



**REGULAR MEETING AGENDA
FOR THE PLANNING COMMISSION OF THE CITY OF
MANTECA**

**Thursday, July 17, 2025
6:00 PM**

Council Chambers

*1001 W. Center Street
Manteca, CA 95337*

PLANNING COMMISSION

*Planning Commission Chair, Celeste Fiore - District 2
Planning Commission Vice Chair, Corey Coleman - At Large
Planning Commissioner, David Mendoza - District 1
Planning Commissioner, Tanisha Jimenez - District 3
Planning Commissioner, James Paslak - District 4*



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MANTECA PLANNING COMMISSION
JULY 17, 2025
6:00 PM
1001 W. Center Street
Manteca, CA 95337**

Members of the public that wish to submit public comments may do so by several different methods.

Public Comments may be submitted in the following ways:

- *In Person:*
 - *The City Council chambers are open to the public in accordance with CDPH and CalOsha guidelines.*
- *Zoom Webinar:*
 - *To log into the Zoom Webinar, use the link: <https://zoom.us/>*
 - *Please use the following Meeting ID: 844 5938 7613*
 - *To speak during an item, you must use the Raise Your Hand feature. Please remain muted until called upon.*
 - *For questions on the Zoom Webinar, email planning@ci.manteca.ca.us or call (209) 456-8500.*
- *Phone:*
 - *To call in, please use the following phone number (669) 900-6833.*
 - *If dialing in, press *9 to Raise Your Hand. Please remain muted until called upon.*
- *Email: Email planning@ci.manteca.ca.us.*
 - *Emails must be received no later than three hours prior to the start of the meeting.*
- *Mail: Development Services, 1215 W. Center St., Ste. 201, Manteca, CA 95337*
 - *Letters must be received no later than three hours prior to the start of the meeting.*
- *Hand Delivered: Development Services, 1215 W. Center St., Ste. 201, Manteca, CA 95337*
 - *Letters must be received no later than three hours prior to the start of the meeting.*
- *Public Comment is no longer read into the record. Comments are added to written record.*
- *Note: For written public comments, indicate the agenda item number in the subject line.*

CALL TO ORDER:

ROLL CALL:

FLAG SALUTE:

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

A. PUBLIC COMMENT:

B. DISCLOSURE OF EX PARTE COMMUNICATIONS:

C. CONSENT ITEMS:

- C.1. [25-374](#)** Planning Commission Meeting Minutes for 06/05/2025

Attachments: [Attachment - Regular Meeting Minutes for 06/05/2025](#)

D. PUBLIC HEARINGS:

- D.1** [25-369](#) *** STAFF IS REQUESTING THIS DULY NOTICED PUBLIC HEARING BE CONTINUED TO THE REGULARLY SCHEDULED PLANNING COMMISSION MEETING OF AUGUST 21, 2025***

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-24-05, 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.

- 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.

Attachments: [Attachment 1- June 1, 2023 Staff Report with Exhibits](#)
 [Attachment 2- Planning Commission Resolution](#)
 [Attachment 3 - Exhibit 'A' Conditions of Approval](#)
 [Attachment 4 - Exhibit 'B' Site Plan](#)
 [Attachment 5 - Project PowerPoint](#)

- 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: 241-310-87.

Attachments: [Attachment 1 - PC Staff Report](#)
 [Attachment 2 - PC Resolution](#)
 [Attachment 3 - Exhibit A-1: Plan Set 05-30-25](#)
 [Attachment 4 - Exhibit A-2: Conditions of Approval](#)
 [Attachment 5 - Project PowerPoint](#)

- 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 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41

Attachments:

[Attachment 1 - PC Staff Report 20250619](#)

[Attachment 2 - PC Resolution Promenade Shops at Orchard Valley PDM-25-00.](#)

[Attachment 3 - Exhibit A: Draft Ordinance](#)

[Attachment 4- Exhibit A-1: Revised Site Plan](#)

[Attachment 5 - Exhibit A-2: Amended Consolidated List of Development Review](#)

[Attachment 6 - PDM-25-0080 PC Presentation](#)

E. STAFF COMMENTS:

F. COMMISSIONER COMMENTS:

G. ADJOURNMENT:

The next scheduled Planning Commission meeting is August 7, 2025 at 6:00 p.m.

I hereby certify that the agenda for the above stated meeting was posted at a location accessible to members of the public at City Hall, 1001 W. Center Street, Manteca, CA on July 10, 2025 by 5:00 p.m.

/s/ Kristy Smith

KRISTY SMITH

PLANNING COMMISSION SECRETARY

MEETING DATES:

The Planning Commission meets regularly on the first and third Thursday of each month; additional meetings may be scheduled as needed.

INFORMATION AVAILABLE FOR MEETINGS:

Information and documents related to items on this agenda are available on the City's website at www.mantecagov.com; you may also contact the Development Services Department for information by email at planning@manteca.gov; by calling (209) 456.8500. Any documents related to an agenda item that are provided to a majority of the Planning Commission after distribution of the agenda packet are reported by the Planning Secretary at the meeting under "Supplemental Reports" and are available for public inspection.

CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:

The City of Manteca complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), contact the Planning Secretary at (209) 456.8500 or email at planning@manteca.gov. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, for text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. In making any request to the City for assistance, please provide advance notice of at least three (3) business days prior to the meeting.

CONDUCT OF MEETINGS:

Meetings are conducted in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.). Members of the public may address the Council at designated times and are expected to conduct themselves with courtesy and respect. Speakers should direct comments to the Planning Commissioners, not the audience. Speakers are expected to yield the floor when the time limit is identified and comply with the City's Rules of Order. Speaking times are limited to no more than three (3) minutes per person, with the exception of certain hearings and appeals, or at the discretion of the Planning Commission Chair or Planning Commission. Consistent with SB 1100 the Planning Commission Chair or Planning Commission shall warn an individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal. There will be order for the removal of the individual if they do not "promptly" cease their disruptive behavior.

PUBLIC COMMENT (INCLUDING CONSENT ITEMS AND DISCUSSION ITEMS):

The public may directly address the Planning Commission on any subject within the Commission's subject matter jurisdiction, including any matter that is not on the agenda. Speaking time is limited to no more than three (3) minutes per person, the Chair shall then inform the speaker that they have fifteen (15) seconds to wrap up their comment. If the Chair does not do so, any other member of the Planning Commission and/or City staff present may also make this reminder. If the matter is not on the agenda, or if the matter is a consent item or discussion item, submit a speaker card or request to speak during the Public Comment portion of the meeting. Speaker cards are not required if the speaker otherwise makes a clear and timely request to address the Planning Commission, but do promote the efficient and orderly progress of the meeting. Information on Speaker Cards is subject to disclosure under the California Public Records Act. A public comment speaker may only speak once per item. A majority of the Planning Commission (by motion) may elect to increase the time limit by an additional one (1) minute on an item/segment, or decrease the time limit by one (1) minute on an item/segment; provided, however, such a decision must be made by a motion of the Planning Commission prior to the beginning of the segment – i.e., once public comment has begun on an item/segment, the Planning Commission shall not adjust the time limit. All public comment speakers, regardless of whether or not a minute is added to or taken away from the public comment period, shall be afforded the same amount of time to speak. On closed session items, all public comment speakers shall have only three (3) minutes to speak on all items, regardless of the number of items on the closed session agenda.

CONSENT ITEMS:

These items are considered routine and may be approved by a single vote. Only the Chairman or a majority of the Planning Commission may authorize public input after the consent calendar is introduced.

DISCUSSION ITEMS:

Only the Planning Commission may authorize public input after a discussion item is introduced.

PUBLIC HEARINGS/APPEALS:

During any public hearing or appeal, any person may directly address the Planning Commission. Applicants (or appellants) are allowed ten (10) minutes to present testimony at the beginning of the public hearing, and if needed, five (5) minutes to present rebuttal at the end of the public hearing. All other speakers will be limited to three (3) minutes.

INFORMATIONAL ITEMS:

The Informational Items section of the agenda is a place for Planning Commission and the public to receive general information that does not require action.

CLOSED SESSION:

The Planning Commission is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000 - 21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 - 15387). For each item that requires a CEQA determination by Planning Commission, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

CHALLENGES TO DECISIONS MADE BY THE PLANNING COMMISSION:

If a person wishes to file a legal challenge to any decision made by the Planning Commission, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the Planning Secretary prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi -adjudicative decision made by the Planning Commission is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by Planning Commission must be filed no later than the 90th day following the date on which such decision becomes final.

NOTE: Any decision of the Planning Commission may be appealed to the City Council within ten days of the decision. This is accomplished by submitting a letter to the Community Development Director's Office accompanied by the \$3,083.00 processing fee. (MMC §17.08.070)