

**MINUTES OF THE PLANNING COMMISSION
SPECIAL MEETING HELD DECEMBER 4, 2024**

The meeting of the Manteca City Planning Commission Special meeting held on Wednesday, December 4, 2024, was called to order by Chairperson Judith Blumhorst at 4:04 p.m.

COMMISSIONERS PRESENT:

Mendoza, Fiore, Laffranchi, Hayes, and Chair Blumhorst.

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Daniella G. Green, Assistant City Attorney; Megan Landeros, Planning Commission Secretary; Jesus Orozco, Deputy Director of Development Services

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Supplemental items submitted by staff for public hearing item D.1.

MEMBERS OF THE PUBLIC: *ITEMS NOT ON THE AGENDA*

No Comments.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

None.

CONSENT:

ACTION: Moved, seconded (Laffranchi/Fiore) to approve the Planning Commission minutes for 09/05/24, 10/17/24 & 11/21/4.

MOTION CARRIED:

AYES: Laffranchi, Fiore, Blumhorst, Mendoza, Hayes NOES:

None

ABSTAIN: None

PUBLIC HEARINGS:

24-671 Adopt a resolution recommending the City Council make a Finding of Consistency pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15168 and adopt an Ordinance repealing the existing Zoning Map and adopting a new Zoning Map under Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code.

Deputy Director of Planning Jesus Orozco provided a brief overview of the staff report and introduced Beth Thompson with DeNovo who presented a brief PowerPoint presentation.

OPEN PUBLIC HEARING: 4:18 pm

Public Comment made by Tina Wehrmeister Senior Land Use Manager on behalf of Kaiser Permanente regarding 1777 W Yosemite with concerns of the Zoning Designation changing to BIP(Business Industrial Park). Her concerns were there was no implementing text amendment to accompany the zoning map before the commission, which provides the allowed uses. She was surprised by the short notice because of the impact this has for surrounding business owners. She asked that this item be continued where all relevant information is provided for better public review.

CLOSE PUBLIC HEARING: 4:22 pm

ACTION: Moved, seconded (Hayes/Judy) to Adopt a resolution (**RESOLUTION NO. 1675**) recommending the City Council make a Finding of Consistency pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15168 and adopt an Ordinance repealing the existing Zoning Map and adopting a new Zoning Map under Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code, with amendments.

MOTION CARRIED:

AYES: Laffranchi, Fiore, Blumhorst, Mendoza, Hayes NOES:
None
ABSTAIN: None

STAFF COMMENTS:

Mr. Orozco updates the Commissioners on Senior Planner Scott Spears's departure to City of Stockton as a Planning Manager. Planning will be getting two new staff members. He also states how this is the last planning commission meeting of the year.

COMMISSIONER COMMENTS:

Commissioner Laffranchi: Wished everyone a Merry Christmas and a good holiday.

Commissioner Hayes: Ditto!

Chair Blumhorst: Very sorry to hear about Scott's promotion in another city. She will miss him and valued his expertise. Merry Christmas, Happy Hanukah. She made a general recommendation for IT Support Staff to make documents more accessible by putting in keywords. She wants consensus to put this on the City Council Agenda.

Commissioner Mendoza: Gives his thanks for working with the other commissioners.

Commissioner Fiore: She has had a marvelous experience working with commissioners and staff. She feels for current staff and our workload while being short-staffed.

ADJOURNMENT:

Chair Blumhorst adjourned the meeting at 5:06 pm.

MEGAN LANDEROS
PLANNING COMMISSION SECRETARY