



**REGULAR MEETING AGENDA
MANTECA PLANNING COMMISSION**

June 18, 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, June 18, 2026, and was called to order by Chairperson Coleman at or around 6:00 p.m.

ROLL CALL:

COMMISSIONERS PRESENT:

Mendoza, Paslak, Fiore, Sok, Vice Chair Jimenez, and Chair Coleman

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Brad Wungluck – Development Services Director, Jesus Orozco – Deputy Director-Planning, Andy Pinasco – Interim City Attorney, Michael Selling – Assistant Director of Engineering, Steven Islas – Chief of Fire, Sol Jobrack – Associate Planner, Allison Diaz – Assistant Planner, Jessica Van Vliet – Planning Commission Secretary

FLAG SALUTE:

Performed and led by Chair Coleman

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

AGENDA: The agenda had one change to item D.1. A revised Power Point presentation was provided.

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

Item D.3. – The following members of the public provided letters: Sudhakar Satti, Muralidhar Buditi, Bhargava Alluri, Murali Sankar, Mohammed Ismail, Shashank Tiwari, Pavan Mitra, Sanjeev Kumar, Anil Gengiah, Sharath B A, Himanshu Thakkar, Neel Mani, Ravi Mannem, and Sreevas Sarmma.

A. PUBLIC COMMENT:

Public comment was provided by Sudhakar Sati.

B. DISCLOSURE OF EX PARTE COMMUNICATIONS:

There were no Disclosures of Ex Partes.

C. CONSENT:

Commission Fiore pulled item C.1 from consent.

C.1 26-342 – Review and Approve Planning Commission Meeting Minutes for 05/21/2026.

ACTION: Moved/Seconded (Fiore/Paslak) to approve Planning Commission Meeting Minutes for 05/21/2026.

D. PUBLIC HEARINGS:

D.1. 26-142 – Planning Commission conduct a public hearing and consider adoption of a resolution approving a modification to Site Plan and Design Review SPC-23-44 for the Little Kamper Propane Project located at 2055 Moffat Blvd. (APN 228-050-25).

Assistant Planner, Allison Diaz, provided a brief presentation.

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

OPEN PUBLIC HEARING: 6:19 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 6:20 pm

ACTION: Moved/Seconded (Fiore/Jimenez) to adopt ***Resolution 2026-23*** approving a one-year extension for Site Plan and Design Review (SPC-22-07) and Minor Use Permit (UPN 22-08) for the Crossroads Plaza Project located at 2064 N. Union Road (APN 216-020-01).

MOTION CARRIED:

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

NOES: None

D.2. 26-335 – Planning Commission conduct a public hearing and consider finding the project exempt from further environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, and adopt a resolution approving Conditional Use Permit (CUP 26-36) for Giri Martial Arts Academy to the operation of a school, specialized education and training/studio use located at 232 W Yosemite Avenue, Manteca, CA. (APN 219-400-02).

Assistant Planner, Zuzi Mahungu, provided a brief presentation.

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

OPEN PUBLIC HEARING: 6:29 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 6:30 pm

ACTION: Moved/Seconded (Mendoza/Paslak) to adopt **Resolution 2026-24** finding the project exempt from further environmental review pursuant to Section 1530 of the California Environmental Quality Act Guidelines, and adopt a resolution approving Conditional Use Permit (CUP-26-36) for Giri Martial Arts Academy to the operation of a school, specialized education and training/studio use located at 232 W Yosemite Avenue, Manteca, CA (APN 219-400-02).

MOTION CARRIED:

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

NOES: None

D.3. 26-338 – Planning Commission conduct a public hearing and adopt a resolution recommending that the City Council make the necessary findings and adopt an addendum to the City of Manteca General Plan Update EIR (SCH #20220019010) prepared for the Batch GPA – Sites 1 through 4 project pursuant to Sections 15162 and 15164 of the California Environmental Quality Act Guidelines, approve General Plan Amendment (GPA 25-52), and by ordinance approve Rezone (REZ 26-52) for parcels (APNs: 241-410-18, 241-410-19, 241-410-20, 241-260-13, 241-260-33, 218-210-26 and 223-020-28).

Associate Planner, Sol Jobrack, provided a brief presentation.

OPEN PUBLIC HEARING: 6:52 pm

Members of the public spoke. The following provided names: Samsung SM via zoom, Sudhakar Sati, Neal via zoom, Vankit, Shashankavari, Shrivas, and GVS via zoom.

CLOSE PUBLIC HEARING: 7:30 pm

ACTION: Moved/Seconded (Mendoza/Paslak) to adopt **Resolution 2026-25** recommending that the City Council make the necessary findings and adopt an addendum to the City of Manteca General Plan Update EIR (SCH #20220019010) prepared for the Batch GPA – Sites

1 through 4 project pursuant to Sections 15162 and 15164 of the California Environmental Quality Act Guidelines, approve General Plan Amendment (GPA 25-52), and by ordinance approve Rezone (REZ 26-52) for parcels (APNs: 241-410-18, 241-410-19, 241-410-20, 241-260-13, 241-260-33, 218-210-26 and 223-020-28).

MOTION CARRIED:

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

NOES: None

D.4. 26-339 – Planning Commission conduct a public hearing for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project, and by motion, consider adoption of the following:

1. A resolution recommending the City Council make the necessary findings and adopt an Initial Study/Mitigation Negative Declaration (SCH#2026040460), and associated Mitigation Monitoring and Reporting Program prepared for the Yosemite Mixed Use Conversion Batch GPA Site 5 Project; and
2. A resolution recommending the City Council approve General Plan Amendment (GPA 26-39) to amend the General Plan land use designation of approximately 21.11 acres from Industrial (I), Public Quasi/Public (PQP), and Medium Density Residential (MDR) to Commercial Mixed Use (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project parcels APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75 and -76; and
3. A resolution recommending the City Council approve Rezone (REZ 26-39) to amend the Zoning Map for approximately 21.11 acres from Public/Quasi Public (PQP), Planned Development (PD), Light Industrial (M1), and Limited Multiple Family Dwelling (R2) to Mixed Use Commercial (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project parcels APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76.

Associate Planner, Sol Jobrack, provided a brief presentation.

OPEN PUBLIC HEARING: 7:44 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 7:45 pm

ACTION: Moved/Seconded (Fiore/Jimenez) to adopt resolutions 2026-26, 2026-27 and 2026-28 and conduct a public hearing for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project, and by motion, consider adoption of the following:

1. **Resolution 2026-26** recommending the City Council make the necessary findings and adopt an Initial Study/Mitigation Negative Declaration (SCH#2026040460), and associated Mitigation Monitoring and Reporting Program prepared for the Yosemite Mixed Use Conversion Batch GPA Site 5 Project; and
2. **Resolution 2026-27** recommending the City Council approve General Plan Amendment (GPA 26-39) to amend the General Plan land use designation of approximately 21.11 acres from Industrial (I), Public Quasi/Public (PQP), and Medium Density Residential (MDR) to Commercial Mixed Use (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project parcels APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75 and -76; and
3. **Resolution 2026-28** recommending the City Council approve Rezone (REZ 26-39) to amend the Zoning Map for approximately 21.11 acres from Public/Quasi Public (PQP), Planned Development (PD), Light Industrial (M1), and Limited Multiple Family Dwelling (R2) to Mixed Use Commercial (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project parcels APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76.

MOTION CARRIED:

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

NOES: None

D.5.26-337 – Planning Commission conduct a public hearing and adopt a resolution recommending that the City Council find the Chamberlain Annexation Project exempt from further environmental review pursuant to Section 15319 of the California Environmental Quality Act Guidelines, approve Annexation (ANX 25-33) by authorizing staff to initiate annexation proceedings for APNs: 218-020-008, -014, -017, and -025, and approve Prezone (PRZ 25-33) by assigning a General Commercial (CG) City prezoning designation to APNs: 218-020-014, -017, and -025 by adoption of an ordinance amending the Zoning Map set forth in Section 17.20.040 of Title 17 of the Manteca Municipal Code for the Chamberlain Annexation Project.

Deputy Director of Planning, Jesus Orozco, provided a brief presentation.

OPEN PUBLIC HEARING: 7:58 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 7:59 pm

ACTION: Moved/Seconded (Paslak/Fiore) to adopt **Resolution 2026-29** recommending that the City Council find the Chamberlain Annexation Project exempt from further environmental review pursuant to Section 15319 of the California Environmental Quality Act Guidelines, approve Annexation (ANX 25-33) by authorizing staff to initiate annexation proceedings for APNs: 218-020-008, -014, -017, and -025, and approve Prezone (PRZ 25-33) by assigning a General Commercial (CG) City prezoning designation to APNs: 218-020-014, -017, and -025 by adoption of an ordinance amending the Zoning Map set forth in Section 17.20.040 of Title 17 of the Manteca Municipal Code for the Chamberlain Annexation Project.

MOTION CARRIED:

AYES: Mendoza, Paslak, Fiore, 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 21, 2026, at 8:07 p.m.

Attest: /s/
Jessica Van Vliet
Planning Commission Secretary