

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
JULY 16, 2025**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Ralmilay for the July 16, 2025 Regular Planning Commission meeting at 6:03 P.M.

1.1 Introduction of the newly appointed Planning Commissioner

Planning Commission welcomed Ms. Susan Zaca as the newly appointed Planning Commissioner.

1.2 Annual appointment of Chair and Vice-Chair

(M) Ishihara (S) Zaca to appoint Commissioner Jackson as Chair and Commissioner Camarena as Vice Chair. Appointments are accepted.

Ayes: Camarena, Ishihara, Ralmilay, Zaca
Noes: None
Absent: Jackson
Abstain: None
Motion Carries: 4-0-1-0

The meeting proceeded with Vice Chair Camarena presiding.

2. ROLL CALL

PRESENT: Camarena, Ishihara, Ralmilay, Zaca
ABSENT: Jackson

Staff Present: Rick Caguiat, Community Development Director, Salvador Navarrete, City Attorney; Brad Taylor, City Engineer; James Michaels, Senior Planner; David Niskanen, Contract Planner; Trent DaDalt, Associate Planner; and Maria Hermosilla, 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 June 18, 2025 – Regular Meeting

(M) Ralmilay (S) Ishihara to approve the minutes for June 18, 2025

Ayes: Camarena, Ishihara, Ralmilay

Noes: None

Absent: Jackson

Abstain: Zaca

Motion Carries: 3-0-1-1

8. PUBLIC HEARING ITEMS

8.1 Conditional Use Permit No. CUP-25-09 & Site Plan Review No. SPR-25-10 – Mister Car Wash

Mr. DaDalt made the staff report presentation. A question and answer period followed the presentation.

Opened Public Hearing

Chris Campbell, applicant, talked about the project. Ms. Amita Kotecha, owner of Days Inn, expressed support for the project but is concerned about possible noise issues for her hotel. Mr. Fausto Armenta, Lathrop Acres resident, (by Zoom) spoke against the project.

Closed Public Hearing

Moved by Commissioner Ralmilay, Second by Commissioner Ishihara to approve Resolution 25-13 approving a Conditional Use Permit and a Site Plan Review to construct a 4,874 square foot drive through tunnel car wash with all project-related improvements on a 1.16-acre site as well as various site improvements to the east adjacent 0.86-acre site..

Ayes: Camarena, Ishihara, Ralmilay, Zaca

Noes: None

Absent: Jackson

Abstain: None

Motion Carries: 4-0-1-0

- 8.2 Mossdale Landing West Project – General Plan Amendment No. GPA-22-23, Rezone No. REZ-22-24, Specific Plan No. SPA-22-25, Vesting Tentative Subdivision Map No. VTM-22-27, and Williamson Act Cancellation No. AGC-22-28.

Mr. Niskanen made the staff report presentation. A question and answer period ensued throughout the discussion.

Opened Public Hearing

Trevor Smith, applicant representative, spoke about the project. Mr. Armenta spoke in opposition to the project and expressed disappointment when staff did not provide responses to his questions during the question and answer period.

Closed Public Hearing

Moved by Commissioner Ishihara, Second by Commissioner Ralmilay to approve Resolutions 25-6, 25-7, 25-8, 25-9 , 25-10, and 25-11 recommending City Council approval of all Resolutions and Ordinances related to the Mossdale Landing West Project.

Ayes: Camarena, Ishihara, Ralmilay, Zaca

Noes: None

Absent: Jackson

Abstain: None

Motion Carries: 4-0-1-0

9. SCHEDULED ITEMS

None

10. STAFF COMMENTS

Mr. Caguiat gave an update on current developments within the City.

11. PLANNING COMMISSION COMMENTS

Commissioners individually welcomed Ms. Zaca to the Planning Commission. Commissioner Ishihara thanked staff for their good work.

12. ADJOURNMENT

Vice Chair Camarena adjourned the meeting at 7:52 PM.