

**CITY OF LATHROP  
PLANNING COMMISSION  
SPECIAL MEETING  
AUGUST 26, 2020**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ralmilay for the August 26, 2020 Regular Planning Commission meeting at 6:00 P.M.

**2. ROLL CALL**

PRESENT: Ralmilay, Dresser, Rhodes, Ishihara, Gatto  
ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer, Rick Caguiat, Principal Planner, John Anderson, Contract Planner, David Niskanen, Contract Planner; John Gish, Fire Marshall; Maria Hermosilla, Senior Administrative 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 9.2. There were no further declarations.

**5. PUBLIC COMMENT**

None

**6. AGENDA MODIFICATIONS**

None

**7. APPROVAL OF MINUTES**

7.1 July 15, 2020 – Regular Meeting

(M) Rhodes (S) Ishihara to approve the July 15, 2020 minutes.

Ayes: Ralmilay, Dresser, Rhodes, Ishihara, Gatto  
Noes: None  
Absent: None  
Abstain: None  
Motion Carries: 5-0-0

**8. PUBLIC HEARING ITEMS**

None

**9. SCHEDULED ITEMS**

9.1 Vehicle Miles Traveled (VMT) Thresholds

Mr. Anderson made the staff report presentation. A letter from Caltrans was received in support of the City’s findings and recommendations.

Commissioner Dresser asked about how the success of alternate transit stops is determined and how the reduction of miles driven is measured. Mr. Anderson explained that a project’s traffic analysis would help evaluate the traffic impact based on the physical criteria around the site. The City has been careful in developing screening criteria to exempt some of the small projects from traffic analysis requirement but some projects will still need to go through the lengthy and expensive process.

Commissioner Dresser asked if there any incentive from the state to encourage building or expanding major transit centers to help meet the goals. Mr. Anderson replied that there is no requirement for the state to provide funding to support the mandate.

Commissioner Rhodes asked if jurisdictions are mandated to use LOS (level of service). Mr. Anderson replied that the legislature only focuses on the directive to change the way that we evaluate a project as it related to CEQA impacts. Commissioner Rhodes also asked what happens if the jurisdiction rely solely on LOS instead of adopting VMT threshold levels. Mr. Anderson explained that this would open the project for litigation because the evaluation it does not comply with state laws that was in effect during the time the action is made.

Chair Ralmilay inquired if interchange improvement projects are subject to the screening. Mr. Anderson replied that the screening is for new projects and not ongoing projects.

Commissioner Dresser asked how the new annexation project located on Roth Road and I-5 will be evaluated. Mr. Anderson replied that the project will be evaluated using both LOS and VMT.

### MOTION

Moved by Commissioner Rhodes, Second by Vice Chair Dresser to adopt a resolution recommending City Council 1) Find the Action is Exempt from the California Environmental Quality Act (CEQA), 2) Adopt the Proposed Thresholds of Significance and Screening Criteria for the Purposes of Analyzing Transportation Impacts Under CEQA Related to Vehicle Miles Traveled (VMT), and 3) Find that the Previous Thresholds Regarding Level of Service (LOS) shall be Continued for Purposes of Reviewing non-CEQA Related Impacts for Discretionary Planning Approvals in Accordance with the General Plan.

Ayes: Ralmilay, Dresser, Rhodes, Gatto, Ishihara

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0-0-0

## 9.2 River Islands Lakeside East DG/DS Amendment (NDP-20-89)

Commissioner Rhodes recused herself and left the chamber during item discussion.

Mr. Niskanen made the staff report presentation.

Commissioner Gatto commented that he is confident about the amendments since River Islands usually goes beyond what is required.

### MOTION

Moved by Commissioner Ishihara, Second by Vice Chair Dresser to adopt a resolution approving amendments to the Lakeside East Architectural Design Guidelines and Development Standards (DG/DS) to establish the design and location of a decorative wood community fence along the interior levee, and to clarify landscaping standards regarding the required number of trees for regular and corner lots.

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

Commissioner Rhodes rejoined the meeting.

**10. STAFF COMMENTS**

10.1 Informational Item to Discuss Accessory Dwelling Units (ADUs) and Recently Adopted State Law.

Mr. Niskanen gave the update and made the presentation on ADUs.

Mr. Caguiat provided an update on current projects throughout the City.

**11. PLANNING COMMISSION COMMENTS**

The Planning Commissioners thanked staff for a job well done during the pandemic.

**12. ADJOURNMENT**

Chair Ralmilay adjourned the meeting at 7:04 PM.