

**MINUTES OF THE PLANNING COMMISSION  
MEETING HELD September 5, 2024**

---

The meeting of the Manteca City Planning Commission held on Thursday, September 5, 2024, was called to order by Chairman Judith Blumhorst at 6:00 p.m.

**COMMISSIONERS PRESENT:**

Mendoza, Fiore, Laffranchi, Hayes, and Chair Blumhorst.

**COMMISSIONERS ABSENT:**

None

**STAFF PRESENT:**

Barbara Harb, Interim Director of Development Services; Daniella Green, Assistant City Attorney; Scott Speer, Senior Planner; Carl Cahill, Interim Planning Director; Megan Landeros, Planning Commission Secretary; Jesus Orosco, Planning Deputy Director.

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

No Supplemental items received.

**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. 24-432** Approval of Planning Commission Meeting Minutes for 08-15-2024.

**C.2 24-433** Adopt Resolution No. 1668 approving a one-year extension for the approved Site Plan Review and Minor Use Permit (File Nos. SPC-21-64 & UPN 21-65) for a new Maverik convenience store and fueling station.

**C.3 24-434** Adopt Resolution No. 1669 approving a one-year extension for the approves Site Plan (File No. SPA-22-14) for a new 420-unit garden apartment complex.

**ACTION:** Moved, seconded (Laffranchi/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. 24-436** Adopt Resolution 1671 recommending City Council waive the first reading by substitution of the title to Amend Title 17 of the Manteca Municipal Code creating a new Mixed Use Downtown Zoning District and Updating the Mixed-Use Commercial Zoning District to conform to the 2043 General Plan Update and further recommend adoption of the Supplemental Environmental Impact Report (SEIR) (SCH# 2024050901).

Mr. Speer introduced Consultants Emily Biro, and Matthew Gerken from AECOM to present.

The Consultant presented additional details of the purpose of the zoning code update, including CMU & DMU Building Standards, Building standard examples, changes to ground floor height from 13ft to 15ft. The consultant also provided an Analysis of New Development Parking Demand.

The consultant was available for Commissioner questions.

Commissioners expressed their parking concerns for the DMU Zone.

Mr. Speer went over the Development Practices for parking and how businesses provide parking for their customers.

OPEN PUBLIC HEARING: 6:20pm

No Public Comment

CLOSE PUBLIC HEARING: 6:20pm

**ACTION:** Moved, seconded (Fiore/Mendoza) to Adopt Resolution 1671 recommending City Council waive the first reading by substitution of the title to Amend Title 17 of the Manteca Municipal Code creating a new Mixed Use Downtown Zoning District and Updating the Mixed-Use Commercial Zoning District to conform to the 2043 General Plan Update and further recommend adoption of the Supplemental Environmental Impact Report.

**MOTION CARRIED:**

AYES: Mendoza, Fiore, Blumhorst  
NOES: Laffranchi, Hayes  
ABSTAIN: None

**D.2. 24-437** Adopt Resolution No. 1671 recommending City Council approve the Manteca 2043 General Plan Amendment to amend and replace the adopted 2015-2023 Housing Element with the 6th Cycle Housing Element and find the Project consistent with the General Plan EIR (CEQA Exempt pursuant to Section 15168(c).)

Mr. Speer introduced Consultant Beth Thompson from Denovo to present.

The Consultant presented a Housing Element Overview, Outreach, Housing Element Background report, Housing Element Housing Plan, Environmental Review and the recommendation.

The applicant was available for commission questions.

Commissioners & Miss Green thanked Mrs. Thompson for her hard work on the Housing Element. Miss Green also thanked everyone in Development Services who has been working on the Housing Element alongside Beth.

OPEN PUBLIC HEARING: 7:22 pm

No Public Comment

CLOSE PUBLIC HEARING: 7:22pm

**ACTION:** Moved, seconded (Hayes/ Fiore) to adopt Resolution No. 1671 recommending City Council approve the Manteca 2043 General Plan Amendment to amend and replace the adopted 2015-2023 Housing Element with the 6th Cycle Housing Element and find the Project consistent with the General Plan EIR (CEQA Exempt pursuant to Section 15168(c).)

**MOTION CARRIED:**

AYES: Laffranchi, Fiore, Blumhorst, Mendoza, Hayes  
NOES: None  
ABSTAIN: None

**STAFF COMMENTS:**

Mrs. Harb-Thanked the commissioners for an informative discussion and their active engagement. She also thanked Mrs. Thompson, and the Planning Staff. Announced Mr. Cahill's departure from the City and thanked him for all his time and his contributions to the Planning Team. She also introduced Mr. Orosco as the new Planning Director and asked if he would like to speak.

Mr. Orosco -Congratulated the Commissioners on adopting an Ordinance. His task is to implement policy documents on the City's behalf. He will also keep the commissioners up to date for any workshops.

Mr.Speer-Pointed out the Illustrious Planning Secretary, Miss Landeros has passed her 1-year probationary period with the City and has taken on quite a bit of tasks since she has started. He also thanked her for all the work she has done for the City.

**COMMISSIONER COMMENTS:**

Commissioner Fiore- Thanked Staff for their professionalism and openness to answer the most icky questions.

Commissioner Mendoza -Asked if there will be a Lincoln Center II?

Mrs. Harb responded there is potential.

Commissioner Laffranci- Thanked the Staff for doing a lot of work. Road work needs to be done.

Commissioner Hayes- Had Engineering questions for a traffic light across the street from Raleys on Lathrop Road. Also asked if Bronzan Road is supposed to be completely closed off because he does not see that happening.

Mr. Speer clarified that the traffic light at Raleys is supposed to go in and that he will confirm with Engineering. He also responded that there will be limited access to Bronzan road from Mckinnley according to information provided to Speer from the Engineering department.

Chair Blumhorst- Reminded everyone there is a mixer September 18<sup>th</sup> at the Transit Center staring at 6pm.

**ADJOURNMENT:**

Chairman Blumhorst adjourned this meeting of Thursday, September 5, 2024, at 7:39pm to the next Planning Commission Meeting on September 19, 2024.

---

MEGAN LANDEROS  
PLANNING COMMISSION SECRETARY