

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD AUGUST 21, 2025**

The meeting of the Manteca City Planning Commission held on Thursday, August 21, 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 Assistant City Attorney, Jesus Orozco, Deputy Director-Planning, Dave Ruby, Senior Planner; Toben Barnum, Associate Planner, Samantha Clarke, Planning Commission Secretary

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

No Supplemental items were received.

PUBLIC COMMENTS:

Sudarshar Satti provided public comments and questions about various land locations and project development elements to various projects located on the South end of the city.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

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

CONSENT:

C.1. 25-430 Planning Commission Meeting Minutes for 7/17/2025

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

MOTION CARRIED:

AYES: Mendoza, Jimenez, Paslak, Coleman, Fiore

NOES: None

ABSTAIN: None

RECUSE: None

PUBLIC HEARINGS:

D.1. 25-423 - 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 requested this duly noticed public hearing be continued to the regularly scheduled Planning Commission meeting of October 2, 2025****

ACTION: Moved, seconded (Coleman, Jimenez) to continue consent item **25-423**, 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 October 2, 2025, Planning Commission Meeting.

MOTION CARRIED:

AYES: Mendoza, Jimenez, Paslak, Coleman, Fiore

NOES: None

ABSTAIN: None

RECUSE: None

25-385 Conduct a public hearing for the Ravh Auto Sales Project and adopt a resolution (**RESOLUTION 2025-11**) approving a one-year extension for Site Plan Review (SPC 22-88) and Conditional Use Permit (UPN 22-90) for the auto sale use located at 816 and 820 W. Yosemite Avenue, APNs 219-190-07 and 09.

Associate Planner Toben Barnum presented this item.

OPEN PUBLIC HEARING: 6:18 pm

There was no public comment provided on this item.

CLOSED PUBLIC HEARING: 6:19 pm

ACTION: Moved, seconded (Paslak, Coleman) to adopt a resolution to extend a one-year extension for Site Plan Review (SPC 22-88) and Conditional Use Permit (UPN 22-90) for the Ravh Auto Sales Project.

MOTION CARRIED:

AYES: Mendoza, Jimenez, Paslak, Coleman, Fiore

NOES: None

ABSTAIN: None

RECUSE: None

DISCUSSION ITEMS:

E.1. 25-384 Planning Commission to receive information on the Zoning Code Update, provide staff with comments and questions, establish consensus and possible direction to staff.

Jesus Orozco presented this item.

The Planning Commission had consensus on the draft Zoning Code to be posted on the City's main page of the website for review and comments.

E.2. 25-412 Planning Commission to receive information on Objective Design Standards and the creation of framework elements, and to provide staff with comments and questions, establish consensus and possible direction to staff.

Senior Planner Dave Ruby presented this item.

The Planning Commission had consensus on adopting the Objective Design Standards via resolution as a Planning Policy document and codifying them by reference. The Commission confirmed that there is no noteworthy historical context, architectural style, or architectural significance associated with any specific area in Manteca. Additionally, the Commission affirmed that the predominant structure type within the city continues to be single-family dwellings, with detached or attached garages, duplexes or triplexes, and/or multiunit apartment buildings of one or multiple stories. Additionally, the Commission supported using the Basic Urban Forms from the current General Plan Community Design Element as a guide for developing the new Objective Design Standards. Lastly, the Commission expressed a preference to format the Objective Design Standards as a menu of mandatory design details or requirements, allowing for selections throughout the document to maintain flexibility while ensuring consistency in design outcomes.

E. STAFF COMMENTS: Deputy Director Orozco thanked commissioners for their time during the presentations and commented that the Objective Design Standards workshop will be going through Request of Qualifications next week with consultants for the downtown specific plan, focusing on architecture and design. Deputy Director Orozco commented that he hopes to have a qualified consultant by end of year 2025 and begin executing in early 2026. Comments were also made to congratulate Ms. Riana Daniel as she fills in Ms. Daniella's Green previous role as Assistant City attorney. Ms. Daniel commented that she hopes to have another qualified person transition into the City Attorney's office. Chair Fiore asked for clarification on next PC meeting date from Deputy Director Orozco. Clarification was made that the September 4th PC meeting will be canceled, and the next regularly scheduled meeting will be September 18th.

F. COMMISSIONER COMMENTS:

Mendoza: None

Coleman: None

Fiore: None

Paslak: None

Jimenez: None

G. ADJOURNMENT:

Chair Fiore adjourned the meeting of August 21, 2025 at 8:09 pm.