

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
AUGUST 17, 2022**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Vice Chair Ishihara for the August 17, 2022 Regular Planning Commission meeting at 6:07 P.M.

2. ROLL CALL

PRESENT: Ishihara, Gatto, Jackson

ABSENT: Rhodes, Ralmilay

Staff Present: Salvador Navarrete, City Attorney; Mark Meissner, Community Development Director; Michael King, Public Works Director; Brad Taylor, City Engineer; Trent DaDalt, Assistant Planner and Maria Herмосilla, 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

7.1 July 20, 2022 – Regular Meeting

(M) Gatto (S) Jackson to approve the July 20, 2022 minutes

Ayes: Ishihara, Gatto, Jackson
Noes: None
Absent: Rhodes, Ralmilay
Abstain: Jackson
Motion Carries: 3-0-2-0

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Neighborhood Development Plan No. NDP-22-106

Mr. DaDalt made the staff report presentation.

Commissioner Gatto asked if Pulte is an existing builder in River Islands. Mr. Ramon Batista of River Islands replied that Pulte Homes has already built several tracts in River Islands and they will be the builder for the upcoming Del Webb community. Commissioner Gatto also asked about the status of the planned Del Webb Community. Mr. Batista replied that negotiations are underway between River Islands and Del Webb and the development plan and design guidelines for the community will be coming to the Planning Commission by next year.

Vice-Chair Ishihara opened the floor for public comment; seeing no comment from the public either in person or online; closed the floor for public comment and called for a motion.

MOTION

Moved by Commissioner Jackson, Second by Commissioner Gatto to adopt Planning Commission Resolution 22-7 approving an amendment to the Community at South River Bend Architectural Design Guidelines and Development Standards (NDP-22-106)

Ayes: Ishihara, Gatto, Jackson
Noes: None
Absent: Rhodes, Ralmilay
Abstain: None
Motion Carries: 3-0-2-0

10. STAFF COMMENTS

Mr. Meissner informed the commission about the upcoming Planning Commission Special Meeting on August 31, 2022 for the General Plan Update.

Mr. Taylor gave an update on various capital improvement projects within the City.

Mr. Jackson asked if there are plans to make the Lathrop Rd/Airport Wy intersection four lanes. Mr. Meissner replied that that is the City of Manteca's plan, but will be waiting for development to the northeast and southeast of the intersection.

11. PLANNING COMMISSION COMMENTS

Commissioners were impressed with the Architectural Design Review presentation and praised River Islands for a great job in developing the communities.

Commissioner Ishihara thanked staff for their hard work.

Commissioner Gatto asked for an update on the construction of the new Chevron. Mr. Taylor gave an update on the current site improvements.

12. ADJOURNMENT

Vice Chair Ishihara adjourned the meeting at 6:31 PM.