

**MINUTES OF THE PLANNING
COMMISSION MEETING HELD
SEPTEMBER 2, 2021**

The meeting of the Manteca City Planning Commission held on Thursday, September 2, 2021, was called to order by Chairman Sahi at 7:01 p.m.

COMMISSIONERS PRESENT:

Jeffrey Zellner, Ron Laffranchi, Sean Randall, and Parminder Sahi

COMMISSIONERS ABSENT:

Leonard Smith and Kirk Dall

STAFF PRESENT:

Casey Strong, Interim Deputy City Attorney; Chris Erias, Development Services Director; JD Hightower, Deputy Director of Planning; and Lea Simvoulakis, Senior Planner.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

None

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

None

CONSENT:

B.1. 21-313 Approval of Planning Commission Meeting Minutes for 7-15-2021.

COMMISSIONER LAFFRANCHI MOTIONED WITH
COMMISSIONER SAHI SECONDING TO APPROVE THE
MINUTES FROM THE JULY 1, 2021 PLANNING
COMMISSION MEETING. THE MOTION CARRIES 4-0-1
(SMITH ABSENT).

PUBLIC HEARINGS:

C.1. 21-341 Adoption of a Resolution Recommending Approval to the City Council of Municipal Code Amendments Adding Definitions for Liquor Stores and Tobacco Shops; Prohibiting Liquor Stores, Massage therapy, Tobacco Related Uses and Tobacco Shops within the Central Business District (CBD) Overlay Zone and Allowing Alcoholic Beverage Sales in CBD Zone 1.

QUESTIONS OF STAFF

Development Director, Chris Erias, gave a brief description of the proposed Municipal Code Amendment, provided background as to why the amendment is necessary, and what the outcome of the amendment would be.

Deputy Director JD Hightower gave a presentation on the proposed Code amendment.

Commissioner Randall was supportive of the amendment. Commissioner Sahi asked several clarifying questions about the definitions. Director Erias and Deputy Director Hightower provided further clarification about tobacco related uses.

Commissioner Laffranchi inquired about the inclusion or exclusion of cannabis under the new definitions. Staff indicated that a cannabis update would follow shortly and clarified that cannabis would not be included in the new definitions. Further, cannabis will be a standalone use that will likely not be allowed in the Downtown area. Commissioner Laffranchi also asked staff to consider that some tobacco uses, like cigar bars, could be a positive addition to the Downtown, and to consider this use in the future.

Commissioner Zellner asked clarifying questions about what uses were part of the new definitions and he also asked general questions about the use table.

Commissioner Sahi and Commissioner Randall had further clarifying questions about the uses covered by the definitions. Commissioner Randall inquired about what happens to existing business that would technically not be allowed with the new restrictions. Staff informed the Commission that those business that exist today can continue to operate as a legal-nonconforming business, assuming they do not close for more than six months.

OPEN PUBLIC HEARING

Deputy Director Hightower read a letter received from the public during public comment. No other public comment occurred.

CLOSE PUBLIC HEARING

Commissioner Laffranchi indicated the support for the proposed ordinance and wanted to state that certain tobacco uses could be good uses in the future once the Downtown area has been established.

Commissioner Zellner also voiced support for the ordinance and suggested that the ordinance be revisited as the needs of the Downtown change.

COMMISSIONER LAFFRANCHI MOTIONED WITH
COMMISSIONER SAHI SECONDING TO RECOMMEND
APPROVAL TO THE CITY COUNCIL OF THE MUNICIPAL
CODE AMENDMENT, PROJECT NO. MCA-21-082. MOTION
CARRIES 4-0-1 (SMITH ABSENT).

STAFF COMMENTS:

Director Chris Erias provided a brief update on the work being done related to a cannabis program for the City.

COMMISSIONER COMMENTS:

Commissioner Laffranchi asked staff to make sure staff is approaching the review of cannabis in a way that best serves the interest of the community and the City.

Commissioner Randall expressed support for a future cannabis program within the City in order to capitalize on the economic value of a potential program. However, he would like to make sure that a future cannabis program is done in a way that protects the community, specifically controlling signage around the topic.

Prior to adjournment, the Director introduced Lea Simvoulakis as the new Senior Planner.

ADJOURNMENT:

Chairman Sahi adjourned this meeting of Thursday, September 02, 2021, at 7:32 p.m. to the next regular Planning Commission meeting of September 16, 2021.

Secretary

Chairman, Parminder Singh Sahi