

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD MAY 15, 2025**

The meeting of the City of Manteca Planning Commission held on Thursday, May 15, 2025, was called to order by Chair Celeste Fiore at 6:00 p.m.

COMMISSIONERS PRESENT:

Mendoza, Fiore, Jimenez, Paslak

COMMISSIONERS ABSENT:

Coleman

STAFF PRESENT:

Jesus Orozco, Deputy Director of Development Services-Planning; Dave Ruby, Senior Planner; Kristy Smith, Planning Commission Secretary; Daniella Green, Assistant City Attorney

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Planning Commission Secretary Smith advised the Commission that a total of three supplemental items were received prior to the meeting for agenda items A. (Public Comment for Items Not on the Agenda), consisting of two public comment letters pertaining to the opposition of the Pilsbury Road Project, and agenda item D.1 (Ordinance Amendment), consisting of one public comment letter.

Additionally, a public comment letter regarding the opposition of the Pilsbury Road Project, was received after the 3pm deadline. It was noted that the letter would be entered into record. It is included in these minutes as Attachment 1.

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

Chair Fiore opened Public Comment at 6:02 pm.

Resident Brad Delk provided public comment in opposition to the proposed Pilsbury Road Project.

Resident Joseph Rosamond provided public comment opposing the proposed Pilsbury Road Project.

Resident Cindy Weese provided public comment opposing the proposed Pilsbury Road Project.

Resident Lauren Riley provided public comment in opposition to the proposed Pilsbury Road Project

Resident Michael Flannigan provided public comment in opposition to the proposed Pilsbury Road Project.

Resident Mike Steckler provided public comment in opposition to the proposed Pilsbury Road Project.

Resident Srikrithi Satti provided public comment via ZOOM, opposing the proposed Pilsbury Road Project.

Resident Pedro Sanchez provided public comment in opposition to the proposed Pilsbury Road Project.

Chair Fiore closed Public Comment at 6:28 pm.

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.

Commissioner Mendoza had no communication.

Commissioner Jimenez had no communication.

Commissioner Paslak had communications with a Council Member.

Chair Fiore had no communication.

CONSENT ITEM:

C.1. 25-177 Approval of Planning Commission Regular Meeting Minutes for 03-20-2025.

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

MOTION CARRIED:

AYES: Mendoza, Fiore, Jimenez, Paslak

NOES: None

ABSENT: Coleman

ABSTAIN: None

RECUSE: None

PUBLIC HEARINGS:

D.1. 25-253 Conduct a public hearing and adopt a resolution recommending the City Council make the necessary findings and 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 amending Table 17.22.020-1 of Section

17.22.020 (Allowed Uses and Required Entitlements) of Title 17 of the Manteca Municipal Code.

Commissioner Jimenez recused herself from the public hearing item, due to a potential conflict of her employment and the item.

Deputy Director Orozco provided a project presentation.

OPEN PUBLIC HEARING: 6:40 p.m.

Resident Cindy Weese provided public comment, reading the letter she submitted as part of the Supplemental I Package. She noted her objection to the item and concerns with the Council relinquishing approval rights to the Planning Commission and with potential zoning changes that could come.

Resident Joseph Rosamond provided public comment on the Ordinance Amendment, noting that there needs to be a tighter grip on the approval of projects that affect the public and the Council should be approving the projects as our elected officials.

Deputy Director Orozco and Assistant City Attorney Greene provided additional clarification on the levels of approval and the process of appeal, noting that this amendment would not be giving additional or taking away authority of the Planning Commission.

CLOSE PUBLIC HEARING: 6:50 p.m.

ACTION: Moved, seconded (Paslak, Mendoza) to adopt a resolution recommending City Council make the necessary findings and 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 amending Table 17.22.020-1 of Section 17.22.020 (Allowed Uses and Required Entitlements) of Title 17 of the Manteca Municipal Code.

MOTION CARRIED:

AYES: Mendoza, Fiore, Paslak

NOES: None

ABSTAIN: None

RECUSE: Jimenez

ABSENT: Coleman

DISCUSSION ITEMS:

E.1. 25-255 Receive a presentation regarding an Introduction to Objective Design Standards for Planning Commission consideration, comments, and possible direction to Planning staff

Senior Planner Dave Ruby provided the Commission with a presentation and requested their consensus to allow the Planning Staff to move forward with the process to prepare Objective Design Standards for the City of Manteca.

Commission consensus was provided.

STAFF COMMENTS:

Deputy Director Orozco thanked the Planning Commission for their time and the residents for their comments. Additionally noted, was a reminder of the upcoming June 5th meeting. Deputy Director Orozco noted that the Union Ranch Project was approved by the Council in May. An invitation to join the Music on Maple event was extended.

COMMISSIONER COMMENTS:

Commissioner Mendoza – Acknowledged the Manteca Golf Course in their receipt of a Best in San Joaquin County Award.

Commissioner Paslak – Thanked Staff for the presentation.

Commissioner Jimenez – Echoed the thanks from Commissioner Paslak.

Chair Fiore – Thanked Staff and the public for their participation in the evening's meeting.

ADJOURNMENT:

Chair Fiore adjourned this meeting of Thursday, May 15, 2025, at 7:49 p.m. to the next Planning Commission Meeting on June 5, 2025.

Chair, Celeste Fiore

ATTEST:

Planning Commission Secretary, Kristy Smith

Kristy Smith

From: Johanna Titus · @gmail.com>
Sent: Thursday, May 15, 2025 3:25 PM
To: Planning Distribution
Subject: Public statement for planning commission meeting 5/15/25

Manteca planning commission,

I respectfully oppose the proposed AM/PM gas station at 1840 Pillsbury Road. This project is not compatible with our neighborhood and violates the intent of responsible land use planning.

This site is surrounded by homes, parks, and schools-not other commercial development. Dropping a 24-hour gas station and mini-mart in the middle of an established residential community brings traffic, noise, safety risks, and environmental concerns where they don't belong.

Manteca's General Plan calls for protecting neighborhood character and ensuring new development fits with surrounding land uses. A gas station here does neither. No other gas station in Manteca is placed like this-completely surrounded by housing. This is poor planning and bad precedent.

I urge the Planning Commission to reject this project and protect the integrity of our neighborhood and community.

Thank you,

Johanna Titus