

**CITY OF LATHROP  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 18, 2025**

**MINUTES**

**1. CALL TO ORDER**

Meeting was called to order by Chair Ralmilay for the June 18, 2025 Regular Planning Commission meeting at 6:00 P.M.

**2. ROLL CALL**

PRESENT: Ralmilay, Jackson, Camarena, Ishihara

ABSENT: None

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

**3. PLEDGE OF ALLEGIANCE**

**4. DECLARATION OF CONFLICT OF INTEREST**

None

**5. PUBLIC COMMENT**

Gloryanna Rhodes informed the Planning Commission that she has resigned as Planning Commissioner. She expressed thanks and gratitude in being given a chance to serve as a Planning Commissioner.

**6. AGENDA MODIFICATIONS**

None

## **7. APPROVAL OF MINUTES**

### **7.1 February 19, 2025 – Regular Meeting**

(M) Jackson (S) Camarena to approve the minutes for February 19, 2025

Ayes: Ralmilay, Jackson, Camarena

Noes: None

Absent: None

Abstain: Ishihara

Motion Carries: 3-0-0-1

### **7.2 April 16, 2025 – Regular Meeting**

(M) Camarena (S) Jackson to approve the minutes for April 16, 2025

Ayes: Ralmilay, Jackson, Camarena, Ishihara

Noes: None

Absent: None

Abstain: None

Motion Carries: 4-0-0-0

## **8. PUBLIC HEARING ITEMS**

None

## **9. SCHEDULED ITEMS**

### **9.1 Hardeep Singh Truck Repair Site Plan Review No. SPR-22-77**

Ms. Hudson made the staff report presentation. Ms. Hudson talked about the modifications to Conditions of Approval Planning Condition #1 and Public Works Condition #10.

Commissioner Camarena asked for the specific location of the project.

Commissioner Ishihara asked if there are still active City wells in the area. Mr. Taylor replied that Well 21 has been abandoned because of some contaminants that could not be contained and Well 22 was never established and the properties were sold to the applicants.

Commissioner Ishihara voiced his concern about trucks coming in and out of the property. Mr. Taylor explained that the project will improve the frontage and will widen the driveway and widen McKinley Ave to its ultimate width. He added that eventually when Gateway develops the third phase, the rest of McKinley will be widened from the railroad tracks to Yosemite.

Chair Ralmilay asked if there were any environmental issues with this project. Mr. Caguiat confirmed that CEQA was addressed as part of the Lathrop Phelan Gateway Specific Plan which was contemplated to be developed specifically for industrial use.

Chair Ralmilay asked if the project will be on septic. Mr. Caguiat replied that they would be using a holding tank until the sewer lines are extended closer to the property.

Mr. Michaels reminded the Commission that the motion to approve the resolution should include the modified conditions as well.

#### MOTION

Moved by Commissioner Camarena, Second by Commissioner Jackson to approve Resolution 25-15 to approve a Site Plan Review for Hardeep Singh Truck Repair (SPR-22-77), subject to the Amended Conditions of Approval.

Ayes: Ralmilay, Rhodes, Camarena, Ishihara

Noes: None

Absent: None

Abstain: None

Motion Carries: 4-0-0-0

#### 9.2 Planning Commission Procedural Rules Amendment

Ms. Hudson made the staff report presentation.

Commissioner Camarena asked if recording action minutes in lieu of expanded action minutes is practiced by other neighboring cities as well. Ms. Hudson replied that it is common practice in other cities as doing so complies with the Brown Act and the Lathrop City Council also follows this method.

#### MOTION

Moved by Commissioner Ishihara, Second by Commissioner Camarena to approve Resolution 24-14 to amend the Planning Commission Procedural Rules Section I.9 to allow for the written record to be in the form of Action Minutes rather than Expanded Action Minutes

Ayes: Ralmilay, Jackson, Camarena, Ishihara  
Noes: None  
Absent: None  
Abstain: None  
Motion Carries: 4-0-0-0

#### **10. STAFF COMMENTS**

Mr. Caguiat extended the invitation to the Planning Commission for the Sutter Urgent Care groundbreaking. Mr. Caguiat also announced a vacancy for the Planning Commission seat and applications will be accepted until June 30 at 5 PM. He proceeded to give an update on current developments within the City.

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

Commissioner Jackson asked for an update on the Lathrop Arches on 5<sup>th</sup> St. Mr. Taylor replied that there were delays in the material procurement. The projects is expected to be finished by mid-July. Commissioner Jackson warned about bird droppings that could potentially be an issue for the arches.

Commissioner Jackson mentioned that some residents are unhappy about the lack of sidewalks and streetlights in some areas in East Lathrop. Mr. Taylor responded that these improvements are expensive and are also dependent on Council direction. He explained that a storm drain needs to be constructed before the sidewalks to prevent future flooding, however, there are currently no funds allocated for such improvements. However, he reassured the Commission that the City is always looking for grants that could help finance these projects.

Commissioner Ishihara welcomed Ms. Hudson to the Commission. He also thanked Staff for their good work.

#### **12. ADJOURNMENT**

Chair Ralmilay adjourned the meeting at 6:59 PM.