



Residential Care Facility

505 and 509 E. Center Street

Conditional Use Permit

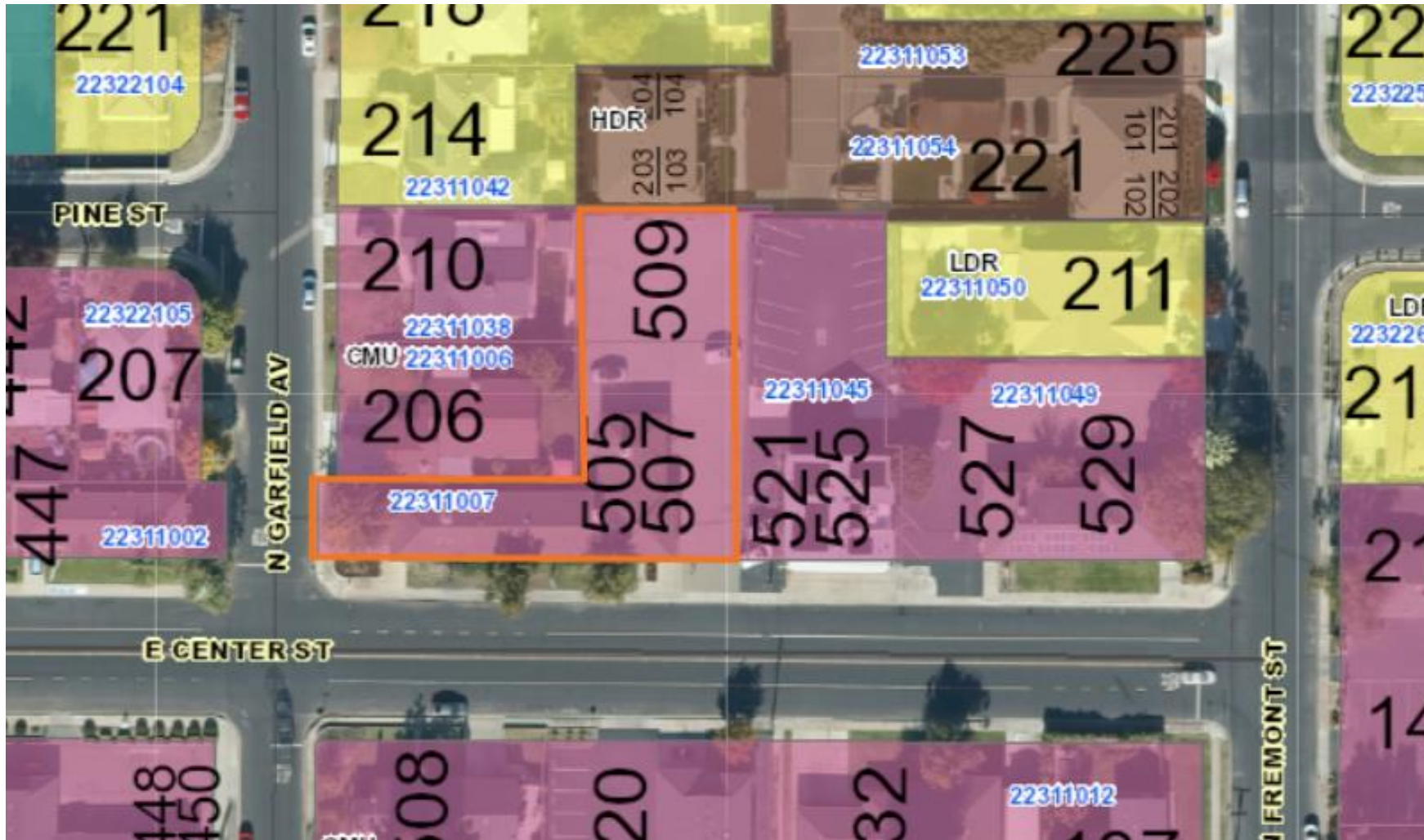
May 2, 2024

City of Manteca Planning Commission Public Hearing

Site Location



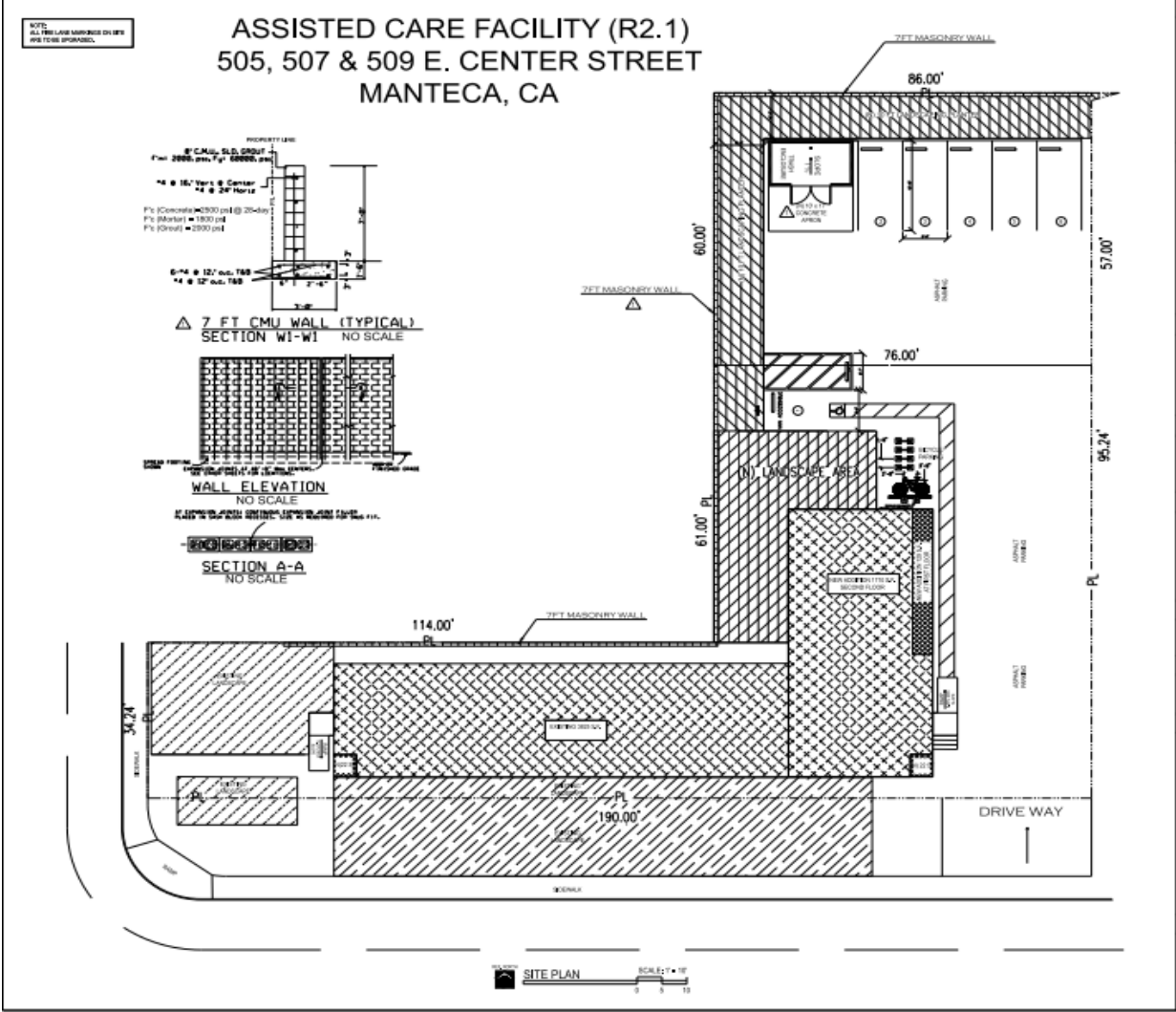
GENERAL PLAN LAND USE



Zoning

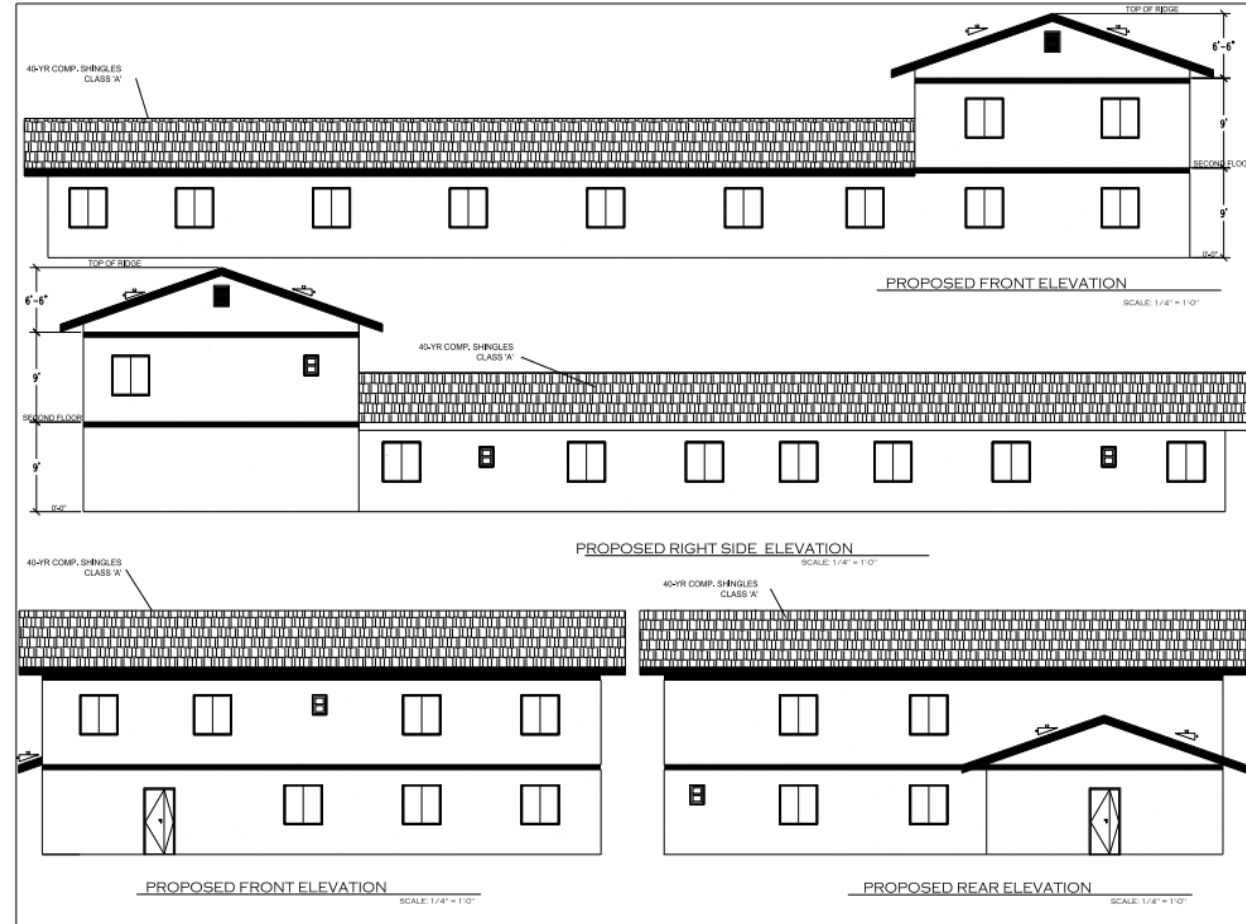
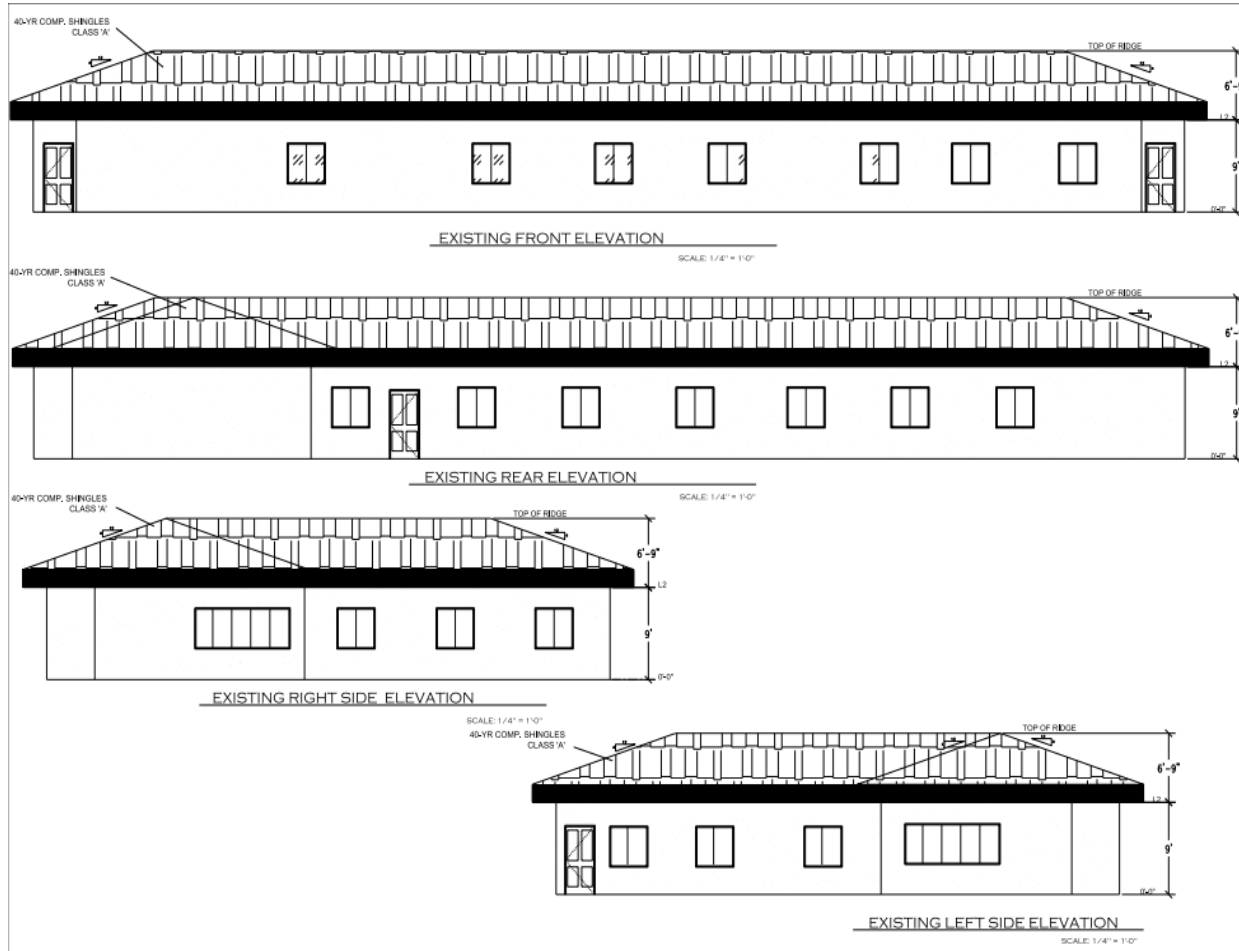


SITE PLAN

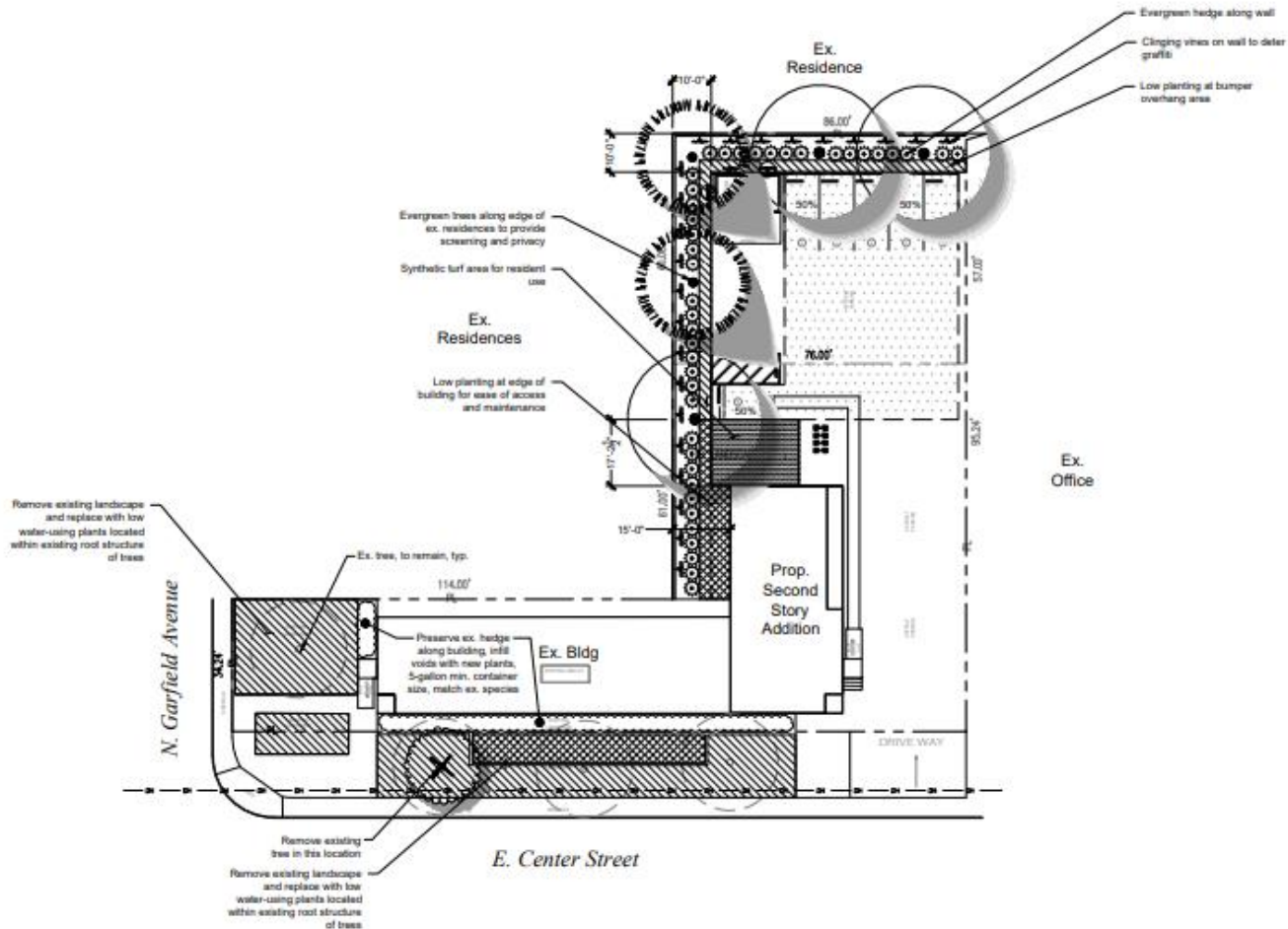


ARCHITECTURAL ELEVATIONS

RESIDENTIAL CARE FACILITY



LANDSCAPING



CONCEPT PLANT SCHEDULE

	PARKING LOT SHADE TREE Tree with spreading canopy to provide shade at parking areas. <i>Koelreuteria paniculata</i> / Golden Rain Tree <i>Pistacia chinensis</i> 'Keith Davy' / Keith Davy Chinese Pistache <i>Platanus x acerifolia</i> 'Bloodgood' / Bloodgood London Plane Tree	3	15 gal.	15 gal.	15 gal.
	EVERGREEN / SCREEN TREE Medium to large evergreen tree. <i>Laurea x 'Saratoga'</i> / Saratoga Hybrid Laurel <i>Pinus eldarica</i> / Afghan Pine <i>Podocarpus gracilior</i> / Fern Pine	2	24" box	24" box	24" box
	STREET TREE Match existing species for continuity <i>Laurea x 'Saratoga'</i> / Saratoga Hybrid Laurel	1	24" box		
	EVERGREEN SHRUB / HEDGE Small to medium hedge, 30"-42" high, may be informal or formal (sheared) hedge, depending on space and location <i>Ligustrum japonicum</i> 'Teasum' / Teasum Privet <i>Olea europaea</i> 'Little Olive' TM / Little Olive Olive <i>Rhapidolepia umbellata</i> 'Minor' / Yedda Hawthorn	41	5 gal.	5 gal.	5 gal.
	VINE Climbing vine at walls to provide screening and deter graffiti <i>Ficus pumila</i> / Creeping Fig <i>Parthenocissus tricuspidata</i> / Boston Ivy	26	5 gal.	5 gal.	
	LOW GROWING GROUND COVER Low evergreen ground cover, 8"-24", for mass planting <i>Baccharis pilularis</i> 'Twin Peaks#2' / Twin Peaks #2 Coyote Brush <i>Coprosma patens</i> 'Verde Vista' / Verde Vista Mirror Plant <i>Colonnaster dammeri</i> 'Coral Beauty' / Coral Beauty Colonnaster <i>Juniperus horizontalis</i> 'Blue Chip' / Blue Chip Juniper <i>Myoporum parvifolium</i> 'Prostrate' / Prostrate Trailing Myoporum <i>Rosmarinus officinalis</i> 'Hurlington Carpet' / Hurlington Carpet Rosemary	2,336 sf	96	1 gal.	60" oc
			199	1 gal.	42" oc
			96	1 gal.	60" oc
			199	1 gal.	42" oc
			96	1 gal.	60" oc
			96	1 gal.	60" oc
	ACCENT GROUND COVER Low planting, 6"-30", with interesting form, texture or flowers. <i>Hemerocallis</i> s. 'Evergreen Yellow' / Evergreen Yellow Daylily <i>Lomandra longifolia</i> 'Breeze' TM / Breeze Mai Rush <i>Trachelospermum jasminoides</i> / Chinese Star Jasmine <i>Verbena x hybrida</i> / Verbena	735 sf	85	1 gal.	36" oc
			85	1 gal.	36" oc
			48	1 gal.	48" oc
			123	1 gal.	30" oc
	SYNTHETIC TURF Synthetic turf area for resident use	389 sf			

SUMMARY

- Consistent with General Plan and Zoning
- Meets required Conditional Use Permit findings
- Consistent with Climate Action Plan
- Exempt from CEQA - Section 15301, *Existing Facilities*



RECOMMENDATION

Adopt the following:

- Resolution No. 1655 approving a Conditional Use Permit for a residential care facility at 505 & 509 East Center Street





Thank you

May 2, 2024

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