

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
MARCH 17, 2021**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Vice Chair Dresser for the March 17, 2021 Regular Planning Commission meeting at 6:00 P.M.

**2. ROLL CALL**

PRESENT: Dresser, Rhodes, Ishihara, Gatto

ABSENT: Ralmilay

Staff Present: Salvador Navarrete, City Attorney; Glenn Gebhardt, City Engineer; Mark Meissner, Community Development Director; Michael King, Public Works Director; Rick Caguiat, Principal Planner; Trent DaDalt, David Niskanen, Contract Planner; and 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 9.1. There were no further declarations.

**5. PUBLIC COMMENT**

Susan Dell'Osso, River Islands Project Manager, gave an overview of the proposed River Islands Phase 2 Project.

**6. AGENDA MODIFICATIONS**

None

**7. APPROVAL OF MINUTES**

7.1 January 20, 2021 – Regular Meeting

Item will be continued to the next meeting due lack of quorum from commissioners who attended the June 20, 2021 meeting

**8. PUBLIC HEARING ITEMS**

None

**9. SCHEDULED ITEMS**

9.1 Sign Design Application No. SD-21-10 – Norcal Hospice Sign

Mr. DaDalt made the staff report presentation.

Jeff Assifi, owner of Norcal Hospice, (by teleconference) offered to answer questions regarding the proposed sign.

There were no comments received from the public or the Planning Commission.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Ishihara to adopt Resolution No. 21-3 approving the sign for Norcal Hospice in conformance with the High Five Plaza Master Sign Program MSP-08-70.

Ayes: Dresser, Rhodes, Gatto, Ishihara

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1-0

9.2 Neighborhood Design Plan No. NDP-21-29. River Islands Amendment to Lakeside East and West Architectural Design Guidelines and Development Standards (DG/DS)

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

Mr. Niskanen made the staff report presentation.

Commissioner Gatto asked if all architectural features shown on the design guidelines are incorporated in all the villages. Ramon Batista of River Islands replied that builders use the examples as a guide but have the option to choose the various architectural elements for their projects.

Commissioner Ishihara praised the developer for a job well done.

Vice Chair Dresser asked if the proposed reduction of setbacks from three feet to two feet complies with fire code. Mr. Niskanen explained that the reduction pertains to is only allow architectural projections within the two-foot setback.

### MOTION

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Resolution No. 21-4 approving an amendment to the Lakeside East Design Guidelines and Development Standards (NDP-21-29)

Ayes: Dresser, Gatto, Ishihara

Noes: None

Absent: Ralmilay

Abstain: Rhodes

Motion Carries: 3-0-1-1

Moved by Commissioner Ishihara, Second by Commissioner Gatto to adopt Resolution No. 21-5 approving an amendment to the Lakeside West Design Guidelines and Development Standards (NDP-21-29)

Ayes: Dresser, Gatto, Ishihara

Noes: None

Absent: Ralmilay

Abstain: Rhodes

Motion Carries: 3-0-1-1

Commissioner Rhodes rejoined the meeting.

## 9.3 General Plan Housing Element Annual Progress Report for CY 2020

Mr. Niskanen made the staff report presentation.

Commissioner Ishihara made a comment that he is impressed with the fast pace of development despite the pandemic.

Commissioner Rhode praised staff for the well-written Housing Element report.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Gatto to adopt Resolution No. 21-2 recommending City Council receive and accept the Housing Element Annual Progress Report for Calendar Year 2020 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: Dresser, Rhodes, Gatto, Ishihara

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1-0

9.4 Finding Consistency with the General Plan for the Lathrop Consolidated Treatment Facility Surface Water Discharge Capital Improvement Project (WW 20-17)

Mr. Caguiat made the staff report presentation.

Commissioner Ishihara and Commissioner Rhodes were impressed that the project is finally coming into fruition after decades of conceptual planning.

Commissioner Ishihara was happy that the project would effectively help the City's water usage.

Vice Chair Dresser asked if the pipes are running under I-5. Mr. Caguiat talked about the existing and proposed pipelines as shown on the slide presentation.

Vice Chair Dresser asked about outfall. Mr. King gave a brief overview of all the work being done in the project. Commissioner Gatto asked if there is a project timeline. Mr. King replied that they anticipate to start within the year.

MOTION

Moved by Commissioner Ishihara, Second by Commissioner Rhodes to adopt Resolution No. 21-6 Finding Consistency with the General Plan for the Lathrop Consolidated Treatment Facility Surface Water Discharge Capital Improvement Project (WW 20-17).

Ayes: Dresser, Rhodes, Gatto, Ishihara

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1-0

**10. STAFF COMMENTS**

Mr. Meissner talked about the public comment meeting held the previous night for the River Islands Phase 2 Draft SEIR.

Staff provided an update on various projects throughout the City.

**11. PLANNING COMMISSION COMMENTS**

On future median improvement projects, Commissioner Rhodes suggested using a different cement color to help provide contrast. Mr. King replied that the suggestion will be considered and will make adjustments if circumstances allow.

Commissioner Gatto commended Ms. Dell’Osso and the River Islands team for their support and great work in the City.

Commissioners praised staff for a great job in keeping things going despite COVID-19.

**12. ADJOURNMENT**

Vice Chair Dresser adjourned the meeting at 7:17 PM.