

RESOLUTION R2024-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND APPROVING A GENERAL PLAN AMENDMENT (GPA 22-04), COMMERCIAL SITE PLAN & DESIGN REVIEW (SPC 22-07), AND MINOR USE PERMIT (UPN 22—08) FOR THE CROSSROADS PLAZA PROJECT

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 21, 2024, approved Resolution No. 1651 recommending to the City Council approval of the General Plan Amendment, Rezone, Site Plan & Design Review, and Minor Use Permit for the Crossroads Plaza Project; and

WHEREAS, at their duly noticed public hearing of March 21, 2024, the Manteca Planning Commission reviewed and considered all written and oral comments and information regarding the project, and the Manteca Planning Commission recommended that City Council find the project exempt from CEQA per Article 19, 15332, Class 32, “In-Fill Development Projects.”; and

WHEREAS, the Crossroads Plaza Project is located at 2064 North Union Road, identified by Assessor’s Parcel Number (APN) 216-020-01; and

WHEREAS, the project plans for the Crossroads Plaza Project dated December 27, 2023 are incorporated herewith and attached as Exhibit “A”; and

WHEREAS, the Conditions of Approval for the Crossroads Plaza Project are incorporated herewith and attached as Exhibit “B”; and

WHEREAS, the current General Plan land use designation of High Density Residential (HDR) requires an amendment to the General Plan land use designation for consistency with the project proposal; and

WHEREAS, the applicant has requested a General Plan Amendment for project parcel (APN 216-020-01), to be changed from HDR to Commercial (C); and

WHEREAS, the current zoning of Multiple-Family Dwelling (R-3) requires a change to Neighborhood Commercial (CN) for consistency with the proposed General Plan land use; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

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NOW THEREFORE, BE IT RESOLVED THAT the City Council finds the project exempt from CEQA based on the following finding:

1. The project is exempt per Article 19, 15332, Class 32, "In-Fill Development Projects" because the project will be consistent with the General Plan; the site is smaller than five acres; the site has no value as habitat for endangered, rare or threatened species; and the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

NOW THEREFORE, BE IT FURTHER RESOLVED that the City Council recognizes the appropriateness of the General Plan Amendment and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance hereby approves the General Plan Amendment for the North Main Commons Subdivision based on the following findings:

1. It is found that a change in land use designation from HDR (High Density Residential) to C (Commercial) is required for the project site to be developed as outlined in the staff report and supporting documents.
2. It is further found that the development of the project at this location is supported by the following General Plan land use policies, goals, and implementation measures:
 - a. LU-P-2: New commercial development serving citywide and regional shopping needs shall be located along major arterial streets.
 - b. CD-8: Upgrade and enhance the visual quality of Manteca's arterial and collector streets.
 - c. LU-P-49: The City shall give priority to in-fill development and new development contiguous to existing developed areas, whenever practical.
 - d. CD-1: Retain the compact and cohesive community form of the City.
3. It is found that the General Plan Amendment is consistent with the public necessity, convenience, and general welfare in that the proposed development will provide services and goods to both residents and visitors.

BE IT FURTHER RESOLVED AND ORDERED that the City Council recognizes the appropriateness of the Site Plan and Design Review Permit and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance hereby approves the Site Plan and Design Review Permit (SPC 22-07) for the Crossroads Plaza Project based on the following findings:

1. The project is consistent with the General Plan land use designation of C and the CN zone. The project is not part of a Master Plan or Specific Plan. As

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approved and conditioned, the project is also consistent with other noise, traffic, and air quality requirements established by the City. The project will comply with all other Improvement Standards and any other applicable standards adopted by the City;

2. The project was reviewed to ensure it will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation. A traffic analysis was conducted to ensure all movements on site are being performed safely;
3. As reviewed and conditioned, this project will be compatible with and complement the existing surrounding environment. The project was reviewed with sound planning principles in mind and meets the standards and requirements of the General Plan and Municipal Code; and
4. The architecture has a clear design concept and has been designed to be acceptable at this location.

BE IT FURTHER RESOLVED AND ORDERED RESOLVED that the Manteca City Council recognizes the appropriateness of the Minor Use Permit and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance hereby approves the Minor Use Permit (UPN 22-08) for the Crossroads Plaza Project based on the following findings:

1. The project site will have a General Plan Land Use designation of C and will comply with all applicable standards and provisions of the General Plan and Municipal Code. The project is not part of a Specific Plan.
2. The proposed uses will be consistent with the standards of the CN zoning district.
3. The proposed uses have been reviewed and conditioned to ensure they will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity. This was done via a site plan and design review, as well as a noise impact study, traffic study, and an air quality and greenhouse gas assessment. The project complies with all applicable development standards, and will comply with all performance standards to ensure compatibility with the neighboring uses.
4. The use has been reviewed to be consistent with the General Plan and CN zoning district, and will comply with all applicable Improvement Standards, and other applicable standards and regulations adopted by the City. This project is not part of a Master Plan or Specific Plan.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Manteca, as follows:

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1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council’s adoption of this Resolution.
2. This Resolution shall take effect immediately upon its adoption and/or as consistent with state law.

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 16th day of April, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Attachments:

“Exhibit A” Project Plans dated December 27, 2023

“Exhibit B” Conditions of Approval – GPA 22-04, REZ 22-05, SPC 22-07, & UPN 22-08