



**REGULAR MEETING AGENDA  
MANTECA PLANNING COMMISSION**

**April 2, 2026**

**6:00 PM**

**1001 W. Center Street**

**Manteca, CA 95337**

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**MEETING MINUTES**

**CALL TO ORDER:**

A regular meeting of the City of Manteca Planning Commission was held on Thursday, April 2, 2026, and was called to order by Chairperson Coleman at 6:00 p.m.

**ROLL CALL:**

**COMMISSIONERS PRESENT:**

Mendoza, Sok, 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, Toben Barnum – Associate Planner, Jessica Van Vliet – Planning Commission Secretary

**FLAG SALUTE:**

Performed and led by Chair Coleman

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

AGENDA: There were no changes to the agenda.

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

Item C.2. – A letter from the Manteca Unified School District.

**A. PUBLIC COMMENT:**

No public comment was provided.

**B. DISCLOSURE OF EX PARTE COMMUNICATIONS:**

There were no Disclosures of Ex Partes.

## **C. PUBLIC HEARINGS:**

**C.1. 26-166** – Planning Commission conduct a public hearing and find 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) 26-29 amending Conditional Use Permit (UPJ 22-43) to allow for the expansion of an existing Indoor Amusement/Entertainment Facility use to an adjoining tenant suite and existing enclosed outdoor seating area, for the Deaf Puppy Comedy Club located at 127 North Main Street, Manteca (APN: 217-210-52).

Associate Planner, Sol Jobrack, provided a brief presentation.

Owner, Chris Techeira provided a brief presentation and stated being in agreement with the Conditions of Approval as presented.

### **OPEN PUBLIC HEARING: 6:16 pm**

There was no public comment provided.

### **CLOSE PUBLIC HEARING: 6:16 pm**

**ACTION:** Moved/Seconded (Paslak/Jimenez) to adopt **Resolution 2026-12 Approving Conditional Use Permit (CUP) 26-29 amending Conditional Use Permit (UPJ 22-43) to allow for the expansion of an existing Indoor Amusement/Entertainment Facility use to an adjoining tenant suite and existing enclosed outdoor seating area, for the Deaf Puppy Comedy Club located at 127 North Main Street, Manteca (APN: 217-210-52).**

### **MOTION CARRIED:**

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

**NOES:** None

**C.2. 26-164** – : Planning Commission conduct a public hearing for the Wawona

Apartments Project and, by motion consider adoption of the following:

1. Adopt a Resolution recommending City Council make the necessary findings and adopt an Initial Study/Mitigated Negative Declaration (SCH #2025100770) and the associated Mitigation Monitoring and Reporting Program prepared for the Wawona Apartments Project consisting of a development application for a General Plan Amendment (GPA 24-76), Rezone (REZ 24-77), Lot Line Adjustment (LLA 24-78), Site Plan and Design Review (SPR 24-79), and a Minor Zone Modification (MZM-25-01); and
2. Adopt a Resolution recommending City Council approve a General Plan Amendment (GPA 24-76) to amend the land use designation of approximately 1.67-acres from the Very-Low Density Residential (VLDR) to the High-Density Residential (HDR) land use designation for the Wawona Apartments Project APN:222-100-15, -14, and -09; and
3. Adopt a Resolution recommending City Council adopt an ordinance to i) Rezone (REZ 24-77) approximately 1.67-acres from the Residential Estate (R-E) to the Multiple-Family Dwelling (R-3) zone district; and by resolution approve; ii) Lot Line Adjustment (LLA 24-78), merging the project parcels, iii) Site Plan Review (SPR 24-79) for the physical development of the 44-unit multifamily residential development, and iv) Minor Zone Modification (MZM 25-01) allowing a 10% reduction from the open space requirements, for the Wawona Apartments Project located at 2005, 2019 & 2027 Wawona St.; APN: 222-100-15, -14, and -09.

Associate Planner, Toben Barnum, provided a brief presentation.

Owner K.P. Chahal and Representative Shawn Samaniego provided a brief presentation.

#### **OPEN PUBLIC HEARING: 6:55 pm**

Resident Natalyn Bergman and Jim Zimmerman provided public comment.

A rebuttal was provided by both the Owner and Representative.

#### **CLOSE PUBLIC HEARING: 7:06 pm**

**ACTION 1:** Moved/Seconded (Jimenez/Paslak) to adopt **Resolution 2026-13** recommending City Council make the necessary findings and adopt an Initial Study/Mitigated Negative Declaration (SCH #2025100770) and the associated Mitigation Monitoring and Reporting Program prepared for the Wawona Apartments Project consisting of a development application for a General Plan Amendment (GPA 24-76), Rezone (REZ 24-77), Lot Line Adjustment (LLA 24-78), Site Plan and Design Review (SPR 24-79), and a Minor Zone Modification (MZM-25-01).

#### **MOTION CARRIED:**

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

**NOES:** None

**ACTION 2:** Moved/Seconded (Paslak/Jimenez) to adopt **Resolution 2026-14** recommending City Council approve a General Plan Amendment (GPA 24-76) to amend the land use designation of approximately 1.67-acres from the Very-Low Density Residential (VLDR) to the High-Density Residential (HDR) land use designation for the Wawona Apartments Project APN:222-100-15, -14, and -09.

**MOTION CARRIED:**

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

**NOES:** None

Moved/Seconded (Paslak/Coleman) to adopt **Resolution 2026-15** recommending City Council adopt an ordinance to i) Rezone (REZ 24-77) approximately 1.67-acres from the Residential Estate (R-E) to the Multiple-Family Dwelling (R-3) zone district; and by resolution approve; ii) Lot Line Adjustment (LLA 24-78), merging the project parcels, iii) Site Plan Review (SPR 24-79) for the physical development of the 44-unit multifamily residential development, and iv) Minor Zone Modification (MZM 25-01) allowing a 10% reduction from the open space requirements, for the Wawona Apartments Project located at 2005, 2019 & 2027 Wawona St.: APN: 222-100-15, -14, and -09.

**MOTION CARRIED:**

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

**NOES:** None

**D. 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>

**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 April 2, 2026, at 7:40 p.m.

Attest:

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Jessica Van Vliet  
Planning Commission Secretary

Chair:

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Corey Coleman  
Planning Commissioner