

**MINUTES OF THE PLANNING COMMISSION  
MEETING HELD JULY 17, 2025**

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The meeting of the Manteca City Planning Commission held on Thursday, July 17, 2025, was called to order by Chairperson Celeste Fiore at 6:12 p.m.

**COMMISSIONERS PRESENT:**

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

FLAG SALUTE

**COMMISSIONERS ABSENT:**

None

**STAFF PRESENT:**

Daniella Green, Assistant City Attorney; Brad Wungluck, Director of Development Services, Jesus Orozco, Deputy Director-Planning. Dave Ruby, Senior Planner; Allison Diaz, Assistant Planner; Nzuzi Manhugu, Assistant Planner, Kristy Smith, Planning Commission Secretary

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

No Supplemental items were received.

**MEMBERS OF THE PUBLIC:**

Sudarshar Satti provided public comment for the city to consider moving Fire station 6 to a location near Terra Ranch Park instead of having it located near school zones with buses passing through. He also suggested that public infrastructure be built with priority over new homes in Manteca.

**DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Commissioners were asked to disclose any communications with consultants or members of the public regarding any item on the evening's agenda.

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

**CONSENT:**

**25-374** Planning Commission Meeting Minutes for 06/05/2025

Chairperson Fiore disclosed watching and reading the minutes and therefore is eligible to vote on the item later.

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

**MOTION CARRIED:**

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

**NOES:** None

**ABSTAIN:** None

**RESCUE:** None

**PUBLIC HEARINGS:**

**D.1. 25-369** - A public hearing and consideration of a resolution finding a Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines and approve a Tentative Parcel Map, Conditional Use Permit, Minor Use Permit and Site Plan Review (SDN-25-05, UPJ-25-04, UPN-24-06 & SPC-24-04) for the Village at Villa Ticino project located at 995 N. Airport Way, APN: 198-160-28.

**\*\*Staff is requesting this duly noticed public hearing be continued to the regularly scheduled Planning Commission meeting of August 21, 2025\*\***

**ACTION:** Moved, seconded (Mendoza, Jimenez) to continue item D.1., a Public Hearing and consideration of a resolution for the Village at Villa Ticino project located at 995 N. Airport Way, APN: 198-160-28, to the August 21, 2025, Planning Commission Meeting.

**MOTION CARRIED:**

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

**NOES:** None

**ABSTAIN:** None

**RESCUE:** None

**D.2. 25-363** Conduct a Public hearing for the Daniels Center Project and adopt a resolution continuing to make a Consistency Finding pursuant to Section 15183 of the California Environmental Quality Act Guidelines and approve a one-year extension for Site Plan Review (SPC 21-101) and a Minor Use Permit (UPN 21-102) for the Daniels Center Project located at **2125 Daniels Street**, APN: 243-310-86.

Assistant Planner, Nzuzi Manhugu presented the item as described in the staff report prepared for the Project. The Project's representative addressed the Planning Commission requesting the extension be approved. Mr. Brian Cournoyer stated he was in agreement with the conditions of approval for the project.

**OPEN PUBLIC HEARING: 6:29 pm**

There was no public comment provided on this item.

**CLOSED PUBLIC HEARING: 6:30 pm**

**ACTION:** Moved, seconded (Paslak, Coleman) to approve D.2., adopting a resolution continuing to make a Consistency Finding pursuant to Section 15183 of the California Environmental Quality Act Guidelines and approve a one-year extension for Site Plan Review (SPC 21-101) and a Minor Use Permit (UPN 21-102) for the Daniels Center Project located at **2125 Daniels Street**, APN: 243-310-86.

**MOTION CARRIED:**

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

**NOES:** None

**ABSTAIN:** None

**RESCUE:** None

**D.3. 25-366** Conduct a Public Hearing for the Sonic Drive-Thru and adopt a resolution finding the project exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines and approve Site Plan Review SPC-24-24 and Minor Use Permit UPN-24-25 for the Sonic Drive-Thru Project located at **2153 Daniels Street**, APN: 241-210-87.

Assistant Planner, Allison Diaz presented the item as described in the staff report prepared for the Project. The Project's representative Brian Cournoyer addressed the Planning Commission requesting approval of the Project. Commissioners Coleman, Mendoza, Chair Fiore asked questions from Mr. Brian Cournoyer stated he agreed with the conditions of approval for the project and that both projects will be completed around the same time with the way things are going.

**OPEN PUBLIC HEARING: 6:40 pm**

Public Comment was provided by Mr. Sean Randall regarding concerns with the site ingress, the Dennis Pocket Area, and potential creation of new traffic flow patterns that are not ideal for Daniels Street and that a more egress pockets are needed to create better merging abilities and for people to be able to back out safely. No additional comments were received via Zoom, comment cards, of in-person.

**CLOSED PUBLIC HEARING: 6:42 pm**

Mr. Brian Cournoyer was given the opportunity to provide a rebuttal to the public comment provided. Mr. Brian Cournoyer raised concerns on the change of submittal for the project to include more ingress/egress. Mr. Cournoyer suggests that if Planning Commission wishes to abide by this, then the project will have to be back tracked with Engineering in order to resubmit and will affect both sites. Commissioners Jimenez, Coleman, Paslak, Chair Fiore) had additional comments and questions of/for Mr. Brian Cournoyer regarding additional egress concerns and options for the site, conflict in phasing of the projects as well as traffic flow control after the project is completed Chair Fiore raised additional concerns about the addition of bicycle lanes on Daniels Street and encourages the City to not add them due to the possibility of too much traffic congestion in the future.

**ACTION:** Moved, seconded (Mendoza, Paslak) to approved D.3., adopting a resolution finding the project exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines and approve Site Plan Review SPC-24-24 and Minor Use Permit UPN-24-25 for the Sonic Drive-Thru Project located at **2153 Daniels Street**, APN: 241-210-87.

**MOTION CARRIED:**

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

**NOES:** None

**ABSTAIN:** None

**RESCUE:** None

**D.4. 25-355** Conduct a Public Hearing and adopt a resolution recommending the City Council find the project exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, and adopt an Ordinance memorializing the Planned Development Overlay zoning mapping established by REZ-05-06 and amending Planned Development (PCD-05-09) and Conditions for the **Promenade Shops at Orchard Valley**, APNs 244-550-01 through -04, -07 through -11, -13, and -17 through -20, -22, and -24 through -41.

Senior Planner, Dave Ruby presented the item as described in the staff report prepared for the Project. Assistant City Attorney Daniella Green provided clarification for the Planning Commission.

**OPEN PUBLIC HEARING: 7:09 pm**

The Project's applicant Fritz Huber on behalf of Groupe Huber addressed the Planning Commission requesting approval of the Project. Commissioners Coleman asked questions from Mr. Fritz Huber. Mr. Fritz Hubers stated he was in agreement with the conditions of approval for the project.

Mr. Sudarshar Satti provided public comment with regards to concerns with zoning of project as well as other potential uprising of nicotine and cannabis shops within 600 feet of school zones.

Mr. Sean Randall provided public comment with regards to the Promenade Shops that tandem shops such as tobacco, cannabis and night clubs not belong in that area as it is family-oriented space.

**CLOSED PUBLIC HEARING: 7:17 pm**

Mr. Fritz Huber was given the opportunity to provide a rebuttal to the public comment provided. Huber commented that the intention of the Plan Development is to stay consistent with the underlying zoning for general commercial use and they have no intention of adding more tandem shops at Promenade. Commissioners Coleman) had additional comments and questions of/for Mr. Fritz Huber.

Assistant City Attorney, Daniella Green provided clarification for the Planning Commission. Deputy Director of Development Services, Jesus Orozco provided recommended language for a possible action.

**ACTION:** Moved, seconded (Paslak, Coleman) to approve D.4., adopting a resolution recommending the City Council find the project exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, and adopt an Ordinance memorializing the Planned Development Overlay zoning mapping established by REZ-05-06 and amending Planned Development (PCD-05-09) and Conditions for the Promenade Shops at Orchard Valley, APNs 244-550-01 through -04, -07 through -11, -13, and -17 through -20, -22, and -24 through -41 with a modification to Condition No. 4 to strike everything after "Manteca's base zoning District under".

**MOTION CARRIED:**

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

**NOES:** None

**ABSTAIN:** None

**RESCUE:** None

**E. STAFF COMMENTS:** Director of Development Services, Brad Wungluck thanked everyone for their patience with ongoing IT issues. A welcome was extended to new Administrative Assistant III, Samantha Clarke in Development Services. Mr. Jesus Orozco thank the Planning Commission for a productive meeting and wished everyone a well weekend. Ms. Daniella Green announced the departure of the City Attorney, David Nefouse.

**F. COMMISSIONER COMMENTS:**

**Mendoza:** Congratulated the Engineering staff for their work in making the city safer, specifically noting improvements to the Main Street median.

**Coleman:** Echoed Commissioner Mendoza's comments and the City Attorney's remarks. Welcomed Samantha and thanked staff, applicants, and the community.

**Fiore:** Thanked Secretary Smith and staff.

**Paslak:** Echoed all comments made by fellow commissioners.

**Jimenez:** Thanked staff and echoed all commissioner comments.

**G. ADJOURNMENT: 7:32 pm**