

**September 21, 2022 – Planning Commission Regular Meeting –  
6:00pm**



City Council Chamber  
390 Towne Centre Drive  
Lathrop, California  
(209) 941-7200  
[www.ci.lathrop.ca.us](http://www.ci.lathrop.ca.us)

**Planning Commissioners**

Gloryanna Rhodes

Bennie Gatto

Tosh Ishihara

Ash Ralmilay

George Jackson

**City Staff**

Mark Meissner, Community Development Director &  
Planning Commission Secretary

Rick Caguiat, Assistant Community Development Director

Trent DaDalt, Assistant Planner

David Niskanen, Consultant Planner

Salvador Navarrete, City Attorney

Maria Hermosilla, Executive Assistant

## Public Participation

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 which relaxed the teleconferencing requirements of the Brown Act to facilitate virtual meetings during COVID-19 declared emergency, said provisions expired after September 30, 2021.

The public meeting will be conducted in person; all members of the Planning Commission will attend in person. Members of the public are welcomed in person. COVID-19 and social distancing guidelines will be enforced.

Planning Commission Meetings are live-streamed (with Closed Captioning on Comcast Cable Channel 97 and on the City's website at <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

This meeting will be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1606358357?pwd=eEhNemtSZThyaFIZYUlmc1RyR29hdz09>

- ✚ During the meeting, those joining by ZoomGov, requesting to speak on an item will need to use the "raise hand" feature. Please ensure your computer speaker and microphone are fully functional.
  - ✚ Meeting ID: 160 635 8357 / Passcode: Lathrop
  - ✚ For audio only, call-in number: +1 (669) 254 5252. To request to speak (same as the "raise hand" feature) press \*9 / when the host calls your name, press \*6 to unmute.
- If you are not able to attend the meeting in person or virtually, public comment/questions will be accepted by email to Mark Meissner, Community Development Director and Planning Commission Secretary at [planning@ci.lathrop.ca.us](mailto:planning@ci.lathrop.ca.us)
  - In order to allow the Planning Commission adequate time to review questions and comments, please submit written questions or comments by 3:00 p.m., on the day of the meeting.
  - To address Planning Commission in person, please submit an orange card to the Planning Commission Secretary indicating name, address, and number of the item upon which a person wishes to speak.

## Information

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division at (209) 941-7290 for information regarding the appeal procedure.

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

This agenda was posted at least 72 hours in advance of the scheduled meeting at the following locations: *City Hall, Community Center, Generations Center, Senior Center, and "J" Street and Somerston Fire Department Offices and the City website.* To obtain a hard copy of this agenda packet, please visit the Community Development Department counter located at 390 Towne Centre Drive, Lathrop, CA 95330, or you may also call (209) 941-7290 to have it sent via mail or e-mail. The agenda packet is available on the "Agendas & Minutes" page of the City of Lathrop website, please follow the link: <https://www.ci.lathrop.ca.us/meetings>



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call (209) 941-7290. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102.35.104 AD Title II).

CITY OF LATHROP  
PLANNING COMMISSION  
**Agenda**

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REGULAR MEETING  
WEDNESDAY, SEPTEMBER 21, 2022 AT 6:00 P.M.  
CITY COUNCIL CHAMBER  
390 TOWNE CENTRE DRIVE, LATHROP, CA 95330

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. DECLARATION OF CONFLICT OF INTEREST**

**5. PUBLIC COMMENT**

*Persons who wish to speak to the Commission regarding an item that is not on tonight's agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.*

**6. AGENDA MODIFICATIONS**

*Items on the agenda requested to be added, deleted, or continued will be announced at this time.*

**7. APPROVAL OF MINUTES**

7.1 August 17, 2022 – Regular Meeting

7.2 August 31, 2022 – Special Meeting

## **8. PUBLIC HEARING ITEMS**

### **8.1 Vesting Tentative Subdivision Map No. VTM-22-100**

Planning Commission to Consider Adoption of a Resolution Recommending the City Council Approve the Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100).

Location: 18401 Queirolo Road, Lathrop, CA 95330 (APN: 241-020-63)

ENVIRONMENTAL STATUS: The environmental impacts of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) (SCH #2004052069) as well as the West Lathrop Specific Plan Final Environmental Impact Report (FEIR) (SCH #93112027).

## **9. SCHEDULED ITEMS**

### **9.1 HDC Properties Site Plan Review No. SPR-21-172**

Planning Commission to Consider Adoption of a Resolution Approving the Site Plan Review to Authorize the Development of a Trucking Terminal Including Commercial Truck Trailer Parking, Truck Repair Facility, and Dispatch Center on a Combined 9.85-Acre Project Site.

Location: 16190 and 16200 S. McKinley Avenue, Lathrop, CA 95330 (APNs: 198-010-12 and -13)

ENVIRONMENTAL STATUS: Categorically Exempt according to the California Environmental Quality Act Article 19 §15302(b) Class 2 "Replacement or Reconstruction and §15332 Class 32 "In-Fill Development Projects".

## **10. STAFF COMMENTS**

## **11. PLANNING COMMISSION COMMENTS**

## **12. ADJOURNMENT**