



PLANNING COMMISSION RESOLUTION 2026-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA APPROVING A ONE-YEAR EXTENSION FOR SITE PLAN REVIEW SPA 21-160 FOR THE ADDRESS TOWNHOMES PROJECT LOCATED AT 445 N. WALNUT AVENUE (APN 217-590-03)

FILE NO. SPA 21-160 EXT

WHEREAS, the City of Manteca Planning Commission at their duly noticed public hearing of October 20, 2022, approved Site Plan Review SPA 21-160 for The Address Townhomes project, filed by Minhas Builders; and

WHEREAS, the Planning Commission found the Project categorically exempt from further environmental review pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), and approved by Resolution No. 1613; and

WHEREAS, the Project is located at 445 N. Walnut Ave., identified by Assessor's Parcel Number (APN) 217-590-03; and

WHEREAS, on October 20, 2024, the two-year approval expired; however, per California Legislative Assembly Bill (AB) 2729, the project received an automatic extension of 18 months, creating a new expiration date of April 20, 2026, and

WHEREAS, On March 3, 2026, the Project Applicant filed for a one-year entitlement extension, SPA-26-25, prior to the expiration, in accordance with Manteca Municipal Code Section 17.08.120; and

WHEREAS, the Project's approval allowed for the development of approximately ±0.89 acres with a 13-unit attached townhome complex, consisting of three (3) two-story structures; and

WHEREAS, the Project's approved Site Plan Review SPA 21-160 continues to meet all applicable General Plan goals and policies, development standards, and operational requirements of the zoning ordinance, subject to revised conditions of approval; and

## ATTACHMENT 2

WHEREAS, the findings described in the Planning Commission Staff Report dated October 20, 2022, remain in effect because no site design changes or operational modifications are being proposed as part of this extension request; and

WHEREAS, the Applicant has been diligently working towards effectuating their land use approvals; and

WHEREAS, a Public Hearing Notice was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finds as follows:

1. Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. CEQA. The Project has been deemed Categorical Exempt pursuant to Section 15332, "In-Fill Development Projects," of the California Environmental Quality Act (CEQA) Guidelines, and per Resolution No. 1613 adopted on October 20, 2022, is exempt from further environmental review.
3. Findings. The findings described in the Planning Commission Staff Report dated October 20, 2022, incorporated herein by reference, remain in effect because no site changes or operational modifications are being proposed as part of this extension request.
4. Extension Approval. Given the foregoing, the Planning Commission hereby approves the one-year extension SPA-26-25 for Site Plan Review SPA 21-160, subject to the revised Conditions of Approval attached to the staff report as "Attachment 3 - Exhibit 'A'" and the Plan Set dated April 28, 2022, incorporated herein by reference.
5. Effective Date. Approval shall take effect immediately upon adoption of this Resolution.

## ATTACHMENT 2

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 21st day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: \_\_\_\_\_  
COREY COLEMAN  
PLANNING COMMISSIONER

ATTEST: \_\_\_\_\_  
JESSICA VAN VLIET  
PLANNING COMMISSION SECRETARY

### Attachments

Attachment 3 - Exhibit 'A' – Conditions of Approval