



## City of Manteca

### PLANNING COMMISSION RESOLUTION NO. 1655

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA MAKING FINDINGS TO APPROVE A CONDITIONAL USE PERMIT FOR A RESIDENTIAL CARE FACILITY AT 505 & 509 EAST CENTER STREET, FILE NO. UPJ 23-82 (Exempt from CEQA pursuant to 14 Cal. Code Regs. § 15031(e)(1))**

WHEREAS, the Manteca Planning Commission (Planning Commission) at their duly noticed public hearing of May 2, 2024, considered a Conditional Use Permit application for a residential care facility (Project) filed by Saifuddin Raniwala with Center Street LLC, 2721 Magazine Lane Tracy, CA 95377; and

WHEREAS, the Project is located at 505 & 509 East Center Street, identified by Assessor's Parcel Numbers (APNs) 223-110-07 & 223-110-39; and

WHEREAS, the General Plan land use designation for the project site is Commercial Mixed Use (CMU), soon to be Downtown due to the General Plan Update, and the site is zoned Commercial Mixed Use (CMU); and

WHEREAS, a Conditional Use Permit is required for a residential care facility use in the CMU zone; and

WHEREAS, the residential care facility will occupy an existing commercial building at 505 East Center Street. The improvements will consist of a building remodel and conversion for residential care with a new second story and additional 1,883 square feet to accommodate 18 bedrooms, five (5) bathrooms, a living room, two (2) kitchens, two (2) offices, laundry room and rehabilitation of the site's landscape and lighting plan; and

WHEREAS, the Project is determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301(e)(1) *Existing Facilities*, because the Project involves additions to the existing structure, minor alteration of public or private structures, and rehabilitation of the landscape plan; and

WHEREAS, the Project plan set dated January 8, 2024 is attached to this Resolution as Exhibit A and the Project Conditions of Approval are attached to this Resolution as Exhibit B; and

WHEREAS, the Planning Commission has considered all information related to this matter, as presented at the public meetings of the Planning Commission identified herein, including any supporting reports by City Staff, and any information provided during public meetings; and

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission hereby finds as follows:

1. The facts set forth in the recitals to this Resolution are true and correct, and the evidence in the staff report and Project file support the following and approval of the Conditional Use Permit.

*Conditional Use Permit:*

- a. The proposed Project is consistent with the General Plan and all applicable provisions of this Title in that a residential care facility is an allowable use in the Commercial Mixed Use land use and zoning district designations.
- b. 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 in that the proposed use will go into an existing commercial building and the revitalization of the site and landscaping will ultimately enhance the health, safety, peace, and comfort of the neighborhood.
- c. The proposed use is consistent with the purpose of the applicable district in that it is consistent with the standards of the CMU zoning district.
- d. 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 in that the proposed residential care facility use is an allowable use in this land use and zoning district designations, the use is going into an existing building that already complies with all zoning regulations, and any modifications to the site are required to conform to the zoning district regulations.

I hereby certify that Resolution No. 1655 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on May 2, 2024 by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Judy Blumhorst, Chair

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Date:

Attachments:

Exhibit A - Project Plan set dated January 8, 2024

Exhibit B - Conditions of Approval