



**REGULAR MEETING AGENDA
MANTECA PLANNING COMMISSION**

May 21, 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 21, 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, 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 Commisisoner Fiore

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

AGENDA: There were no changes to the agenda.

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

Item D.1. – A letter from a member of the public, Nancy Watson.

A. PUBLIC COMMENT:

No public comment was provided.

B. DISCLOSURE OF EX PARTE COMMUNICATIONS:

There were no Disclosures of Ex Partes.

C. CONSENT:

Commissioner Fiore pulled item C.1 from consent.

C.1 26-281 – Review and Approve Planning Commission Meeting Minutes for 05/7/2026.

ACTION: Moved/Seconded (Paslak/Jimenez) to approve Planning Commission Meeting Minutes for 05/7/2026.

D. PUBLIC HEARINGS:

D.1. 26-263 – Planning Commission conduct a public hearing and consider adoption of a resolution 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).

Assistant Planner, Allison Diaz, provided a brief presentation.

Applicant, Rodrigo Soler, provided a brief presentation via zoom 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 (Fiore/Mendoza) to consider adoption of **Resolution 2026-20** 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. 26-264 – Planning Commission conduct a public hearing and consider adoption of a resolution approving a one-year extension for Site Plan and Design Review (SPC-21-160) for The Address Townhomes Project located at 445 N. Walnut Avenue (APN: 217-590-03).

Assistant Planner, Allison Diaz, provided a brief presentation.

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

OPEN PUBLIC HEARING: 6:20 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 6:21 pm

ACTION: Moved/Seconded (Paslak/Jimenez) to adopt **Resolution 2026-21** approving a one-year extension for Site Plan and Design Review (SPC-21-160) for The Address Townhomes Project located at 445 N. Walnut Avenue (APN: 217-590-03).

MOTION CARRIED:

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

NOES: None

D.3. 26-253 – Planning Commission conduct a public hearing and consider finding the Manteca Police Station Project exempt from further environmental review pursuant of Section 15183 of the CEQA Guidelines, and adopt a resolution approving Site Plan and Design Review (SPR-26-32) allowing for the development of a public safety facility on an 8.07-acre site located at 682 S. Main Street (APN 221-050-14).

Senior Planner, David Ruby, provided a brief presentation.

Project Manager, Dustin Alamo, provided a brief presentation.

OPEN PUBLIC HEARING: 7:04 pm

There was no public comment provided.

CLOSE PUBLIC HEARING: 7:05 pm

ACTION: Moved/Seconded (Fiore/Paslak) to adopt **Resolution 2026-22** finding the Manteca Police Station Project exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines, and adopt a resolution approving Site Plan and Design Review (SPR-26-32) allowing for the development of a public safety facility on an 8.07-acre site located at 682 S. Main Street (APN 221-050-14).

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 7:17 p.m.

Attest:

Jessica Van Vliet
Planning Commission Secretary