

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 24, 2025**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Jackson for the September 24, 2025 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Jackson, Camarena, Ishihara, Zaca

ABSENT: Ralmilay

Staff Present: Rick Caguiat, Community Development Director, Salvador Navarrete, City Attorney; Brad Taylor, City Engineer; James Michaels, Senior Planner; David Niskanen, Contract 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 August 20, 2025 – Regular Meeting

On a motion by Commissioner Camarena, seconded by Commissioner Ishihara approving the Planning Commission minutes for August 20, 2025

Ayes: Jackson, Camarena, Ishihara, Zaca

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1-0

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Dalfen Truck/Trailer Parking Facility Site Plan Review No. SPR-24-38

Mr. Michaels made the staff report presentation. A question-and-answer period ensued throughout the presentation. Mr. Caguiat and Mr. Michaels provided additional information. Mr. Matt Anderson of Dalfen Industries made a public comment.

On a motion by Commissioner Camarena, seconded by Commissioner Zaca, the Planning Commission adopted Resolution 25-19 finding the project Exempt from further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 and approve the Site Plan Review request for the Dalfen Truck/Trailer Parking Facility.

Ayes: Jackson, Camarena, Ishihara, Zaca

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1-0

9.2 Yosemite Ave/D'Arcy Pkwy Project Site Plan Review No. SPR-25-67

Mr. Michaels made the staff report presentation. A question-and-answer period ensued throughout the presentation. Mr. Caguiat and Mr. Michaels provided additional information. Mr. Prabhjot "PJ" Khinda, applicant, made a public comment.

On a motion by Commissioner Ishihara, seconded by Commissioner Camarena, the Planning Commission adopted Resolution 25-20 finding the potential impact of the proposed project has been addressed in the Certified Lathrop Gateway Business Park Specific Plan EIR and approve a Site Plan Review entitlement to allow for the development of a service station for passenger and commercial vehicles including two restaurants.

Ayes: Jackson Camarena, Ishihara, Zaca

Noes: None

Absent: Ralmilay

Abstain: None

Motion Carries: 4-0-1-0

10. STAFF COMMENTS

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

11. PLANNING COMMISSION COMMENTS

Chair Jackson was very proud of Lathrop's progress as a City. Commissioner Ishihara thanked staff for their good work.

12. ADJOURNMENT

Chair Jackson adjourned the meeting at 6:55 PM.