

MINUTES OF THE PLANNING COMMISSION
MEETING HELD June 05, 2025

The meeting of the Manteca City Planning Commission held on Thursday, June 05, 2025, was called to order by Vice Chair Corey Coleman at 6:00 p.m.

COMMISSIONERS PRESENT:

Mendoza, Coleman, Jimenez, Paslak

COMMISSIONERS ABSENT:

Fiore

STAFF PRESENT:

Jesus Orozco Deputy Director of Development Services - Planning; Toben Barnum, Associate Planner; Nzuzi Mahungu, Assistant Planner; Kristy Smith, Planning Commission Secretary; Daniella Green, Assistant City Attorney

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

No supplemental items were received prior to the meeting for items on the agenda.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

No communications from the Commission.

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

No Public Comment.

CONSENT ITEM:

C.1.25-286 Approval of Planning Commission Regular Meeting Minutes for 05-15-2025.

Vice Chair Coleman requested the item be pulled for discussion, as he was not present for the Regular Meeting of May 15, 2025. Vice Chair Coleman advised that he had watched the meeting recording and read through the provided meeting minutes, allowing him to vote on the consent item.

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

MOTION CARRIED:

AYES: Mendoza, Coleman, Jimenez, Paslak

NOES: None

ABSTAIN: None
RECUSE: None
ABSENT: Fiore

PUBLIC HEARINGS:

D.1.25-213 Conduct a public hearing and find a map exempt from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Regulations and adopt a resolution approving a second one-year extension for Tentative Parcel Map (SDN 21-128) located at 1437 & 1533 South Main Street (APNs: 224-021-16 and -224-021-17).

Assistant Planner Nzuzi Mahungi provided a presentation. Mallorie Fenrich from NorthStar Engineering was in attendance on-behalf of the project.

OPEN PUBLIC HEARING: 6:07 p.m.

No public comment provided.

CLOSE PUBLIC HEARING: 6:08 p.m.

ACTION: Moved, seconded (Jimenez, Paslak) to find a map exempt from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Regulations and adopt a resolution approving a second one-year extension for Tentative Parcel Map (SDN 21-128) located at 1437 & 1533 South Main Street (APNs: 224-021-16 and -224-021-17).

MOTION CARRIED:

AYES: Mendoza, Coleman, Jimenez, Paslak
NOES: None
ABSTAIN: None
RECUSE: None
ABSENT: Fiore

D.2. 25-292 Conduct a public hearing and find the Project exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines and adopt a resolution approving Site Plan Review SPC-24-50 for GESCO Fire Pump Project located at 160 Pacific Road, APN: 222-390-14.

Associate Planner Toben Barnum provided a presentation. Garrett Ardis from Huff Construction was in attendance on-behalf of the project.

OPEN PUBLIC HEARING: 6:24 p.m.

No public comment provided.

CLOSE PUBLIC HEARING: 6:24 p.m.

ACTION: Moved, seconded (Paslak, Jimenez) to find the Project exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines and adopt a resolution approving Site Plan Review SPC-24-50 for GESCO Fire Pump Project located at 160 Pacific Road, APN: 222-390-14.

MOTION CARRIED:

AYES: Mendoza, Coleman, Jimenez, Paslak

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: Fiore

STAFF COMMENTS:

Deputy Director Orozco advised the Commission that Brad Wungluck had been appointed to the Director of Development Services and congratulated him. Additionally noted was the departure of Deputy Director of Economic Development, Barbara Harb. Deputy Director Orozco advised the Commission that the June 19th and July 3rd Meetings would likely be cancelled due to item scheduling. The Commission was reminded and invited to attend the City of Manteca's Watermelon festival.

Assistant City Attorney Green noted that in the event the June 9th Meeting is cancelled, all are invited to attend the City of Manteca Night at the Stockton Ports Game.

COMMISSIONER COMMENTS:

Commissioner Paslak – Thanked Staff.

Commissioner Jimenez – Thanked Staff.

Commissioner Mendoza – No Comment.

Vice Chair Coleman – Thanked Staff, noting this was a good meeting. Congratulated Director Wungluck on his appointment.

ADJOURNMENT:

Vice Chair Coleman adjourned this meeting of Thursday, June 05, 2025, at 6:34 pm to the next Planning Commission Meeting on June 19, 2025.

Vice Chair, Corey Coleman

ATTEST:

Planning Commission Secretary, Kristy Smith