

**MINUTES OF THE PLANNING COMMISSION
REGULAR MEETING HELD JANUARY 15, 2026**

A regular meeting of the City of Manteca Planning Commission was held on Thursday, January 15, 2026, and 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:

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

PUBLIC COMMENTS:

Performed and led by Commissioner Mendoza

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

No changes to the Agenda occurred. No Supplemental reports were received.

A. PUBLIC COMMENT:

No Public Comment was received.

B. DISCLOSURE OF EX PARTE COMMUNICATIONS:

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

C. CONSENT ITEMS:

C.1. 25-581 Planning Commission Meeting Minutes 10/16/2025

C.2. 26-024 Planning Commission Meeting Minutes 12/10/2025

ACTION: Moved/Seconded (Jimene/Coleman) to approve items C.1. and C.2. as presented.

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Vice-chair Coleman, Chair Fiore

NOES: None

D. PUBLIC HEARINGS.

D.1. 26-019 – A public hearing to consider a resolution approving a one-year extension

for Site Plan and Design Review SPC-21-99 and Minor Use Permit UPN-21-100 for the Airport Plaza Project located at 2060 W. Lathrop Road (APN 202-020-14)

Assistant Planner, Allison Diaz provided a brief presentation.

Project Applicant/Representative Kurt Wagenknecht was in attendance to answer questions from the Commission.

OPEN PUBLIC HEARING: 6:11 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 6:11 pm

ACTION: Moved/Seconded (Jimene/Coleman) to adopt **Resolution 2026-01** approving a one-year extension for Site Plan and Design Review SPC-21-99 and Minor Use Permit UPN-21-100 for the Airport Plaza Project located at 2060 W. Lathrop Road (APN 202-020-14)

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Vice-chair Coleman, Chair Fiore

NOES: None

E. DISCUSSION ITEMS:

E.1 26-013 – A Planning Commission resolution making a General Plan Conformance determination regarding a proposed right of way vacation consistent with California Streets and Highways Code Section 8313 and California Government Code Section 65402(a), for portions of Vino Street and Hewins Street, between Spumante Lane and Frizzante Lane and finding this action exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guideline.

Deputy Director, Jesus Orozco provided a brief presentation. Deputy Director of Engineering, Michael Selling, answered questions from the Commission.

Wayne Lundquist provided public comment.

ACTION: Moved/Seconded (Paslak/Coleman) to adopt **Resolution 2026-02** making a General Plan Conformance determination regarding a proposed right of way vacation consistent with California Streets and Highways Code Section 8313 and California Government Code Section 65402(a), for portions of Vino Street and Hewins Street, between Spumante Lane and Frizzante Lane and finding this action exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guideline.

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Vice-chair Coleman, Chair Fiore

NOES: None

E.2. 26-022: Appointment of Planning Commission Chair, Vice Chair, and Secretary for the 2026 Calendar Year

The Planning Commission made nominations and, by minute order, took the following actions:

ACTION: Moved/Seconded (Fiore/Jimenez) to appoint Commissioner Corey Coleman as the Planning Commission Chairperson for the 2026 Calendar Year.

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Vice-chair Coleman, Chair Fiore

NOES: None

AND

ACTION: Moved/Seconded (Coleman/Fiore) to appoint Commissioner Tanisha Jimenez as the Planning Commission Vice-Chairperson for the 2026 Calendar Year.

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Vice-chair Coleman, Chair Fiore

NOES: None

AND

ACTION: Moved/Seconded (Fiore/Paslak) to appoint Development Services Director, Brad Wungluck, or his designee as the Planning Commission Secretary for the 2026 Calendar Year in accordance with the Planning Commission Bylaws.

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Vice-chair Coleman, Chair Fiore

NOES: None

F. STAFF COMMENTS:

Deputy Director Jesus Orozco and Director Brad Wungluck 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>

G. 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 Fiore adjourned the meeting of January 15, 2026, at 6:37 p.m.