



City of Manteca

PLANNING COMMISSION RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 22-66 CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 32.91 ACRES OF THE MIXED USE COMMERCIAL TO HIGH DENSITY RESIDENTIAL LAND USE, APPROXIMATELY 7.5 ACRES OF THE MIXED USE COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL LAND, AND APPROXIMATELY ACRES 23.7 FROM THE MIXED USE COMMERCIAL TO THE LOW DENSITY RESIDENTIAL FOR THE 144-490 QUINTAL ROAD PROJECT LOCATED AT 144, 292, 301 & 490 QUINTAL ROAD (APNs: 224-040-52, 06, 07 and 11)

WHEREAS, pursuant to Government Code Sections 65350 et seq., a General Plan Amendment (GPA) has been prepared, being the fourth amendment to the City's Land Use Element, in the calendar year 2024; and,

WHEREAS, 144-490 Quintal Road, with entitlement number GPA 22-66, has been filed by Quarterra, Inc., consisting of an amendment to the Land Use Element from a Commercial Mixed-use (CMU) and Medium-Density Residential (MDR) to a High-Density Residential (HDR) land use designation and Low-Density Residential (LDR); and,

WHEREAS, the current General Plan land use designation of Commercial Mixed Use CMU 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 a portion of the APNs 224-040-06, 224-040-07, 224-040-11 and 224-040-52 totaling 32.91 acres to be changed from Commercial Mixed-use (CMU) to High-Density Residential (HDR); and

WHEREAS, the applicant has requested a General Plan Amendment for a portion of the APNs 224-040-11 and 224-040-52 totaling 7.5 acres to be changed from Commercial Mixed-use (CMU) to Medium-Density Residential (MDR); and

WHEREAS, the applicant has requested a General Plan Amendment for a portion of the APNs 224-040-44 and 224-040-52 totaling 23.7 acres to be changed from Commercial Mixed-use (CMU) to Low-Density Residential (LDR); and

WHEREAS, the current General Plan land use designation of Medium-Density Residential (MDR) 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 a portion of the project site to be changed from Medium-Density Residential (MDR) to Low-Density Residential (LDR); and

WHEREAS, an associated Rezone No. REZ-22-91, Tentative Subdivision Map No. SDJ-22-68, and Site Plan and Design Review No. SPC-22-67 entitlements have been submitted for 144-490 Quintal Road; and

WHEREAS, the approval of Tentative Subdivision Map No. SDJ-22-68, and Site Plan and Design Review No. SPC-22-67 entitlements will be subject to conditions of approval; and

WHEREAS, the detailed Land Use Redesignation document for the 144-490 Quintal Rd project are incorporated herewith and attached as **Exhibit A**; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., GPA 22-66 and REZ-22-91 prepared for 144-490 Quintal Road will provide the required consistency between the General Plan and Zoning Ordinance; and,

WHEREAS, 144-490 Quintal Road and its collective development applications and entitlements, will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare as well as to set forth and coordinate applicable City ordinances and regulations in accordance with the General Plan; and,

WHEREAS, a Tiered Initial Study / Mitigated Negative Declaration with State Clearinghouse No. (SCH# 2024080853) and Mitigation Monitoring Program was prepared for 144-490 Quintal Road; and

WHEREAS, the Manteca Planning Commission at a duly noticed public hearing of October 17, 2024, reviewed a staff report, received a staff presentation, and considered public testimony for 144-490 Quintal Road; and

WHEREAS, Planning Commission recognizes the appropriateness of the General Plan Amendment GPA 22-66 in accordance with Chapter 17.08 of the Manteca Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission recommends that the City Council make the findings and determinations and approve the General Plan Amendment encompassing 144-490 Quintal Road project set forth below:

1. The above recitals and true and correct and incorporated herein by reference.
2. It is found that a change in land use designation from Commercial Mixed-Use CMU to High-Density Residential HDR is required for the project site to be developed as outlined in the submittal documents.
3. It is further found that a change in land use designation from Commercial Mixed CMU to Low-Density Residential LDR is required for the project site to be developed as outlined in the submittal documents.
4. 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. Goal LU-1.5: For contiguous properties that are included in a single development application, flexibility may be allowed in the location of the designated uses within the subject site. The acreage of each land use designation shall be maintained, but the designated uses may be relocated within the site provided the relocation would not result in incompatibilities with adjacent or nearby land uses or designations. This policy also applies to a single property with multiple land use designations.
 - b. Policy LU-3.2: Require the design of new residential development to be consistent with any applicable design guidelines, including complete streets standards, to ensure harmony with Manteca's unique character and compatibility with existing surrounding land uses.
 - c. Policy LU-3.4: Prioritize the location of higher density and affordable housing in close proximity to employment areas, services, schools, retail, transit stops, near community destinations, and near major streets with high access to transit and non-vehicle transportation modes.
 - d. Policy LU-10.1: Promote the provision of both public and private open space within Manteca to provide visual contrast with the built-environment and to increase recreational opportunities for Manteca residents. Private open space shall not be considered for public use, other than as visual open space, and shall not be constrained from other uses as identified in the General Plan, unless as provided for by agreement with the landowner.
 - e. Policy LU-10.6: Site new park and recreation facilities where they will be accessible by the City's pedestrian and bicycle network and in close proximity to medium and higher density residential uses, where appropriate.
 - f. Policy C-1.1: Strive to balance levels of service (LOS) for all modes (vehicle, transit, bicycle, and pedestrian) to maintain a high level of access and mobility, while developing a safe, complete, and efficient circulation system. The impact of new development and land use proposals on VMT, LOS, and accessibility for all modes should be considered in the review process.
 - g. Policy C-1.2: To the extent feasible, strive for a vehicular LOS of D or better during weekday AM and PM peak hours at all streets and intersections, except in the Downtown area or in accordance with Policy C-1.3
5. It is found that the General Plan Amendment is consistent with the public necessity, convenience, and general welfare in that the proposed multi-family and single-family development provides a broad range of housing typologies for the entire community, as well as an increase in open space amenities and public transit and non-vehicular transportation connectivity.

I hereby certify that this Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on October 17, 2024, by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:
ABSENT:

Judith Blumhorst, Chair

Date:

Attachments:
"Exhibit A" Proposed Land Use Redesignations