



**REGULAR MEETING AGENDA
MANTECA PLANNING COMMISSION**

May 7, 2026

6:00 PM

1001 W. Center Street

Manteca, CA 95337

MEETING MINUTES

CALL TO ORDER:

A regular meeting of the City of Manteca Planning Commission was held on Thursday, May 7, 2026, and was called to order by Chairperson Coleman at or around 6:02 p.m.

ROLL CALL:

COMMISSIONERS PRESENT:

Mendoza, Paslak, Vice Chair Jimenez, and Chair Coleman

COMMISSIONERS ABSENT:

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STAFF PRESENT:

Brad Wungluck – Development Services Director, Jesus Orozco – Deputy Director-Planning, Kousha McKeenejad – Deputy City Attorney, Michael Selling – Assistant Director of Engineering, Sol Jobrack – Associate Planner, Allison Diaz – Assistant Planner, Jessica Van Vliet – Planning Commission Secretary

FLAG SALUTE:

Performed and led by Commissioner Paslak

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

AGENDA: There were no changes to the agenda.

SUPPLEMENTAL REPORTS: Supplemental report(s) were received for:

- Item D.3. –
1. Request Memo from Project Engineering MCR, Redline Amendments for Attachment
 2. Extension Resolution, Redline Amendments to Attachment
 3. Revised Conditions of Approval
 4. Updated Plans for Attachment 4 – Project Plan Set dated November 6, 2023.
- Item E.1. – A letter from a member of the public, Marty Harris.

A. PUBLIC COMMENT:

No public comment was provided.

B. DISCLOSURE OF EX PARTE COMMUNICATIONS:

There were no Disclosures of Ex Partes.

C. CONSENT:

C.1 26-109 – Review and Approve Planning Commission Meeting Minutes for 04/2/2026.

ACTION: Moved/Seconded (Paslak/Jimenez) to approve Planning Commission Meeting Minutes for 04/2/2026.

D. PUBLIC HEARINGS:

D.1. 26-188 – Planning Commission conduct a public hearing and adopt a resolution of the Planning Commission of the City of Manteca, State of California, approving Tentative Parcel Map (TMP 25-186) allowing for the subdivision of an 11.86-acre parcel into two parcels for 712 Industrial Park Drive Tentative Parcel Map located at 712 Industrial Park Drive (APN: 221-140-08).

Assistant Planner, Allison Diaz, provided a brief presentation.

Applicant, Leah Simvoulakis provided a brief presentation and stated being in agreement with the Conditions of Approval as presented.

OPEN PUBLIC HEARING: 6:12 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 6:13 pm

ACTION: Moved/Seconded (Mendoza/Paslak) to find the Project exempt from further environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, and adopt a **Resolution 2026-16** approving Tentative Parcel Map (TMP 25-186) allowing for the subdivision of an 11.86-acre parcel into two parcels for 712 Industrial Park Drive Tentative Parcel Map location at 712 Industrial Park Drive (APN:221-140-08).

MOTION CARRIED:

AYES: Mendoza, Paslak, Vice Chair Jimenez, and Chair Coleman

NOES: None

D.2. 26-213 – Planning Commission conduct a public hearing and consider adoption of a resolution approving a one-year extension for Site Plan and Design Review SPC-23-30 and Conditional Use Permit UPJ-23-31 for the Three Strikes FEC and Villa Banchetto Project located at 1602 and 1710 W. Atherton Drive (APNs 226-160-19 & 226-160-49).

Deputy Director, Jesus Orozco, provided a brief presentation on behalf of Associate Planner, Toben Barnum.

Applicant Mike Mora provided a brief presentation.

OPEN PUBLIC HEARING: 6:25 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 6:26 pm

ACTION: Moved/Seconded (Paslak/Mendoza) to adopt **Resolution 2026-17** approving a one-year extension for Site Plan and Design Review SPC-23-30 and Conditional Use Permit UPJ-23-31 for the Three Strikes FEC and Villa Banchetto Project located at 1602 and 1710 W. Atherton Drive (APNs 226-160-19 & 226-160-49). with amendments to Attachments 2, 3, and 4 of the Project.

MOTION CARRIED:

AYES: Mendoza, Paslak, Vice Chair Jimenez, and Chair Coleman

NOES: None

D.3. 26-215 – Planning Commission conduct a public hearing and consider adoption of a resolution approving a one-year extension for Site Plan and Design Review SPC-21-149 and Tentative Parcel Map SDJ-21-150 for the 1901 E Yosemite Avenue Project located at 1901 E. Yosemite Avenue (APN 208-310-26).

Deputy Director, Jesus Orozco, provided a brief presentation on behalf of Associate Planner, Toben Barnum.

Applicant Major Singh provided a brief presentation.

OPEN PUBLIC HEARING: 6:35 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 6:36 pm

ACTION: Moved/Seconded (Paslak/Mendoza) to adopt **Resolution 2026-18** approving a one-year extension for Site Plan and Design Review SPC-21-149 and Tentative Parcel Map SDJ-21-150 for the 1901 E Yosemite Avenue Project located at 1901 E. Yosemite Avenue (APN 208-310-26).

MOTION CARRIED:

AYES: Mendoza, Paslak, Vice Chair Jimenez, and Chair Coleman

NOES: None

E. DISCUSSION ITEMS:

E.1. 26-256 – Planning Commission receive information and consider finding the proposed five-year Capital Improvement Program not a project pursuant to Sections 15060©(3) and 15378 of the California Environmental Quality Act Guidelines, and adopt a resolution finding the Fiscal Year 2026/2027 Projects of the Capital Improvement Program in conformance with the Manteca 2043 General Plan pursuant to Section 65401 of the California Government Code.

Associate Planner, Sol Jobrack, provided a brief presentation.

OPEN PUBLIC HEARING: 6:48 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 6:49 pm

ACTION: Moved/Seconded (Paslak/Mendoza) to adopt **Resolution 2026-19** approving a one-year extension for Site Plan and Design Review SPC-23-30 and Conditional Use Permit UPJ-23-31 for the Three Strikes FEC and Villa Banchetto Project located at 1602 and 1710 W. Atherton Drive (APNs 226-160-19 & 226-160-49). **with amendments to Attachments 2, 3, and 4 of the Project.**

MOTION CARRIED:

AYES: Mendoza, Paslak, Vice Chair Jimenez, and Chair Coleman

NOES: None

D. STAFF COMMENTS:

Deputy Director Jesus Orozco provided various updates and announcements. These comments can be heard on the website under the meeting here:

<https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video>

E. COMMISSIONER COMMENTS:

Members of the Planning Commission provided various updates and announcements. These comments can be heard on the website under the meeting here:

<https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video>

H. ADJOURNMENT:

Chair Coleman adjourned the meeting of May 7, 2026, at 6:52 p.m.

Attest: _____
Jessica Van Vliet
Planning Commission Secretary

Chair: _____
Corey Coleman
Planning Commissioner