

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD April 18, 2024**

The meeting of the Manteca City Planning Commission held on Thursday, April 18, 2024, was called to order by Chairman Judith Blumhorst at 6:00 p.m.

COMMISSIONERS PRESENT:

Mendoza, Laffranchi, Fiore, Hayes, and Blumhorst

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Barbara Harb, Interim Director of Development Services; Kristy Smith, Planning Commission Secretary; Daniella Green, Assistant City Attorney; Scott Speer, Associate Planner; Mallorie Fenrich, Senior Planner; Megan Landeros, Development Services Technician; Dave Bahr, Senior Engineer

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Kristy advised the Commission that no supplemental items were received prior to the meeting for items on the agenda.

MEMBERS OF THE PUBLIC: *ITEMS NOT ON THE AGENDA*

No Comments.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Commissioners were asked to provide disclosure of 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:

C.1. 24-190 Adopt Resolution No. 1652 approving a one-year extension for the approved Tentative Subdivision Map Application (File No. SDN-21-128) to subdivide a site consisting of 45.73 gross acres into four commercial parcels, and one designated remainder.

C.2. 24-209 Approval of Planning Commission Meeting Minutes for 03-21-2024.

ACTION: Moved, seconded (Hayes/Fiore) to approve the Consent Items as listed.

MOTION CARRIED:

AYES: Mendoza, Laffranchi, Fiore, Hayes, Blumhorst

NOES: None

ABSTAIN: None

RECUSE: None

PUBLIC HEARINGS:

D.1. 24-204 Conduct a public hearing and adopt Resolution No. 1653 approving a Tentative Parcel Map and Site Plan & Design Review Application for 1901 E Yosemite Commercial Project. The project has been determined to be exempt from the requirements of California Environmental Quality Act (CEQA) per CEQA Guidelines section 15332, Class 32, "In-Fill Development Projects"

Development Services Staff, Scott Speer, provided the project presentation.

The project applicant and their team provided additional details of the planned project, as well as other similar projects completed. The applicant was available for Commission questions.

OPEN PUBLIC HEARING: 6:11pm

Resident Leonard Smith provided comment, noting he was not sure another gas station was a good idea, as there are already so many in the City. Mr. Smith additionally commented on the Air Quality and Greenhouse Report and gas emissions and issues they will cause, questioning if levels are truly below the City standards.

CLOSE PUBLIC HEARING: 6:16pm

ACTION: Moved, seconded (Hayes/Fiore) to adopt Resolution 1653 approving a Tentative Parcel Map and Site Plan & Design Review Application for 1901 E Yosemite Commercial Project.

MOTION CARRIED:

AYES: Mendoza, Laffranchi, Fiore, Hayes, Blumhorst

NOES: None

ABSTAIN: None

STAFF COMMENTS:

Barbara Harb, Interim Director of Development Services, provided an update on Development Services staff changes, noting Deputy Director Lea Simvoulakis was no longer with the City and announcing Senior Planner Mallorie Fenrich would be taking over

Planning Commission Meeting duties. Interim Director Harb also announced an Interim Planning Deputy would be on board in the coming week.

Assistant City Attorney, Daniella Green, provided a thank you to Lea Simvoulakis for her service to the City.

COMMISSIONER COMMENTS:

Commissioner Hayes – No comment.

Commissioner Laffranchi – No comment.

Commissioner Mendoza – No comment.

Commissioner Fiore – Thanked City Staff. Also thanked resident Leonard Smith for his comments on the climate issues.

Commissioner Blumhorst – Thanked Lea Simvoulakis as well, noting she will be missed.

ADJOURNMENT:

Chairman Blumhorst adjourned this meeting of Thursday, April 18, 2024, at 6:35pm to the next Planning Commission Meeting on May 2, 2024.

Secretary

Chairman, Judith Blumhorst