



City of Manteca Planning Commission

Sarene Place Site Plan and Design Review (SPA 23-85)

August 6, 2026

Presented by:
Allison Diaz
Assistant Planner





City of Manteca
Planning Commission

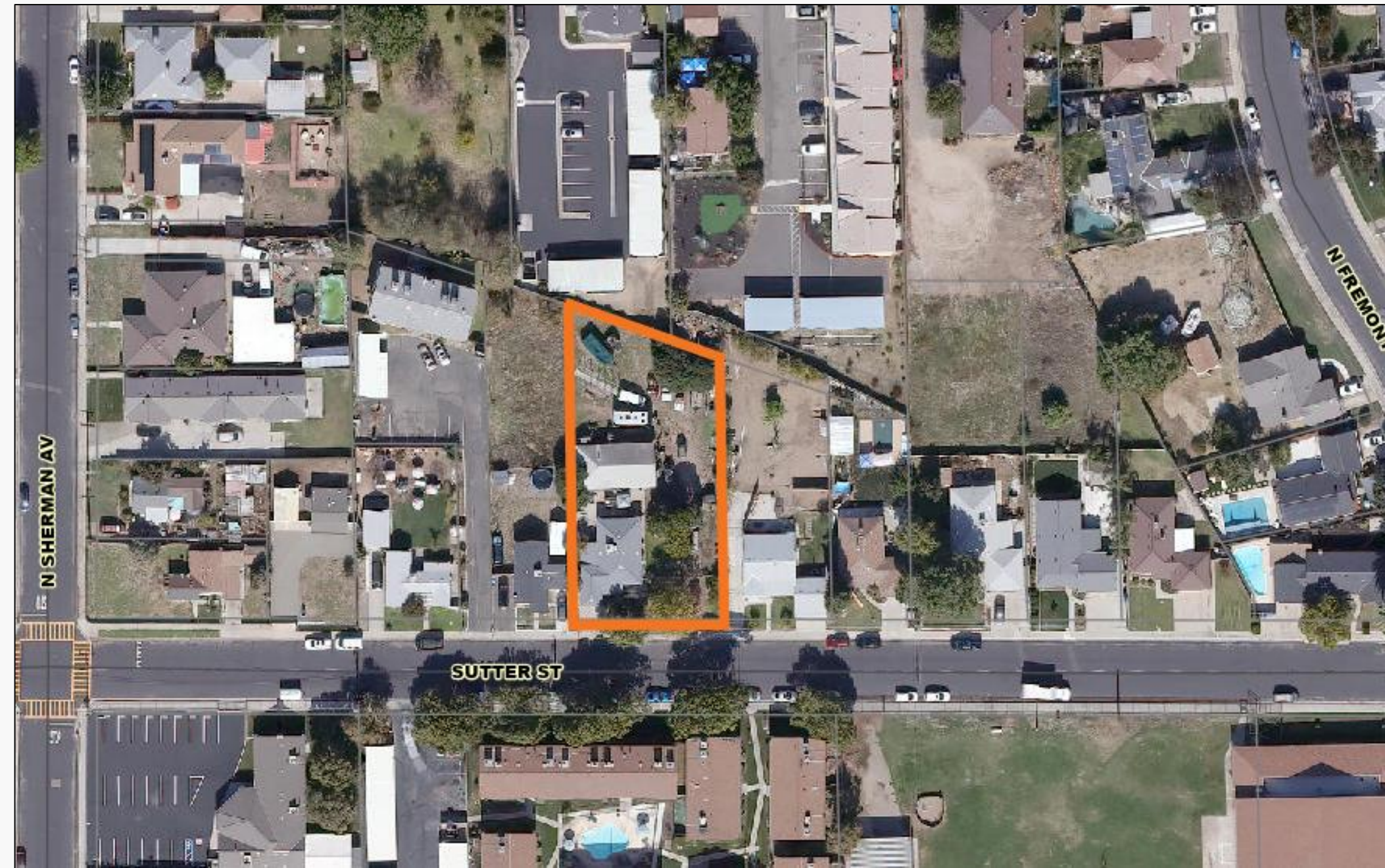
Project Information

Project Description: New multi-family fourplex while utilizing the existing single-family residence and detached shop.

Project Size: ± 0.43 acres

Project Location: 429 Sutter St., located between N. Sherman Ave. and N. Fremont St.

MMC Entitlement Procedures: Site Plan and Design Review 17.10.060





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Adjacent Uses

North: Limited Multi-Family
(Apartments/Duplexes)

East: Single-Family
Residence

South: Multi-Family
(Apartments)

West: Single-Family
Residence

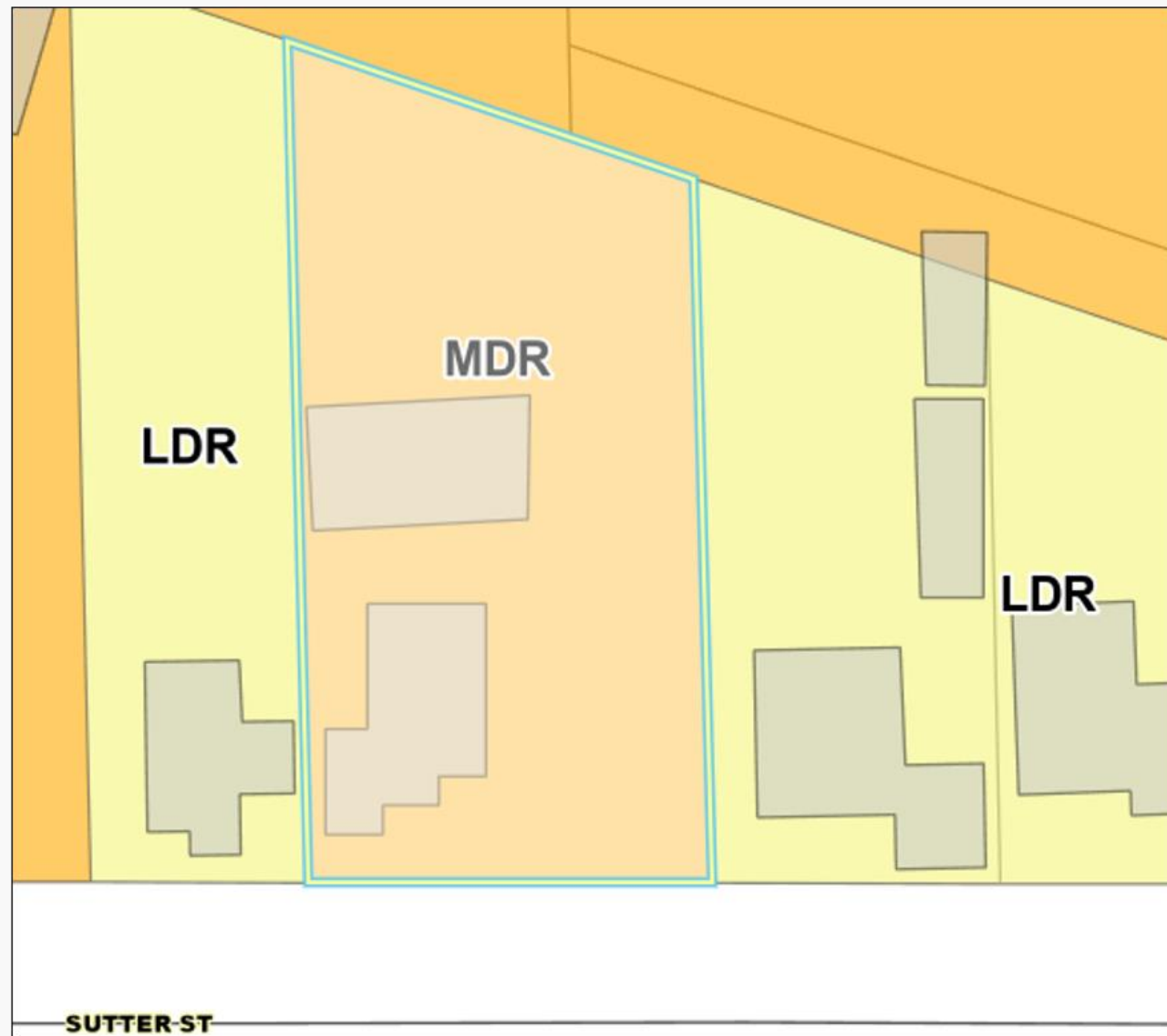


General Plan and Zoning



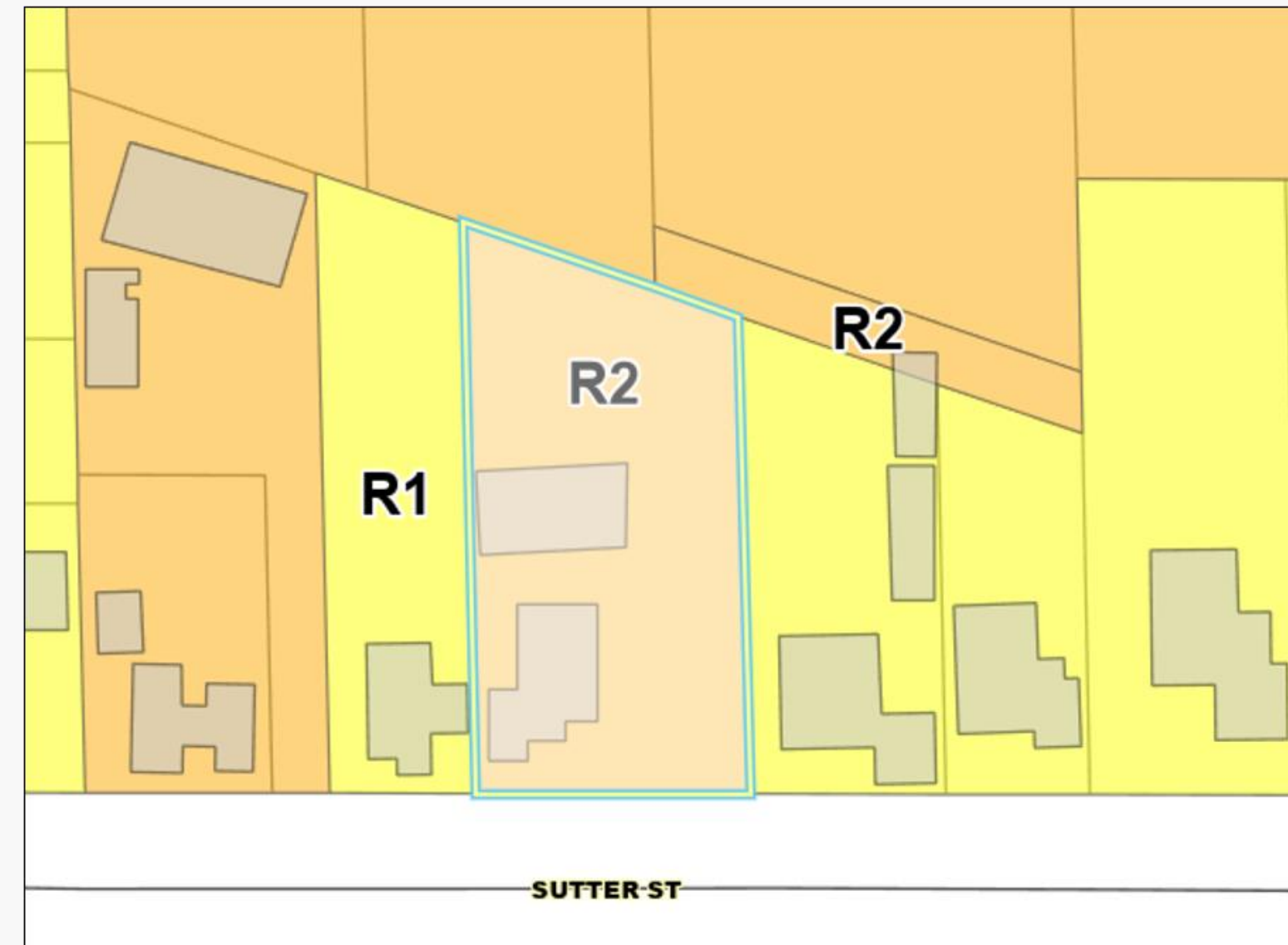
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GENERAL PLAN



Medium Density Residential (MDR) land use designation provides for multi-family townhome, condominium, and apartment-style housing and mobile home parks. The multi-family dwelling sites are typically located with direct access to arterial streets.

ZONE DISTRICT

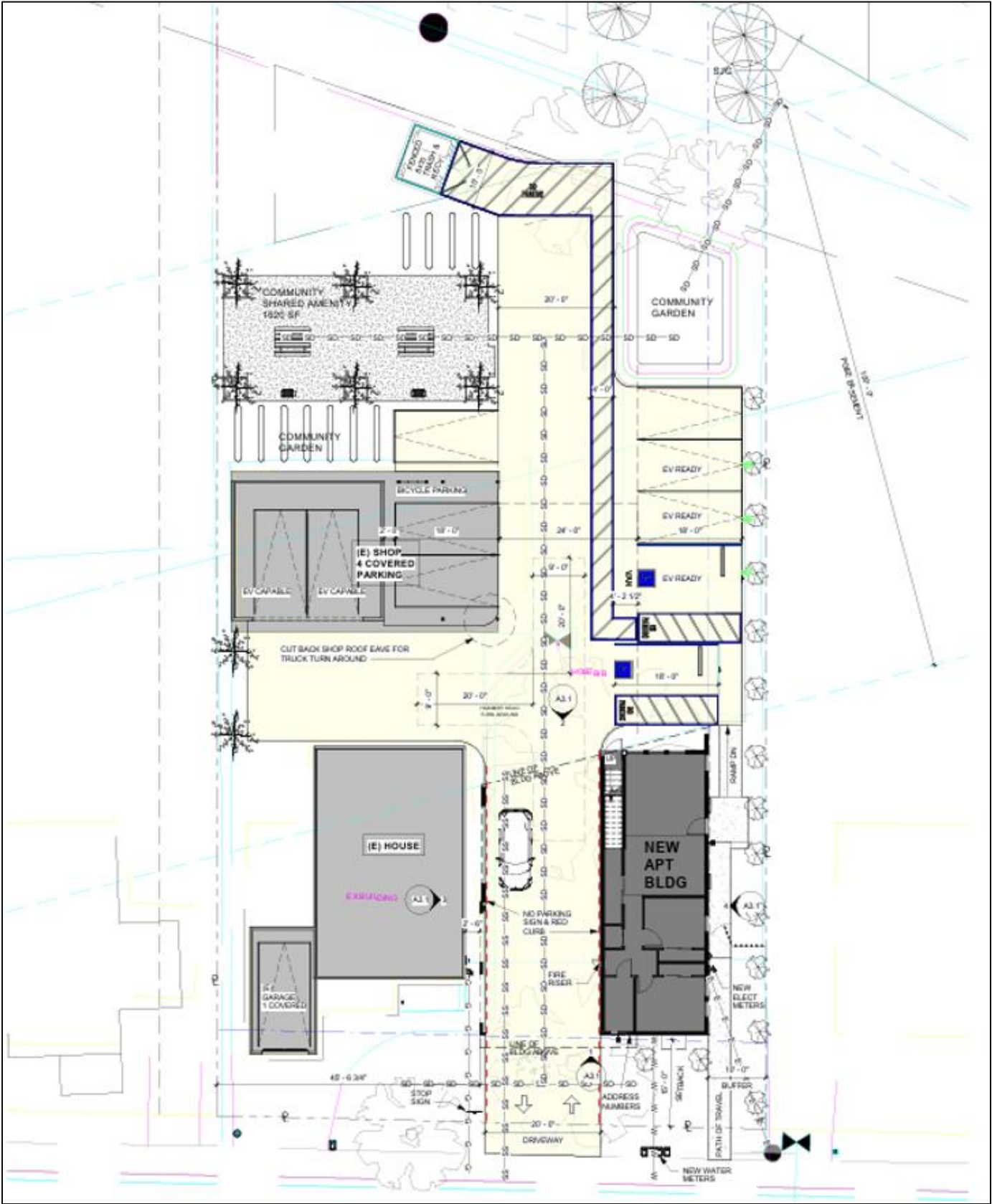


Limited Multiple Family Dwelling (R-2) zoning district allows for single-family homes and smaller-scale multi-family developments, including garden apartments, townhouses, and cluster housing.

Site Plan



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Building Elevations





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Building Elevations





Conditions of Approval

ATTACHMENT 3

EXHIBIT 'A'



City of Manteca
Development Services Department
Conditions of Approval
Sarene Place Project
Site Plan and Design Review SPA 23-85

Project Name: Sarene Place
Project Files: Site Plan and Design Review (SPA 23-85)
Applicant: Jeremy Metz, 225 N. Market St., Ste. 255 San Jose, CA 95110
Project Location: 429 Sutter Street (APN 223-120-06)
Approval Date: August 6, 2026
Expiration Date: August 17, 2028

City of Manteca Development Services Department - Planning: (Contact: (209) 456-8500)

1. **APPROVED USE:** This Site Plan & Design Review approval is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. Use Types: Existing Single-Family Dwelling, and Multi-Family Use
- A. SPA 23-85 allows for the construction of a new four (4) unit multi-family building, conversion of an existing detached shop to covered parking, an open space area, parking, trash enclosures, and lighting in conformance with approved plans.

The project includes an existing single-family dwelling, existing detached shop, a new four (4) unit apartment building, and associated amenities totaling approximately 11,112 square feet:

- Building 1 – Existing Single Family Dwelling with attached garage – 1,328 square feet
- Building 2 – Existing Detached Shop – 634 square feet
- Building 3 – Proposed four (4) unit apartment building – 3,690 square feet
- Open Space Area – 5,460 square feet



The Project has been determined to be exempt from further environmental review pursuant to Section 15303(b) of the California Environmental Quality Act (CEQA) Guidelines (Class 3 New Construction or Conversion of Small Structures). The proposed project consists of the construction of a new fourplex residential structure within an urbanized area and therefore qualifies for the Class 3 categorical exemption.



Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

Find the project exempt from further environmental review pursuant to Section 15303(b) of the California Environmental Act Guidelines, and adopt a Resolution approving Site Plan and Design Review SPA-23-85 for the Sarene Place Project located at 429 Sutter St. (APN 223-120-06), as conditioned.



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Thank You

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