

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 16, 2023**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ishihara for the August 16, 2023 Regular Planning Commission meeting at 6:00 P.M.

**2. ROLL CALL**

PRESENT: Ishihara, Ralmilay, Camarena, Rhodes

ABSENT: Jackson

Staff Present: Salvador Navarrete, City Attorney; Rick Caguiat, Community Development Director; Brad Taylor, City Engineer; James Michaels, Senior Planner; Trent DaDalt, Assistant Planner and Maria Hermosilla, Executive 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**

None

**6. AGENDA MODIFICATIONS**

None

**7. APPROVAL OF MINUTES**

7.1 July 19, 2023 – Regular Meeting

(M) Ralmilay (S) Rhodes to approve the July 19, 2023 minutes

Ayes: Ishihara, Ralmilay, Jackson, Rhodes

Noes: None

Absent: Jackson

Abstain: None

Motion Carries: 4-0-1-0

**8. PUBLIC HEARING ITEMS**

None

**9. SCHEDULED ITEMS**

Due to a possible conflict of interest for Items 9.1 Commissioner Rhodes recused herself and left the chamber during the scheduled item discussion.

9.1 River Islands – Lake Harbor West Neighborhood Development Plan (NDP) & Architectural Design Guidelines and Development Standards (DG/DS) NDP-23-77

Mr. Michaels made the staff report presentation.

Commissioner Camarena asked if there is a standard number of homes allowed for construction in Phase 2. Ramon Batista of River Islands explained about balancing the density distribution within communities to meet the total approved number of units within Phase 2.

Commissioner Camarena asked about when sound walls are required and how the aesthetics look of sound walls are determined within River Islands. Mr. Batista explained that the masonry sound walls as well as landscaping are installed for noise mitigation for major streets or railroads. Masonry walls are designed to be consistent with the overall theme of the community.

Commissioner Ralmilay asked if there is a size limitation for the new homes. Mr. Batista replied that the standard size of a new home is 1400-1500 square feet. Since most of the builders were previous builders from previous communities, designs will be very consistent with the existing communities since the builders have brought similar products in the past.

## MOTION

Moved by Commissioner Ralmilay, Second by Commissioner Camarena to approve the Neighborhood Development Plan (NDP) and Architectural Design Guidelines and Development Standards (DG/DS) for the Lake Harbor West District of River Islands at Lathrop Phase 2 (NDP-23-77).

Ayes: Ishihara, Ralmilay, Camarena  
Noes: None  
Absent: Jackson  
Abstain: Rhodes  
Motion Carries: 3-0-1-1

Commissioner Rhodes rejoined the meeting.

### **10. STAFF COMMENTS**

Mr. Caguiat gave updates on various projects within the City. A discussion ensued and staff fielded questions.

### **11. PLANNING COMMISSION COMMENTS**

Commissioner Rhodes requested staff to check some exposed pipes between Taco Bell and the existing Dispensary on Harlan Road for safety issues.

Commissioners Rhodes voiced her concern on the increase in parking and front yard landscaping violations in East Lathrop. She recommended coming up with an ordinance to resolve over-parking. Mr. Caguiat explained that Code Enforcement actions are currently complaint-based. In regards to front yard landscaping violations, Mr. Caguiat mentioned that Staff has made out-reach efforts encouraging residents to consult the City before doing any improvements on their property.

Commissioner Camarena asked what the basis of code enforcement is and how could one change the current enforcement method. Mr. Navarrete replied that enforcement actions are based on the adopted Municipal Codes. He proceeded to describe the City's code enforcement process. He added that if anybody wants to challenge the current enforcement practice, they could go thru the proper chain of command [the Chief of Police or City Manager] down to Code Enforcement.

Commissioner Ralmilay thanked City Council for his reappointment.

Commissioner Ishihara thanked staff for their hard work.

**12. ADJOURNMENT**

Vice Chair Ishihara adjourned the meeting at 6:26 PM.