

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 16, 2021**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ralmilay for the June 16, 2021 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; Mark Meissner, Community Development Director; Rick Caguiat, Principal Planner; and Maria Hermosilla, Senior Administrative 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**

8.1 Draft General Plan Land Use Map Review

Mr. Caguiat provided a brief summary of the General Plan Update. He pointed out that goal of the meeting is to gather feedback from the Planning Commission and the public; there are no resolutions for approval for the item on discussion. Mr. Caguiat introduced Ben Ritchie and William Crenshaw of Denovo Planning, the firm contracted by the City to work on the General Plan Update. Mr. Ritchie proceeded to make the staff report.

Adriana Lopez, Lathrop resident, asked if zoning for Historic Lathrop would change. She is also concerned about increased truck traffic on Lathrop Road.

Christine Mendes, Lathrop resident, strongly advised the City to properly reach out and inform all affected property owners about rezoning their property. Citing personal experience, she emphasized the need for property owners to be made aware of the impact of the rezone to the area and to their property values.

Mary Maninga, Manteca resident, is concerned about the close proximity of the proposed industrial zone to the high school and nearby residents. She is worried that trucks from the industrial area would bring unwanted traffic, emissions and pollutants that could negatively impact the school and residents alike.

Jonathan Pruitt, San Joaquin County Environmental Justice Coordinator, would like to see truck traffic mitigation on the proposed Industrial rezone next to I-5. He urged staff to provide sufficient outreach opportunities when the rezoning occurs.

Commissioners Gatto, Dresser and Rhodes echoed the citizens' concerns on the rezone. Commissioner Rhodes is concerned that only Dos Reis Road separates the new industrial zone from the residential area. A discussion on pollutants and traffic impact of the rezoning ensued. Mr. Ritchie and staff fielded questions and concerns throughout the discussion. He emphasized that trucks will not be allowed access on Dos Reis and all truck traffic access to I-5 will be diverted north towards Roth Rd instead of Lathrop Rd. Mr. Ritchie also mentioned that General Plan policies

would be proposed to minimize impacts to residents and high school (direct trucks north to Roth Road, open space buffers, building setbacks, etc.)

Commissioner Rhodes urged staff and consultants to bring back all comments and suggestions brought up during past workshops.

Mr. Ritchie gave a summary of the evening's discussion and inputs. He thanked everyone for their involvement and for providing valuable feedback and discussion during the meeting. He added that all comments received would be shared during the upcoming City Council General Plan Update meeting.

## **10. STAFF COMMENTS**

Staff provided an update on current projects throughout the City.

## **11. PLANNING COMMISSION COMMENTS**

Commissioner Gatto commended staff for the productive meeting with a property owner regarding a development proposal.

Commissioner Dresser suggested additional public outreach efforts for water conservation.

Commissioner Rhodes urged staff to re-think about limiting watering days to 2 days.

Commissioner Ishihara talked about the upcoming Lathrop Food Plaza and suggested that the owner choose a wide variety of vendors for his business.

Chair Ralmilay praised the evening's presentation.

## **12. ADJOURNMENT**

Chair Ralmilay adjourned the meeting at 8:07 PM.