



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1650

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA APPROVING THE SITE PLAN AND DESIGN REVIEW APPLICATION AND CONDITIONAL USE PERMIT APPLICATION FOR THREE STRIKES FEC AND EVENT CENTER FILE NOS. SPC 23-30 AND UPJ-23-31

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 21, 2024, considered Site Plan and Design Review Application No. SPC-23-30 and Conditional Use Permit Application No. UPJ-23-31 for Three Strikes FEC and Villa Banchetto Event Center, filed by Rod Scott of Oleander at Atherton; and

WHEREAS, the Three Strikes FEC and Villa Banchetto Event Center project is located at 1602 W. Atherton Drive, and the adjacent parcel to the west (address TBD), identified by Assessor's Parcel Numbers (APNs) 226-160-19 and 226-160-49; and

WHEREAS, the project applicant proposes to develop the 7.16 acres with two commercial structures and related parking, landscaping and lighting, the approved plan set being incorporated herewith and attached as "Exhibit A"; and

WHEREAS, the project Conditions of Approval for the project are incorporated herewith and attached as "Exhibit B"; and

WHEREAS, the current General Plan land use designation for the project site is General Commercial (GC) and the current zoning designation is Commercial General (CG), and the proposed Family Entertainment Center and Event Center are consistent with both the land use designation and zoning district designation; and

WHEREAS, General Plan Land Use Goal LU-2.2 calls to encourage growth to contribute to the city's strong, diversified economic base and provide an appropriate balance between employment and housing opportunities for all income levels and this project supports this goal; and,

WHEREAS General Plan Land Use Goal LU-4.4 calls to 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 and the proposed project design achieves this with appropriate landscaping and lighting placement; and

WHEREAS General Plan Land Use Goal LU-10.7 calls to encourage commercial recreation uses at the Family Entertainment Zone, Big League Dreams, and on other appropriately designated locations like this site as it has appropriate freeway visibility, access from a main arterial road, and is in close proximity to two off-ramp locations; and,

WHEREAS General Plan Circulation Goal C-2.15 calls to ensure that development and infrastructure projects are designed in a way that provides pedestrian and bicycle connectivity to adjacent neighborhoods and areas (such as ensuring that sound walls, berms, and similar physical barriers are considered and gaps or other measures are provided to ensure connectivity), and the proposed project accomplishes this with the location of sound walls and internal connectivity; and,

WHEREAS, the Climate Action Plan Compact Strategies CD-1 calls to encourage projects consistent with the development densities allowed by the General Plan and are contiguous to existing development to meet compact development criteria and the proposed project achieves this through its location and use; 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 Manteca General Plan 2023 Final Environmental Impact Report (SCH# 2002042088);

NOW, THEREFORE, BE IT RESOLVED that pursuant to Manteca Municipal Code Section 17.10.060 the Manteca Planning Commission makes the following findings to support the approval of Site Plan Review Application File No. SPC-23-30:

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

BE IT FURTHER RESOLVED AND ORDERED that pursuant to Manteca Municipal Code Section 17.10.130 the Manteca Planning Commission makes the following findings to support the approval of Conditional Use Permit Application File No. 23-31:

1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or

general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

3. The proposed use is consistent with the purpose of the applicable district or districts.
4. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances

I hereby certify that Resolution No. 1650 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on March 21, 2024 by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman

Date:

Attachments:

"Exhibit A" Approved Plan Set
"Exhibit C" Conditions of Approval