

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD OCTOBER 16, 2025**

The meeting of the Manteca City Planning Commission held on Thursday, October 16, 2025, was called to order by Chairperson Celeste Fiore at 6:00 p.m.

COMMISSIONERS PRESENT:

Mendoza, Jimenez, Paslak, Vice Chair Coleman, and Chair Fiore

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Riana Daniel, Interim City Attorney, Brad Wungluck, Director of Development Services, Jesus Orozco, Deputy Director-Planning, Toben Barnum, Associate Planner, Samantha Clarke, Planning Commission Secretary

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: 4 Supplemental Reports were added in total for items on the agenda. 2 Items were added to Item D.2, and 2 reports were added to Item E.1. All Supplemental Reports were provided to and received by the Planning Commission, as well as made available to members of the public at the meeting.

PUBLIC COMMENTS:

There were no public comments.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

There were no Ex Parte Communications from any of the Commissioners.

CONSENT:

C.1. 25-550 Planning Commission Meeting Minutes for 8/21/25

ACTION: Moved, seconded (Jimenez, Coleman) to approve the Consent Item as listed.

MOTION CARRIED:

AYES: Mendoza, Jimenez, Paslak, Coleman, Chair Fiore

NOES: None

ABSTAIN: None

RECUSED: None

PUBLIC HEARINGS:

D.1. 25-506 – Consideration of a Planning Commission Resolution recommending the City Council find the project exempt from further environmental review pursuant to Section 15061(b)(3), “Common Sense” of the California Environmental Quality Act, and adopt an ordinance repealing Ordinance 779 approving Rezone Map 87-8 and the St. Dominic’s Healthcare Facilities Campus Standards & Design Guidelines, and subsequent amendments to the same for Project parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 and 200-140-29, -30, and -31.

Commissioner Jimenez recused herself due to a conflict of interest from item D.1.

Deputy Director Jesus Orozco presented this item.

OPEN PUBLIC HEARING: 6:09 pm

There was no public comment provided on this item.

CLOSE PUBLIC HEARING: 6:10 pm

ACTION: Moved, seconded (Mendoza, Paslak) to recommend the City Council to find the project exempt from further environmental review, and adopt an ordinance repealing Ordinance 779 approving Rezone Map 87-8 and the St. Dominic’s Healthcare Facilities Campus Standards & Design Guidelines, and subsequent amendments to the same for Project parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 and 200-140-29, -30, and -31.

MOTION CARRIED:

AYES: Mendoza, Paslak, Coleman, Chair Fiore

NOES: None

ABSTAIN: None

RECUSED: Jimenez

D.2 25-507 - Consideration of a Planning Commission resolution making the necessary findings and adopt an Initial Study (SCH #2025080633) and Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program prepared for Kaiser Emergency Department Expansion, and a resolution approving Site Plan and Design Review (SPC-24-81), Conditional Use Permit (UPJ-25-02), a Lot Line Adjustment (LLA-24-82), and Master Sign Program (MSP-25-05) for the Kaiser Emergency Department Expansion, located at 121, 153 and 167 St. Dominics Drive, and 1765, 1777, 1779, 1783, 1787 and 1795 W. Yosemite.

Commissioner Jimenez recused herself due to a conflict of interest from item D.2.

Associate Planner Toben Barnum presented this item.

OPEN PUBLIC HEARING: 6:25 pm

There was no public comment provided on this item.

CLOSED PUBLIC HEARING: 6:25 pm

ACTION: Moved, seconded (Coleman, Paslak) to make the necessary findings and adopt an Initial Study (SCH #2025080633) and Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program prepared for Kaiser Emergency Department Expansion as Amended and a resolution approving Site Plan and Design Review (SPC-24-81), Conditional Use Permit (UPJ-25-02), a Lot Line Adjustment (LLA-24-82), and Master Sign Program (MSP-25-05) for the Kaiser Emergency Department Expansion, located at 121, 153 and 167 St. Dominics Drive, and 1765, 1777, 1779, 1783, 1787 and 1795 W. Yosemite with amendments to recitals related to the project description in both resolutions and an amended condition No. 12 of the Engineering conditions of approval as recited by Staff.

MOTION CARRIED:

AYES: Mendoza, Paslak, Coleman, Chair Fiore

NOES: None

ABSTAIN: None

RECUSED: Jimenez

DISCUSSION ITEMS:

E.1. 25-509 Consideration of a Planning Commission resolution recommending City Council make the necessary findings and adopt a Tiered Initial Study and Negative Declaration (SCH #2025071350) prepared for the Project and adopt the 2025 Climate Action Plan Update.

Associate Planner Toben Barnum presented this item.

Public comment was provided by the following: Leonard Smith.

ACTION: Moved, seconded (Coleman, Paslak) recommending City Council make the necessary findings and adopt a Tiered Initial Study and Negative Declaration (SCH #2025071350) prepared for the Project and adopt the 2025 Climate Action Plan Update as Amended with the language under action TR-5-4 under the Climate Action Plan 2025 to exclude all city fleet vehicles that are classified under the public safety realm.

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Coleman, Chair Fiore

NOES: None

ABSTAIN: None

RECUSED: None

E. STAFF COMMENTS: Deputy Director Jesus Orozco indicated that Planning staff in the Development Services Department attended the annual American Planners Association conference in Monterey, from the 28th of September to the 1st of October. He stated that the Manteca annual Christmas tree lighting ceremony will be taking place on December 4th, and thus cancelling that Planning Commission regularly scheduled meeting. The regularly scheduled Planning Commission meeting of November 6th will still be taking place, and the November 20th meeting will need to be determined. He indicated that staff are requesting a time for a Special meeting in December for at least one project. Deputy Director Jesus Orozco thanked Toben Barnum, and CAP Committee, and Raney Consultant for their diligent efforts on the project. Director of Development Services Brad Wungluck made a comment

extending his appreciation as well for CAP and Raney Consultant, as well as Associate Planner Toben Barnum, working on the Climate Action Plan Update.

F. COMMISSIONER COMMENTS:

Mendoza: None

Coleman: Provided a reflection of Director of Development Services Brad Wungluck's comments, thanked all staff for their efforts in tonight's projects and presentations.

Fiore: None

Paslak: None

Jimenez: None

G. ADJOURNMENT:

Chair Fiore adjourned the meeting of October 16, 2025, at 7:52 pm.