project in Manteca, including commercial truck traffic routed through Lathrop Road. The question and answer period continued.

Lawrence Abbott (ZoomGov speaker) provided additional comments related to additional open space and park land. No further comments were provided.

The City Council concluded their review and provided comments regarding the Draft General Plan Land Use Map. Council consensus directing staff to further study the Land Use Map and initiate analysis/study of the Environmental Impact Report, and bring back policies for consideration related to traffic impacts.

Vice Mayor Torres-O'Callaghan adjourned to Closed Session at 7:38 p.m.

**3. CLOSED SESSION**

- 3.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation – Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b)
- 1 Potential Cases

**RECONVENE** – Vice Mayor Torres-O'Callaghan reconvened the meeting at 9:00 p.m.

3.2 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided to staff and Legal Counsel; no other reportable action was taken.

- 4. ADJOURNMENT** – There being no further business, Vice Mayor Torres-O'Callaghan adjourned the meeting at 9:01 p.m.



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Teresa Vargas, CMC  
City Clerk

*This meeting was called by a majority of the City Council per Government Code Section 54956.5. Members of the public interested in addressing the City Council during this Special Meeting may address the item(s), which have been described in the notice of this Special Meeting in accordance with Government Code Section 54954.3(a).*