

MINUTES OF THE CITY OF MANTECA PLANNING COMMISSION
MEETING HELD October 17, 2024

CALL TO ORDER: The meeting was called to order by Chair Judith Blumhorst at 6:00 p.m.

ROLL CALL:

Mendoza, Laffranchi, Fiore, Hayes and Chair Blumhorst.

Staff present; Megan Landeros, Planning Commission Secretary; Daniella Green, Assistant City Attorney; Michael Selling, Deputy City Engineer; Jesus Orozco, Deputy Development Service Director; Scott Speer, Senior Planner; Toben Barnum, Associate Planner.

FLAG SALUTE: Performed by Vice Chair Hayes.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

The Planning Secretary advised the Commission of six (6) supplemental items with amendments prepared by Staff, one (1) letter of support from Manteca Unified School District all for Item C.1.

A. PUBLIC COMMENT

1. A resident of Manteca provided public comment via Zoom to request an amendment to the Manteca Municipal code 16.21.100. and request a PQP zone not ever be changed to residential zoning.

B. DISCLOSURE OF EX PARTE COMMUNICATIONS:

Commissioners were asked to provide disclosure of any communications with consultants or members of the public regarding any item on the evening's agenda.

Fiore: No Ex Parte Communications.

Mendoza: Spoke with Developer regarding item C.2.

Judy: Spoke with the Developer regarding item C.2.

Hayes: Spoke with the Developer regarding item C.2.

Laffranchi: Spoke with the Developer regarding item C.2.

C. PUBLIC HEARINGS:

C.1. 24-532 Conduct a public hearing and adopt a resolution recommending the City

Council make the necessary findings and adopt a Tiered Initial Study and Mitigated Negative Declaration prepared for GPA-22-66, REZ-22-91, SDJ-22-68, and SPC-22-67; adopt a resolution recommending City Council approve General Plan Amendment 22-66 changing the land use designation of approximately 32.1 acres from Mixed Use Commercial to High-Density Residential land use, approximately 7.5 acres from Mixed Use Commercial to Medium-Density Residential and approximately 23.7 acres from the Mixed Use Commercial to the Low-Density Residential; and adopt a resolution recommending City Council approve i) Rezone 22-91, changing the zoning from CMU to R-3 and R-1, ii) Tentative Subdivision Map 22-63, dividing the four existing parcels into two large multifamily lots, 48 duplex lots and 98 single-family 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, all pertaining to the 144 - 490 Quintal Road project, located at 144, 292, 301 and 490 E Quintal Rd: APN Nos. 224-040-52, 06, 07 and 11 (SCH #2024080853).

Chair Blumhorst introduced the item.

Associate Planner, Toben Barnum, provided the project presentation consistent with the staff report. Mr. Barnum explained the supplementals submitted by staff to the Commission included clerical changes to the resolutions and exhibits attached to the staff report. The amendments do not affect or change the scope of the project as they are not substantive, but rather clerical in nature.

Applicant Jessie Herzog, on behalf of Quarterra, presents a brief presentation on the project including the project's open space amenities, the project's mix of single-family and multi-family housing options, and the project fiscal contribution to the City and Community.

PUBLIC HEARING OPENED: 6:23pm

No Comment cards.
No Hands Raised in Zoom.

PUBLIC HEARING CLOSED: 6:23pm

Senior Planner, Speer reminded commissioners that any recommendation or motion needs to be made as amended.

ACTION: Move, seconded (Fiore/Blumhorst) to adopt a resolution recommending the City Council make the necessary findings and adopt a Tiered Initial Study and Mitigated Negative Declaration prepared for GPA-22-66, REZ-22-91, SDJ-22-68, and SPC-22-67; adopt a resolution recommending City Council approve General Plan Amendment 22-66 changing the land use designation of approximately 32.1 acres from Mixed Use Commercial to High-Density Residential land use, approximately 7.5 acres from Mixed Use Commercial to Medium-Density Residential and approximately 23.7 acres from the Mixed Use Commercial to the Low-Density Residential; and adopt a resolution recommending City Council approve i) Rezone 22-91, changing the zoning from CMU to R-3 and R-1, ii) Tentative Subdivision Map 22-63, dividing the four existing parcels into

two large multifamily lots, 48 duplex lots and 98 single-family 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, all pertaining to the 144 - 490 Quintal Road project, located at 144, 292, 301 and 490 E Quintal Rd: APN Nos. 224-040-52, 06, 07 and 11 (SCH #2024080853), as amended.

MOTION CARRIED:

AYES: Fiore, Mendoza, Laffranchi, Hayes, and Chair Blumhorst

NOES: None

ABSTAIN: None

C.2. 24-536 Adopt a resolution recommending the City Council approve a General Plan Amendment for seven parcels (APNs: 226-160-34, 226-160-36, 226-160-37, 226-160-38, 226-160-39, 226-160-40, 226-160-44) within the Union Crossing Planned Development and find the project not subject to additional CEQA review pursuant to CEQA Guidelines § 15183 (consistency with a certified EIR SCH# 2008092083).

Chair Blumhorst introduced the item.

Senior Planner, Scott Spear provided the project presentation consistent with the staff report.

PUBLIC HEARING OPENED: 7:02pm

No Comment cards.

Demetri Filios, representing the ownership group of Ranch Partners provided comment via Zoom. Mr. Filios thanked City Staff, especially Barbra, Jesus, and Scott. He is very excited about presenting a project on the parcels north of the the project.

PUBLIC HEARING CLOSED: 7:03pm

ACTION: Move, seconded (Hayes/Laffranchi) Adopt a resolution recommending the City Council approve a General Plan Amendment for seven parcels (APNs: 226-160-34, 226-160-36, 226-160-37, 226-160-38, 226-160-39, 226-160-40, 226-160-44) within the Union Crossing Planned Development and find the project not subject to additional CEQA review pursuant to CEQA Guidelines § 15183 (consistency with a certified EIR SCH# 2008092083)

MOTION CARRIED:

AYES: Fiore, Mendoza, Laffranchi, Hayes, and Chair Blumhorst

NOES: None

ABSTAIN: None

D. STAFF COMMENTS:

Jesus thanked the commissioners for their grace and patience with staff on getting the supplemental items to Commissioners. Staff has received confirmation HCD has received Manteca's Housing Element. Staff has been through some transitions and there will be more corrections to projects in accordance with the General Plan.

E. COMMISSIONER COMMENTS:

Commissioner Hayes- Thanks the Engineering Department for fixing the intersection and adding striping to clarify the turn Southbound Atherton across Woodward and Northbound across Woodward.

Commissioner Mendoza – Points out all the nice work the city has done on road work.

Commissioner Laffranchi – Louise Ave and Main Street says People are cutting across the intersection to get into the shopping parking lot. For Engineering to look into it.

Commissioner Fiore- Thanks Staff for being professional and responsive.

Commissioner Blumhorst- Thanks City Staff and said how prepared she felt coming into the meeting because of staff.

F. ADJOURNMENT:

Chair Blumhorst adjourned the meeting at 7:12 PM.

Megan Landeros

Planning Commission Secretary