



City of Manteca

PLANNING COMMISSION RESOLUTION NO. XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT FOR SEVEN PARCELS (APNs: 226-160-34, 226-160-36, 226-160-37, 226-160-38, 226-160-39, 226-160-40, 226-160-44) WITHIN THE UNION CROSSING PLANNED DEVELOPMENT AND FIND THE PROJECT NOT SUBJECT TO ADDITIONAL CEQA REVIEW PURSUANT TO CEQA GUIDELINES § 15183 (CONSISTENCY WITH A CERTIFIED EIR SCH# 2008092083)

WHEREAS, the Manteca Planning Commission, at its duly noticed public hearing on October 17, 2024, considered the General Plan Amendment Application No. 24-73, initiated by the City of Manteca Development Services Department; and

WHEREAS, pursuant to Section 17.08.060 of the Manteca Municipal Code, the Planning Commission is the recommending body to the City Council for the adoption of a General Plan Amendment; and

WHEREAS, the parcels associated with this project are 1239 W. Atherton Drive, identified by Assessor's Parcel Number (APN) 226-160-37, 1271 W. Atherton Drive, identified by APN 226-160-38, 1295 W. Atherton Drive, identified by APN 226-160-36, 1308 W. Atherton Drive, identified by APN 226-160-44, 1323 W. Atherton Drive, identified by APN 226-160-39, 1337 W. Atherton Drive, identified by APN 226-160-40, and 1350 W. Atherton Drive, identified by APN 226-160-34; and

WHEREAS, A discrepancy exists on the project parcels between the current General Plan Land Use Designations and the existing development, approved entitlements, and the Union Crossing Planned Development Guidelines; and

WHEREAS, the Manteca Development Services Department requests a General Plan Amendment for project parcel APN 226-160-36, to be changed from HDR (High Density Residential) to C (Commercial); and

WHEREAS, the Manteca Development Services Department requests a General Plan Amendment for project parcel APN 226-160-37, to be changed from CMU (Commercial Mixed Use) to C (Commercial); and

WHEREAS, the Manteca Development Services Department requests a General Plan Amendment for project parcel APN 226-160-38, to be changed from CMU (Commercial Mixed Use) to C (Commercial); and

October 17, 2024

WHEREAS, the Manteca Development Services Department requests a General Plan Amendment for project parcel APN 226-160-39, to be changed from CMU (Commercial Mixed Use) to C (Commercial); and

WHEREAS, the Manteca Development Services Department requests a General Plan Amendment for project parcel APN 226-160-40, to be changed from CMU (Commercial Mixed Use) to C (Commercial); and

WHEREAS, the Manteca Development Services Department requests a General Plan Amendment for project parcel APN 226-160-44, to be changed from CMU (Commercial Mixed Use) to HDR (High Density Residential); and

WHEREAS, the Manteca Development Services Department requests a General Plan Amendment for project parcel APN 226-160-32, to be changed from CMU (Commercial Mixed Use) to P (Park); and

WHEREAS, pursuant to Government Code Sections 65860 et seq., GPA 24-73 will provide the required consistency between the General Plan and Zoning Ordinance; and

WHEREAS, the project is consistent with multiple General Plan goals and policies such as Land Use Element goals LU-3.9, LU-4.1, LU-4.4, Economic and Fiscal Vitality Element Goals EF-2.1, EF-2.6, Community Facilities and Services Element Goal CF-4.2, and Housing Element Policy H-P-18 in that the proposed redesignation of all parcel removes potential residences away from areas of excessive noise, smoke, dust odor, and lighting, it allows for commercial development along arterial streets and State Route 120, it accommodates future employment and tax revenue-generating uses on an undeveloped parcel along State Route 120, it allows for renovation, expansion, and maintenance of parks, and maintains the supply of appropriate land use designations to accommodate multi-family development; and

WHEREAS, the project does not require additional environmental review under the provisions of CEQA guidelines §15183, as the project has been evaluated and found to be consistent with the Union Crossing Environmental Impact Report Addendum (SCH# 2008092083).

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission recognizes the appropriateness of the General Plan Amendment GPA 24-73 and in accordance with Section 17.10.200 of the Manteca Zoning Ordinance hereby submits a recommendation that the City Council approve the General Plan Amendment based on the following findings:

1. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. It is found that the change in land use designations on project parcel APN 226-160-36 from HDR (High-Density Residential) to C (Commercial), on project parcel APN 226-160-37 (1239 W. Atherton Drive) from CMU (Commercial Mixed Use) to C (Commercial), on project parcel APN 226-160-38 (1271 W.

Atherton Drive) from CMU (Commercial Mixed Use) to C (Commercial), on project parcel APN 226-160-39 (1323 W. Atherton Drive) from CMU (Commercial Mixed Use) to C (Commercial), on project parcel APN 226-160-40 (1337 W. Atherton Drive) from CMU (Commercial Mixed Use) to C (Commercial), on project parcel APN 226-160-44 from CMU (Commercial Mixed Use) to HDR (High Density Residential), and on project parcel APN 226-160-34 from CMU (Commercial Mixed Use) to P (Park) creates consistency between existing development, approved entitlements.

3. It is further found that the changes in land use designation are supported by the following General Plan policies, goals, and implementation measures:
 - a. LU-3.9: Locate residences and sensitive receptors away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, such as less intensive renewable energy production, light industrial, office, or commercial uses, separate the proposed residential uses from more intensive uses, including industrial, agricultural, or agricultural industrial uses and designated truck routes, to ensure the health and well-being of existing and future residents in that the High Density Residential designation is being moved away from State Route 120 and its associated impacts.
 - b. LU-4.1: Establish and maintain inviting and attractive neighborhood, community, and regional-serving commercial centers in prominent, easily accessible locations in that Commercial designations are being placed adjacent to State Route 120 with access from a recently redesigned interchange with S. Union Road.
 - c. LU-4.4: Ensure that all commercial and other non-residential development is compatible with adjacent land uses, particularly residential uses, based upon the location and scale of buildings, lighting, and in conformance with the noise standards of the Safety Element. When development is incompatible, require commercial uses to provide adequate buffers and/or architectural features to protect residential areas, developed or undeveloped, from intrusion of nonresidential activities that may degrade the quality of life in such residential areas in that the change from HDR to C for 1295 W. Atherton ensures that incompatible residential development is not adjacent to commercial uses and State Route 120 and its associated noise, smoke, dust, odor, and lighting. The change from the CMU to the P for the portion of Tony Marshall Park preserves the park's ability to act as a buffer between the commercial uses to the east and the residential uses to the west. The change from the CMU to the HDR for 1308 W. Atherton Drive acts as a buffer between the proposed and existing commercial uses to the north and east and the existing residential uses to the south and west
 - d. EF-2.1: Ensure that adequate sites are available to accommodate a diverse range of businesses, including professional, technical, industrial, retail, and services, in order to provide goods and services to the city and region, and to provide a broad range of employment opportunities,

especially skilled, high-paying jobs, for local residents in that the proposed General Plan Amendment allows the 12.17 acres north of W. Atherton to accommodate future commercial development on a prime commercial site.

- e. EF-2.6: Continue to prioritize employment and tax revenue-generating uses on undeveloped and underutilized parcels along State Route 120 and State Route 99 in that the proposed General Plan Amendment accommodates future employment and tax revenue-generating uses on 1239, 1271, 1295, 1323, and 1337 W. Atherton, undeveloped parcels along State Route 120.
 - f. CF-4.2: Expand, renovate, and maintain high quality parks, trails, and recreation facilities, programs, and services to accommodate existing and future needs that address traditional and non-traditional recreation, active and passive recreation, wellness, historical, cultural arts, environmental education, conservation, inclusion, diversity, accessibility, safety, and technology, in that the proposed General Plan Amendment allows for the parcel within Tony Marshall Park to accommodate any future expansions or renovations the City may desire for its parkland as the population of the surrounding area changes and grows over time.
 - g. H-P-18: The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to achieve a mix of single-family and multi-family development that will provide adequate housing opportunities for households of all income levels and will accommodate the housing needs established in the Regional Housing Needs Assessment (RHNA), in that the proposed General Plan Amendment allows for the City to maintain the supply of the appropriate land use designation for multi-family development, namely the 12.78 acres of HDR for the entitled 300-unit Union Crossing Apartments.
- 4. The project has been evaluated and found to be consistent with the Union Crossing Environmental Impact Report Addendum (SCH# 2008092083) and the Union Crossing Planned Development Guidelines.
 - 5. Given that all the findings can be made, the Planning Commission recommends the City Council adopt a resolution approving GPA 24-73, to amend the land use designations on project parcel APN 226-160-36 from HDR (High-Density Residential) to C (Commercial), on project parcel APN 226-160-37 (1239 W. Atherton Drive) from CMU (Commercial Mixed Use) to C (Commercial), on project parcel APN 226-160-38 (1271 W. Atherton Drive) from CMU (Commercial Mixed Use) to C (Commercial), on project parcel APN 226-160-39 (1323 W. Atherton Drive) from CMU (Commercial Mixed Use) to C (Commercial), on project parcel APN 226-160-40 (1337 W. Atherton Drive) from CMU (Commercial Mixed Use) to C (Commercial), on project parcel APN 226-160-44 from CMU (Commercial Mixed Use) to HDR (High Density Residential), and on project parcel APN 226-160-34 from CMU (Commercial Mixed Use) to P (Park), as shown in exhibit "A" and incorporated herein by reference.
 - 6. This Resolution shall become effective immediately.

I hereby certify that Resolution No. XXXX was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on October 17, 2024, by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair

Date

Attachments:

Exhibit A – General Plan Amendment Map