



City of Manteca

PLANNING COMMISSION RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE I) REZONE 22-91, CHANGING THE ZONING FROM THE CMU TO R-3 AND R-1, II) TENTATIVE SUBDIVISION MAP 22-63, DIVIDING FOUR EXISTING PARCELS INTO 148 LOTS, AND III) APPROVING SITE PLAN REVIEW 22-67 FOR AN 818-UNIT RESIDENTIAL DEVELOPMENT, CONSISTING OF 672 MULTIFAMILY UNITS, 48 DUET HOMES, 98 SINGLE FAMILY HOMES, AND 1.93 ACRES OF PUBLIC OPEN SPACE, LOCATED AT 144, 292, 301 AND 490 E QUINTAL RD: APN NOS. 224-040-52, 06, 07 AND 11

(FILE NOS. REZ-22-91, SDJ-22-68 and SPC-22-67)

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of October 17, 2024, considered a Rezone No. REZ-22-91, Tentative Subdivision Map No. SDJ-22-68, and Site Plan and Design Review No. SPC-22-67 for the 144-490 Quintal Rd, filed by Quarterra; and

WHEREAS, the 144-490 Quintal Rd project is located at 144, 292, 301 and 490 Quintal Rd, identified by Assessor's Parcel Numbers (APNs) 224-040-52, 06, 07 and 11; and

WHEREAS, the project plans for the 144-490 Quintal Rd project dated August 8, 2024 are incorporated herewith and attached as **Exhibit A**; and

WHEREAS, the detailed Architectural Guidelines document for the 144-490 Quintal Rd project are incorporated herewith and attached as **Exhibit B**; and

WHEREAS, the project Conditions of Approval for the 144-490 Quintal Rd project are incorporated herewith and attached as **Exhibit C**; and

WHEREAS, the current Zoning of Commercial Mixed Use CMU requires a change for consistency with the project proposal; and

WHEREAS, the applicant has requested a Rezone for a portion of the project site to be changed from Commercial Mixed Use CMU to Multiple-Family Dwelling R-3; and

WHEREAS, the applicant has requested a Rezone for a portion of the project site to be changed from Limited Multiple-Family Dwelling R-2 to One-Family Dwelling R-1; and

WHEREAS, the project is consistent with the following General Plan goals and policies: Goal LU-1.5, Policy LU-3.2, Policy LU-3.4, Policy LU-10.1, Policy LU-10.6, Policy C-1.1, Policy C-1.2, Policy RC-4.6 and Policy RC-4.7 in that the proposed project is compatible with adjacent uses, it balances residential and commercial growth, it prioritizes in-fill development, concentrates growth in an area with existing services, it has an overall positive impact on the

area, it increases non-vehicular connectivity, it provides increased public open space, it facilitates a cumulative reduction in VMT, it promotes energy conservation and it exceeds State standard for energy efficiency; and

WHEREAS, the project is consistent with the following Climate Action Plan strategies: POD-2 and UF-2, in that the proposed project provides sidewalks site-wide at a minimum five feet in width, with one section to be widened to eight feet, connecting to the extension of the Class 1 bikeway along the north side of Atherton Drive, and the project proposes substantial trees along rights-of-way, in public areas and at neighborhood entries; and

WHEREAS, a Tiered Initial Study / Mitigated Negative Declaration was filed with the State Clearinghouse (SCH# 2024080853) which determined that the construction of the proposed project, with the implementation of the suggested mitigations, would cause a less than significant environmental impact in all categories and the proposed project would also not result in potentially significant cumulative impacts that were not evaluated in the City's General Plan EIR; and

WHEREAS, Title 17, Section 17.08.060 of the Manteca Municipal Zoning Ordinance mandates the transmittal of a recommendation to the City Council by Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission recognizes the appropriateness of the Rezone (REZ 22-91) and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance hereby submits a recommendation that the City Council approve the Rezone for the 144-490 Quintal Road project based on the following findings:

1. The proposed Zoning Amendment is consistent with the General Plan and any applicable Specific Plan goals, policies, and implementation programs in that it is consistent with several General Plan goals and policies and is not part of a Specific Plan; and,
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, in that the project has been conditioned to comply with all applicable improvement standards and City regulations such as lighting, landscaping, and public improvements; and,
3. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) in that a Tiered Initial Study/Mitigated Negative Declaration (Tiered IS/MND) was prepared for the proposed project which found that although the proposed project could have a significant adverse effect on the environment, with the required mitigation measures and conditions implemented for the project, the impacts can be reduced to a less than significant level; and,
4. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested zoning designations and anticipated land uses/development in that the proposed project meets the required density, has sufficient parking, ample landscaping, and is compatible with the adjacent commercial and residential properties.

BE IT FURTHER RESOLVED AND ORDERED RESOLVED that the Manteca Planning Commission recognizes the appropriateness of the Major Subdivision (SDJ 22-68) and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance hereby submits a recommendation of approval to the City Council for the 144-490 Quintal Road project based on the following findings:

1. The proposed project is consistent with the objectives of the General Plan, and, as conditioned, 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 in that the project is an allowable use in the CMU land use designation and conforms to all development standards and performance standards required of multi-family and commercial development, as modified by the Planned Development Guidelines; and,
2. The proposed project will not create conflicts with vehicular, bicycle or pedestrian transportation modes of circulation in that the on-site circulation has been reviewed for appropriate ingress and egress and it has been determined that there will be no conflict between vehicular, bicycle, and pedestrian access to the site; and,
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting and other development features as conditioned, is compatible with and compliments the existing surrounding environment and ultimate character of the area under the General Plan in that the project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in this area of the city and the site design complies with all lighting and landscaping requirements per the zoning ordinance; and,

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 as conditioned, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties in that the architecture and massing of the project create a distinct street presence while also being consistent in design to other residential development in the surrounding area.

BE IT FURTHER RESOLVED that the Manteca Planning Commission recognizes the appropriateness of the Site Plan Review (SPC 22-67) and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance hereby submits a recommendation of approval to the City Council for the 144-490 Quintal Rd project based on the following findings:

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

I hereby certify that this Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on October 17, 2024, by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

Judith Blumhorst, Chair

Date:

Attachments:

“Exhibit A” Project Plans dated August 8, 2024

“Exhibit B” Architectural Guidelines

“Exhibit C” Conditions of Approval – GPA-22-66, REZ-22-91, SDJ-22-68, and SPC-22-67