

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
February 20, 2019**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Commissioner Ishihara for the February 20, 2019 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

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

Staff Present: Mark Meissner, Community Development Director; Salvador Navarrete, City Attorney; David Niskanen, Contract 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

7.1 January 16, 2019 – Regular Meeting.

(M) Dresser (S) Ralmilay to approve the January 16, 2018 minutes.

Ayes: Ishihara, Gatto, Ralmilay, Rhodes, Dresser

Noes: None

Absent: None

Abstain: None

Motion Carries: 5-0

8. PUBLIC HEARING ITEMS

9. SCHEDULED ITEMS

9.1 Housing Element Annual Progress Report for Calendar Year 2018

Mr. Niskanen presented the item.

Chair Ishihara opened the floor for comments.

The Commissioners expressed concern on the lack of affordable housing in the City. A discussion ensued. Staff explained that the City has land available for housing and that the General Plan Housing Element supports development of affordable housing; however, there's limited interest. The Housing Element also allow us provide concessions such as density bonuses to help developers to reduce overall costs.

The Commissioners voiced concern that the continuous lack of affordable housing through the years. Commissioner Dresser asked what possible penalties can be imposed on non-compliant cities. Staff responded the City is not out of compliance. Commissioners made suggestions on how the City can solve some affordable housing issues.

MOTION

Moved by Commissioner Rhodes, Second by Commissioner Dresser to adopt Resolution 19-02 recommending City Council receive and accept the Housing Element Annual Progress Report for Calendar Year 2018 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: Ishihara, Gatto, Ralmilay, Rhodes, Dresser
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0

10. STAFF COMMENTS

Mr. Meissner reported on the progress of the General Plan Update.

Staff provided an update on current projects throughout the City.

11. PLANNING COMMISSION COMMENTS

Commissioner Ralmilay urged staff to encourage modern and aesthetically pleasing appearance on new buildings when reviewing future site developments.

Chair Ishihara thanked staff for a job well done.

12. ADJOURNMENT

Chair Ishihara adjourned the meeting at 7:00 PM.