



City of Manteca Planning Commission **AGENDA REPORT**

MEETING DATE May 2, 2024

PROJECT NAME Residential Care Facility – 505 & 509 E. Center Street

APPLICATION NUMBER UPJ - 23-082

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. 1655 to approve a Conditional Use Permit for a Residential Care Facility at 505 and 509 East Center Street to convert a commercial space to an 18-bed residential care facility, add a new 173 square foot first floor addition, new 1,710 square foot second story addition, new trash enclosure, additional landscaping and a new seven (7) foot masonry buffer wall (Exempt from CEQA pursuant to 14 Cal. Code Regs. § 15031(e)(1) Existing Facilities.)

PROJECT INFORMATION	
Applicant:	Center Street LLC, 2721 Magazine Ln., Tracy, CA 95377
Property Owner:	Center Street LLC, 2721 Magazine Ln., Tracy, CA 95377
General Plan Designation:	Commercial Mixed Use (CMU) Soon to be Downtown
Zoning:	Commercial Mixed Use (CMU) Soon to be Downtown
Existing Use:	Former miscellaneous commercial uses
Proposed Use:	18-Bed Residential Care Facility
Parcel Size	0.35 acres
Adjacent Uses:	North: High-Density Residential (apartment complex) South: East Center St. & Commercial Mixed Use East: Commercial Mixed Use West: Garfield Avenue and Commercial Mixed Use Note: All current uses will soon become Downtown
CEQA Determination	Determination of Exemption: CEQA Section 15301(e)(1), Existing Facilities

PROJECT DESCRIPTION

The Project consists of a commercial development featuring an 18-bed residential care facility with offices, laundry room, bathrooms, kitchen, and 14 bedrooms on the existing first floor. The new 1,710 square foot second story addition will provide a living room with kitchen, bathrooms, and four (4) bedrooms. There will be additional landscaping added, additional lighting, a new seven (7) foot masonry wall, and a landscape buffer between the care facility and current residential uses. See Figure 1 for the proposed site plan. The

Project requires a Conditional Use Permit as the Commercial Mixed Use (CMU) Zone conditionally allows for residential care facilities with a Conditional Use Permit.

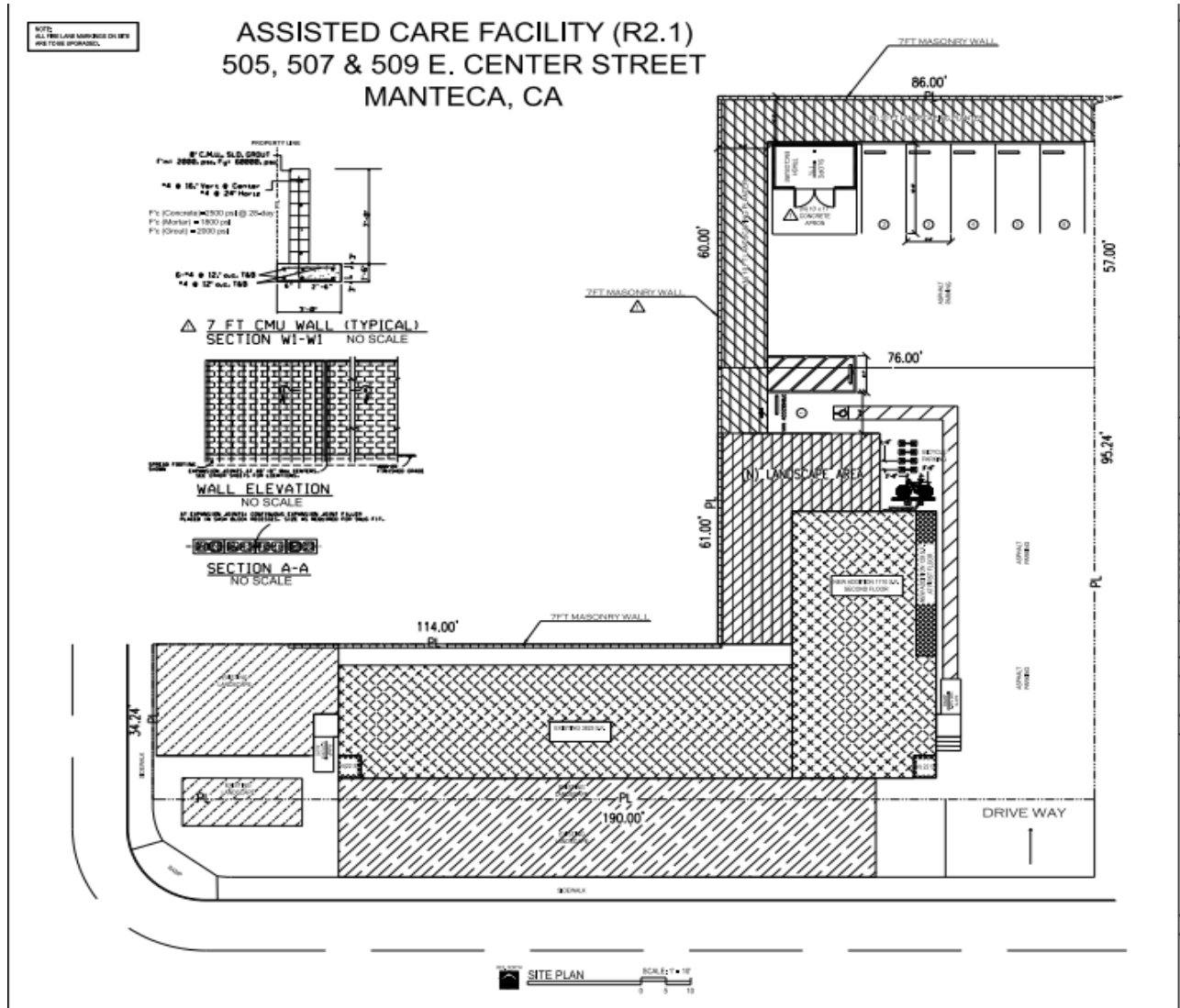


Figure 1: Site Plan – Residential Care Facility

PROJECT LOCATION

The Project Site is located at 505 and 509 East Center Street (APNs: 223-110-07 & 223-110-39). The Site is bounded by existing high density residential apartments to the north, Garfield Avenue and commercial mixed use (legal non-conforming residential homes) to the east and personal services to the west, and by Center Street and commercial mixed use (legal non-conforming residential homes and personal services office) to the south. See Figures 2 and 3 for the Project Site Map and Vicinity Map.



Figure 2: Project Site – Residential Care Facility – 505 & 509 E. Center Street. Site outlined in orange.



Figure 3: Vicinity Map – Site of proposed 18-Bed Residential Care Facility

ANALYSIS

The proposed Conditional Use Permit was analyzed with respect to conformance with the:

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

GENERAL PLAN CONFORMANCE

As shown on the General Plan Land Use Map below (Figure 4), the Project Site has a General Plan Land Use designation of Commercial Mixed Use (CMU). The designation will change to Downtown with the 2043 General Plan Update. Per the current General Plan, the Commercial Mixed Use land use designation provides for high-density residential, employment centers, retail commercial, and professional offices.

The proposed use includes an 18-bed residential care facility that will add a new 173 square foot first floor addition, new 1,710 square foot second story addition, new trash enclosure, additional landscaping, new seven (7) foot masonry buffer wall, improved parking lot, and new bicycle parking. Based on this use, the project conforms to the uses anticipated in the General Plan. Considering all of the above, the use conforms to the CMU land use and site requirements.



Figure 4: General Plan Land Use Designation – Commercial Mixed Use (CMU). Site outlined in red.

In addition to conforming to the CMU land use designation requirements, the Project supports the following General Plan goals and policies:

1. Community Design Goal CD-4. Promote the upgrading and aesthetic improvement of the downtown.

Analysis: With the change of the General Plan land use designation to Downtown for this address, the Project will upgrade and enhance the visual quality of Center Street. Also, new landscaping will be planted around the perimeter of the parcel and within the development to further enhance the visual appeal of the site. See Figure 5 below.

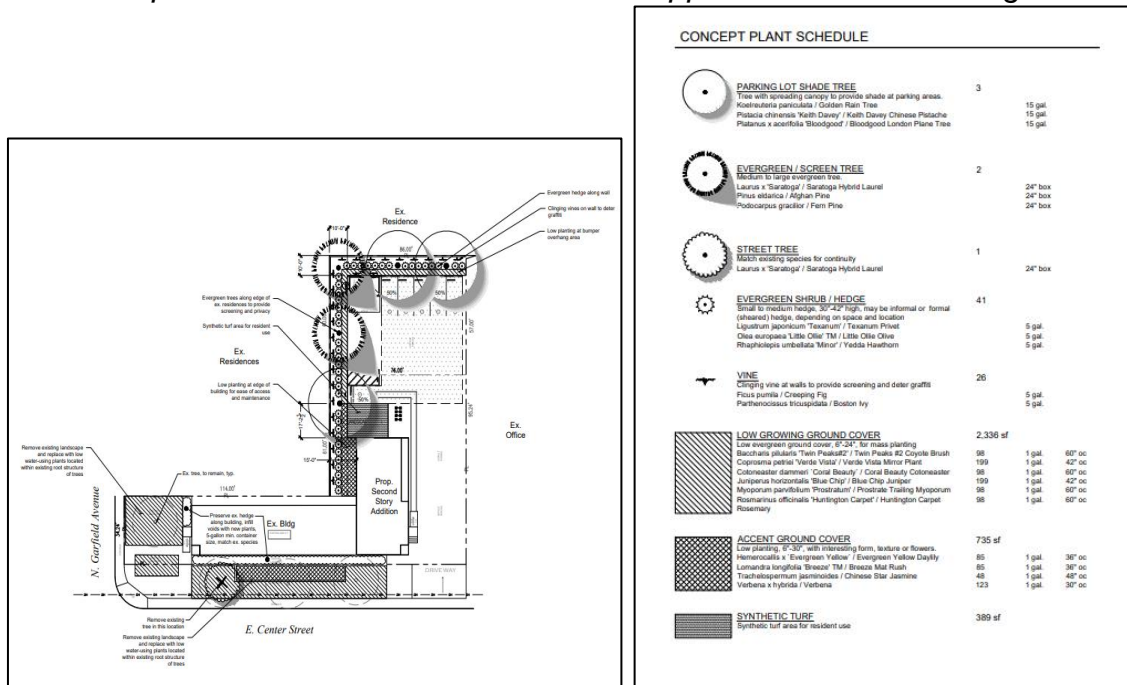


Figure 5: Landscape Plan – Residential Care Facility

2. Community Design Policy CD-P-45: Provide directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.

Analysis: This Site is required to provide site lighting in compliance with the Zoning Ordinance. As conditioned, the final lighting plan will need to show that there is zero light spillover for the residences to the north and west.

3. Housing Element Policy H-P-46: The City shall assess the special needs of young families and the elderly for improved and conveniently located public and private services.

Analysis: This Site is will provide on-site care that is downtown with easy access to transit and public facilities such as doctors, dentists, and optometrists.

ZONING CODE CONFORMANCE

The Project Site is zoned Commercial Mixed Use (CMU), which provides for neighborhood needs and uses that are locally oriented, such as high-density residential, employment centers, retail commercial, and professional offices. See Figure 6 for Zoning Map. The residential care facility is conditionally allowed with a Conditional Use Permit.



Figure 6: Zoning Map – Commercial Mixed Use (CMU). Site outlined in orange.

The Project also meets the development standards of the CMU zone (soon to be Downtown), including setbacks and height. The maximum allowed height is 75 feet, and the structures on site will have the following heights:

Structure	Height
Residential Care Facility First Story	15.75 feet
Residential Care Facility Second Story	24.5 feet

Parking requirements in the Municipal Code require one (1) parking space for every three (3) beds for Residential Care Facilities. The Site plan proposes six (6) parking stalls, so they meet the parking requirements. The Site also has a shared parking agreement with the neighboring commercial parking lots, which will provide more than the required amount of parking.

The Municipal Code outlines landscaping requirements for new projects. The proposed landscaping includes the required trees in the buffer areas along rights-of-way and between parcels. The landscape planting areas include a mix of trees and shrubs and will be

improved to what is existing with a 10-foot landscape buffer in the parking lot along with a green open space in the back, as required by Code.

The Project will also meet all illumination standards set in the Code to ensure adequate illumination without light spillover or glare for the adjacent residential properties.

FINDINGS

Conditional Use Permit Findings

The residential care facility requires a Conditional Use Permit. The approving authority for a Conditional Use Permit is the Planning Commission. The findings for a Conditional Use Permit are below:

- 1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and the provisions of this Title.**

Analysis: As mentioned above, the Project Site has a General Plan Land Use designation of CMU and will comply with all applicable standards and provisions of the General Plan and Municipal Code. The Project is not part of a Specific Plan.

- 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.**

Analysis: The proposed use has been reviewed and conditioned to ensure it will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity. This was done via a conditional use permit. The Project complies with all development standards and will comply with all performance standards.

- 3. The proposed use is consistent with the purpose of the applicable district or districts.**

Analysis: The proposed use is consistent with the standards of the CMU zoning district.

- 4. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.**

Analysis: As previously mentioned in this staff report, the project is in compliance with the City's General Plan as well as the City's Zoning Code. It also satisfies the

conditions for a categorical exemption under 14 Cal. Code Regs. Section 15301 (e)(1) (Existing Facilities) of CEQA, and supports the City's Climate Action Plan.

CLIMATE ACTION PLAN:

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. CAP Strategies: Transit Oriented Development (TOD)

TOD-1 The City shall encourage transit-oriented development in areas designated for high-density and mixed-use development.

2. CAP Strategy: Mixed Use Development (MUD)

MUD-2 The City shall encourage mixed-use residential developments that either allow for sufficient population to support commercial development within the project or are constructed in an area with an existing variety of commercial development within walking distance and is already supported by surrounding residential development.

ENVIRONMENTAL REVIEW

This Project is determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) per 14 Cal. Code Regs. Section 15301(e)(1), *Existing Facilities*. This exemption applies to projects involving additions to existing structures provided that the addition will not result in an increase of more than:

- 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
- 10,000 square feet if:
 - The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and;
 - The area in which the project is located is not environmentally sensitive.

The Project consists of a tenant improvement to an existing commercial structure resulting in a 1,883 square foot increase, less than 50 percent of the existing floor area, in building square footage. The Project is in an area where all public services and facilities are available, and the Site is not environmentally sensitive. Therefore, no further Environmental Review is required.

Based on the facts and finding presented in this staff report, staff believes that the Planning Commission can make the necessary findings to approve a Conditional Use Permit for a residential care facility.

Report prepared by: Allison Diaz, Assistant Planner

Attachments:

- 2. Resolution No. 1655
 - 2a. Exhibit A - Approved Plans
 - 2b. Exhibit B Conditions Of Approval
- 3. PowerPoint Presentation

Approved by:

/S/

Mallorie Fenrich, Senior Planner

Date