



City of Manteca Planning Commission AGENDA REPORT

MEETING DATE: March 7, 2024

PROJECT NAME: Marketplace@Main Quick Quack Carwash

APPLICATION NUMBER: SPC 23-58

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Find the project is not subject to additional CEQA review pursuant to CEQA Guidelines §15183; and,
2. Adopt Resolution No. 1647 approving a Site Plan Design Review Application for Quick Quack carwash.

PROJECT INFORMATION	
Applicant	CalGold Development
Property Owner	Marketplace at Main LLC
Property Address and APN	1601 South Main Street APN: 224-021-47
Existing General Plan Designation	General Commercial (GC)
Existing Zoning District:	General Commercial (CG)
Existing Use:	Vacant land – Entitled Shopping Center
Proposed Use:	Carwash
Parcel Size	1.15 acres
Adjacent Uses:	North: Vacant Commercial South: Residential East: Vacant Lot (Entitled Apartment Complex) West: Vacant Lot (Entitled Grocery Store)
CEQA Determination	Not subject to review per CEQA guidelines §15183

PROJECT LOCATION & DESCRIPTION

The project site includes 1.15 acres of a 10.8 acre commercial shopping center located at 1601 S. Main Street, on the south west corner of the intersection of S. Main Street and Atherton Drive on parcel APN: 224-021-47. (See Figures 1 through 3.) Access to the project site will be primarily from S. Main Street, with access also available through the shopping center from Atherton Drive. The proposed project is a Site Plan Design Review for a drive-thru carwash.

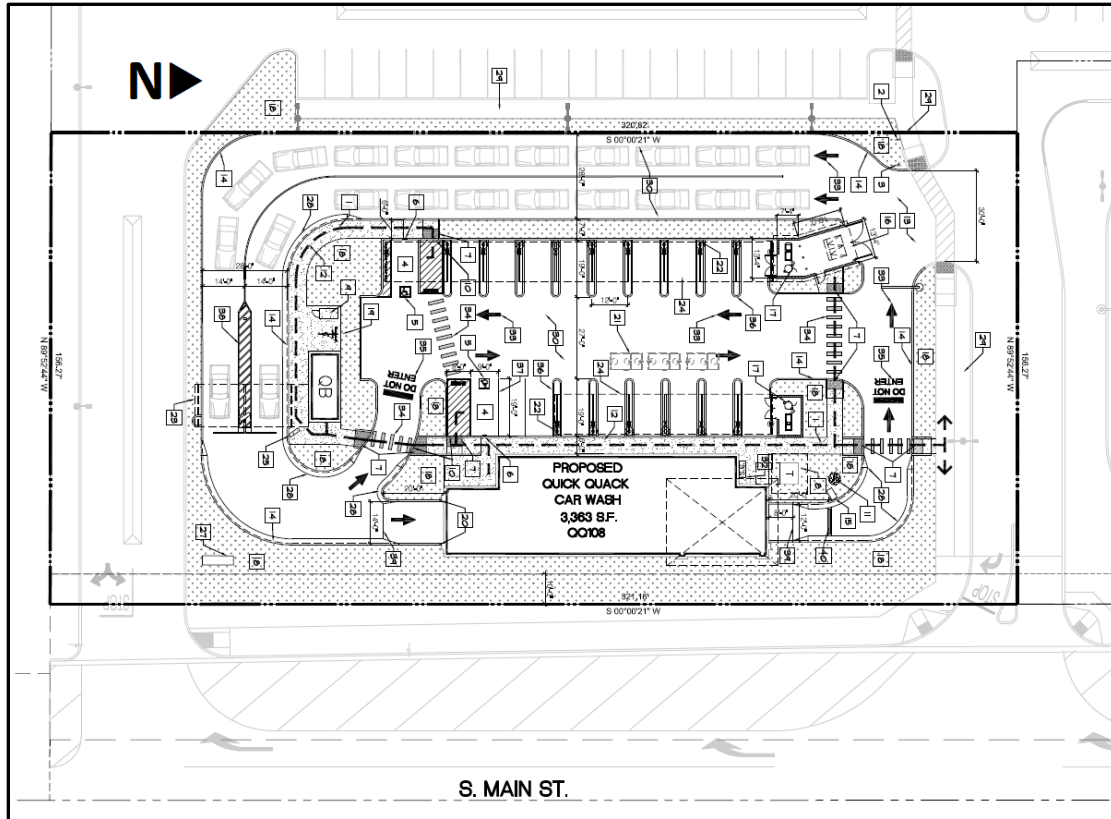


Figure 1: Project Site Plan



Figure 2: Project Location

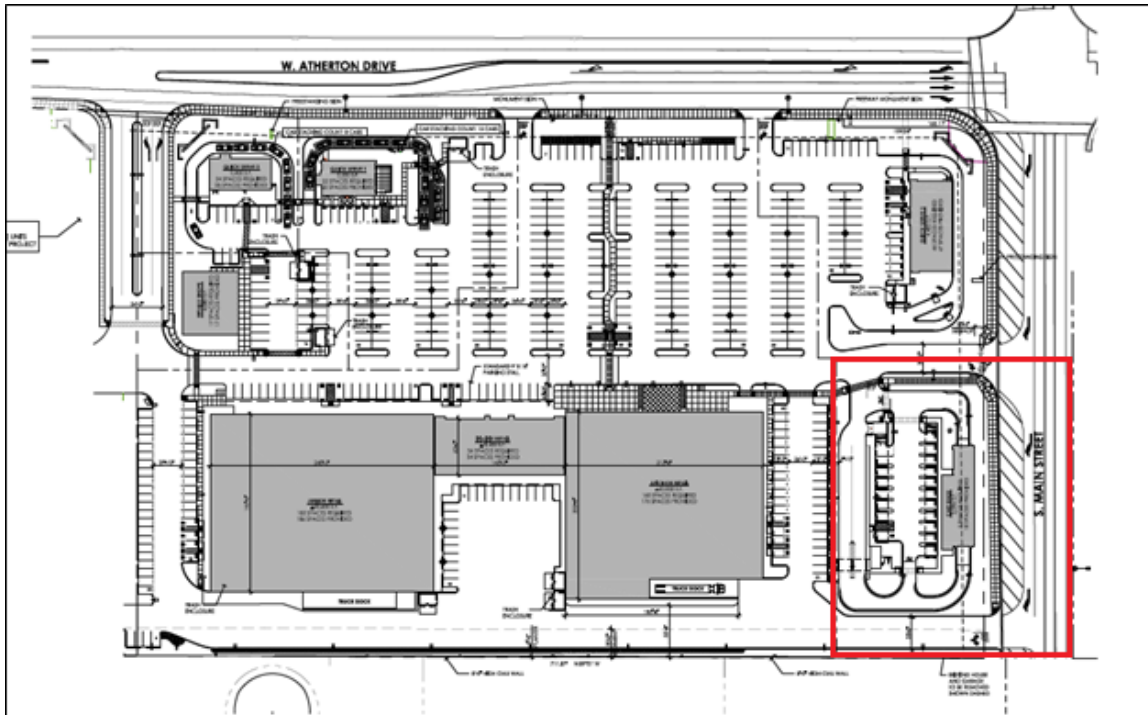


Figure 3: Previously approved Marketplace@Main shopping center site plan (carwash outlined in red)

BACKGROUND

The proposed project is part of a larger commercial retail center that was already reviewed and approved by the Planning Commission on June 1, 2023 via Planning Commission Resolution No. 1600. The approved retail center included design reviews for all proposed buildings except for the proposed Quick Quack carwash and the proposed McDonald's restaurant. The use permits for the Quick Quack carwash and McDonald's drive-thru were previously contemplated and approved by the Commission along with the larger retail center. The proposed project before the Planning Commission is just for site plan conformance to the previously approved plan and architectural design review of the corporate architecture. The review of such a project at this point is routine and does not merit a full discussion by the Planning Commission.

ANALYSIS

The proposed project has been analyzed with respect to conformance with:

1. Manteca General Plan
2. Manteca Municipal Code
3. Manteca Climate Action Plan
4. California Environmental Quality Act (CEQA)

GENERAL PLAN CONFORMANCE

The current General Plan land use designation for the project site is General Commercial (GC). The GC land use designation provides for wholesale, warehousing, and heavy commercial uses, highway oriented commercial retail, public and quasi-public uses, and

similar compatible uses. The proposed car wash is within the scope of the GC designation.

In addition to conforming to the GC land use designation use requirements, the proposed carwash conforms to the following General Plan goals and policies:

1. **Land Use Goal LU-3: Provide for the development of commercial uses that provide goods and services to Manteca residents and Manteca's market area.**

Analysis: The proposed project is within a local retail center that will primarily serve the residents of the City south of State Route 120. Currently, no stand-alone carwash exists and this project will allow residents to access this amenity.

2. **Land Use Policy LU-P-49: The City shall give priority to in-fill development and new development contiguous to existing developed areas, whenever practical.**

Analysis: This project is within City limits with developed residential subdivisions contiguous to the south and across South Airport Way to the southeast. The proposed project will serve existing and future residential in the immediate vicinity.

3. **Community Development Policy CD-8: Upgrade and enhance the visual quality of Manteca's arterial and collector streets.**

Analysis: Atherton Drive and South Main Street are collector and arterial streets that run east- west and north-south of the project site. This project is a portion of a larger project that will upgrade and enhance both Atherton Drive and South Main Street through the construction of an attractive development, which includes a 10-foot landscape buffer and street improvements. A combination of trees, shrubs, and groundcover will be planted to provide a soft but aesthetically pleasing edge to the street.

4. **CD-P-44: Provide minimal levels of street, parking, building, site and public area lighting to meet safety standards and provide direction.**

Analysis: This project has been reviewed and conditioned to meet all City lighting standards to ensure visibility and safety for the site and surrounding area. The project is conditioned to show compliance with all lighting standards prior to building permit issuance. Lighting standards ensure adequate site lighting while minimizing spillover and protecting the nighttime sky.

5. **CP-24: New development shall provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of development on the site.**

Analysis: The proposed project meets the parking and traffic circulation requirements for shopping facilities. In adhering to the approved site plan of the larger shopping center, the project will comply with all applicable development standards, including setbacks, building heights, lot coverage, as well as all other

standards, including landscaping, lighting, parking, fences and walls, signage, and performance standards.

ZONING CODE CONFORMANCE

The project site is zoned General Commercial (CG). Carwashes are an allowed use in the CG zoning district. New buildings require Site Plan and Design Review approval, and drive-thru uses require a Minor Use Permit in the CG zoning district. As mentioned earlier in this report, the drive-thru use was entitled previously with the approval of the shopping center. The analysis of the site will be for the site plan and design review.

The zoning code has numerous requirements for non-residential structures including parking, landscaping, building height, and FAR. The proposed 110,000 square feet of retail structures in the approved retail center, when divided up by various uses such as grocery store, general retail, restaurant, carwash, etc., require 443 parking spaces. The proposed retail center is providing 528 parking spaces – including the 5 spaces required for this project – exceeding the parking requirement. The proposed project also meets the required landscaping requirements, providing buffers adjacent to rights-of-way, and screening of drive-thru aisles. The proposed buildings meet the CG zoning height limit of 45 feet, and the FAR limit of 0.6.

SITE PLAN AND DESIGN REVIEW FINDINGS:

In order to approve a Site Plan and Design Review application, Section 17.10.060 of the Zoning Ordinance requires that the Planning Commission make the following findings:

- 1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.**

Analysis: Being consistent with the previously approved site plan of the larger shopping center, the proposed project is consistent with several General Plan policies as listed above, and conforms to the requirements, regulations, and intent of the CG zoning district. Just as the larger shopping center, the project is conditioned to comply with all other applicable improvement standards and City regulations such as lighting, landscaping, and public improvements.

- 2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.**

Analysis: The proposed project is consistent with the larger, approved shopping center, and has been reviewed for appropriate ingress and egress for vehicular, bicycle, and pedestrian access to ensure that there are no conflicts between movements of these three users. The site design has been reviewed for appropriate circulation so as to avoid any conflicts with other users in the shopping center as well.

- 3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is**

compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.

Analysis: The proposed project was reviewed to ensure compatibility with the character, scale, and quality of the surrounding area. At this time there are no other commercial structures in the vicinity. However, the proposed project – along with the approved shopping center – will enhance the visual presence of the site by upgrading both Atherton Drive and South Main Street with street and landscaping improvements, as well as providing a modern architectural design of the buildings. All lighting fixtures are consistent with the approved shopping center and minimize off-site light pollution and glare while meeting minimum safety requirements for the site. The proposed landscaping is consistent with the approved shopping center and meets all requirements of Title 17 and provides appropriate buffers along roadways and drive aisles. (See Figure 4)

4. **The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.**

Analysis: The proposed carwash has features and colors that align with its corporate design, utilizing a green and gold color scheme. The architecture incorporates horizontal lines along the roofline, parapet, and metal awnings to elongate the structure frontage and minimize the appearance of building height and mass. The awnings over the vacuum areas match the window awnings, keeping the site aesthetically consistent (See Figures 3a and 3b). The proposed carwash adds to the overall shopping center without being distracting with its appearance. Overall, the design will be an aesthetic benefit to the site and surrounding area.

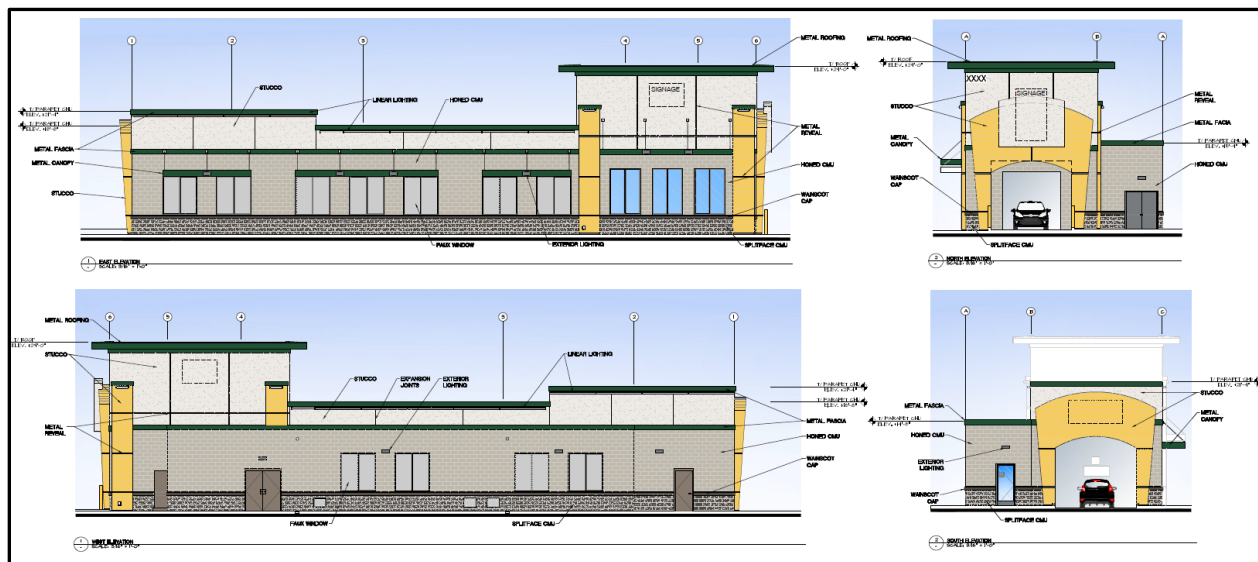


Figure 3a: Elevations of proposed Quick Quack carwash



Figure 3b: Rendering of proposed Quick Quack Carwash

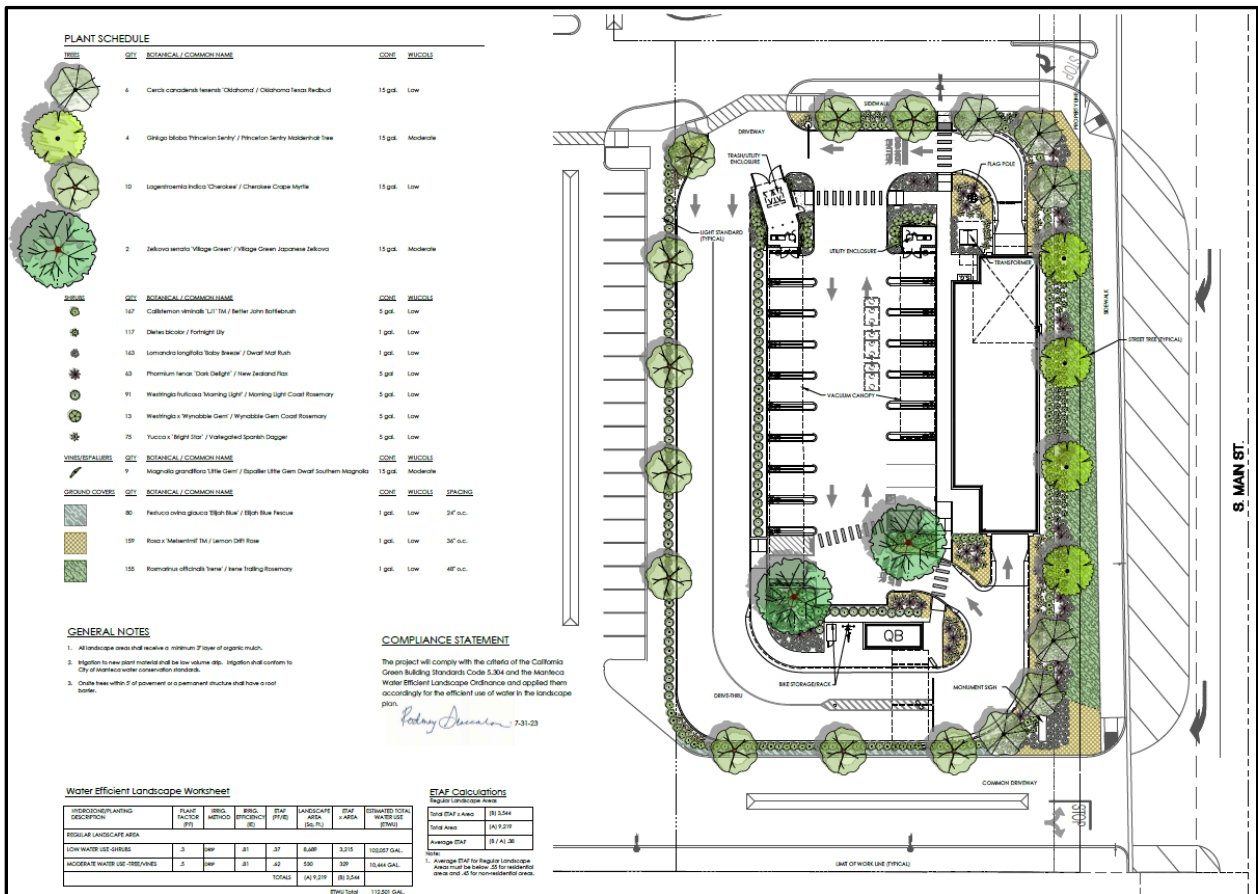


Figure 4: Landscape Plan

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan in response to the passing of Assembly Bill (AB32). The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development.

The proposed project conforms to the following Climate Action Plan strategies:

1. **Energy Efficient New Buildings:** The City shall require developers to exceed Title 24 energy efficiency standards by at least 10%. The City recognizes that it may not be feasible for all buildings and structures to exceed Title 24 by this amount because of the form or function of the building. Projects that cannot meet the reduction level may provide solar panels or other non-building-related energy efficiency measures such as exterior lighting or water savings.

Analysis: The project will be required by the Building Division to exceed Title 24 energy efficiency standards by at least 10%.

2. **CAP Strategies Water Conservation WC-1:** The City shall continue to implement water conservation measures to comply with the Model Water Efficiency Landscape requirements that implement the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird).

Analysis: A required part of the formal submittal package is a completed Model Water Efficient Landscape Ordinance (MWELO) Compliance Form. This document is to accompany their landscaping planting plan. Compliance with this checklist and water efficiency requirements will be determined during construction document review.

ENVIRONMENTAL STATUS

The proposed project is part of a larger commercial retail center that was approved on June 1, 2023 through Planning Commission Resolution No. 1600. This approval found that the proposed carwash, including its drive-thru was not subject to CEQA review in accordance with CEQA Guidelines §15183, which mandates that projects that are consistent with the development density established by existing zoning, a community plan or general plan policies for which a Final Environmental Impact Report (FEIR) was certified (in this case, the Manteca General Plan 2023 FEIR) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the proposed project or its site.

FirstCarbon Solutions was contracted to conduct the required review, determining if the proposed project falls within the scope of the analysis for the Manteca General Plan 2023 FEIR. An environmental checklist and supporting documents were prepared that analyzed the potential project-specific significant effects and their relation to the FEIR.

The environmental checklist concluded that the proposed project falls within the scope of the FEIR, and, therefore, no further environmental review is required. The Planning Commission reviewed this information and found that CEQA guidelines §15183 applied to the retail center by passing Resolution No. 1600.

The environmental checklist can be found here:

<https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-344>

Report prepared by: Scott Speer, Associate Planner

Attachments:

Attachment 2: Planning Commission Resolution No. 1647

Attachment 2a: Exhibit A Project Plans

Attachment 1b: Exhibit B Conditions of Approval

Reviewed by:

/s/
Lea Simvoulakis, Deputy Director- Planning

02/22/2024
Date