



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1646

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA MAKING FINDINGS AND APPROVING THE SITE PLAN AND DESIGN REVIEW APPLICATION AND LOT LINE ADJUSTMENT APPLICATION FOR THE YOSEMITE AVENUE SENIOR AFFORDABLE HOUSING PROJECT (FILE NO. SPA 24-18 AND LLA 24-19)

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of March 7, 2024, considered a Site Plan and Design Review Application and Lot Line Adjustment for the Yosemite Avenue Senior Affordable Housing Project, filed by Gerald Jones, Delta Community Developers Corp., 2575 Grand Canal Boulevard, Suite 220, Stockton, CA 95207; and

WHEREAS, the Yosemite Avenue Senior Affordable Housing Project is located at 309 W. Yosemite Avenue and 105 Sycamore Avenue, identified by Assessor's Parcel Numbers (APN) 217-210-10 and 217-210-11; and

WHEREAS, the proposed project is a 42-unit affordable housing complex, consisting of one, five-story structure with tuck-under parking and commercial space on the first-floor; and,

WHEREAS, the current General Plan land use designation for the project site is Downtown (DW) and the Zoning Designation is Commercial Mixed-Use (CMU) with Central Business District (CBD-1) Overlay; and,

WHEREAS, the project is consistent with multiple General Plan land use policies in that it prioritizes the location of higher density and affordable housing in close proximity to employment areas; it is compatible with adjacent uses; it proposed a unit density above the maximum allowable for the designation but is allowed with the Density Bonuses requested; it is in close proximity to a public transportation route and a shopping; and,

WHEREAS, the project is consistent with circulation goals and policies of the General Plan in that it is located within the core of the downtown, .22 miles from the Manteca Transit Center, .06 miles from the nearest bus stop on the #1 route along Yosemite Avenue and Main Street, on the project's southern boundary, and .03 miles to the Class I bikeway along the Tidewater Park bike path.

WHEREAS, the project is deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, "In-Fill

Development Projects” because the project is consistent with the General Plan designation of DW and zoning district designation of CMU with CBD-1 Overlay; the site is smaller than five acres; the site has no value as habitat for endangered, rare or threatened species; and the project would not result in an significant effects related to traffic, noise, air quality, or water quality; and,

WHEREAS, the approved project Plan set is attached hereto as **Exhibit A** and the approved conditions of approval are attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission, pursuant to the Manteca Municipal Code, upon evidence as set forth in the staff report and the project file makes the following findings to support the approval of this Site Plan and Design Review Application:

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 and concessions made in accordance with Government Code 65915 in that the proposed project provides a unit density of 190.9 du/ac, which is above the maximum allowed density in the CBD-1 designation but allowed under the required concessions of the Density Bonus Law.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation in that the project layout has been reviewed for proper ingress and egress, and appropriate pedestrian connections have been made throughout the project site and along both project frontages.
3. The site layout (orientation and placement of building and parking areas), as well as the 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 DW sites should be situated near services, along arterial streets, and the proposed project meets those requirements.
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 as conditioned, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties in that the project uses modern colors and materials and has appropriate landscaping and lighting throughout the site.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Manteca Planning Commission, pursuant to the Manteca Municipal Code, upon evidence as set forth in the staff report and the project file makes the following findings to support the approval of this Lot Line Adjustment:

1. The parcels resulting from the lot line adjustment conform to the zoning ordinance and applicable building ordinance of the city in that the resulting parcel will be 0.22 acres in size, and conforms to all sizing requirements for parcels in the CMU zoning district and CBD-1 Overlay.
2. No conditions or exactions are required to bring the project into conformance with the zoning ordinance and applicable building ordinances of the city, or to facilitate the relocation of existing utilities, infrastructure or easements in that pending approval of the requested entitlements, the project will be in complete conformance with the zoning ordinance as permitted by State Density Bonus law. All required utilities are immediately available in the public right of way directly adjacent to property lines.
3. Pursuant to Section 66412(d) of the State Map Act, the community development director shall conditionally approve a lot line adjustment where the conditions or exactions on its approval are needed to conform the lot line adjustment to local zoning or building ordinances, or to facilitate relocation of existing utilities, infrastructure or easements. Any dedications required as a condition of approval shall be made in accordance with Chapter 16.21 of this title; any improvements required as a condition of approval shall be made in accordance with Chapter 16.23 of this title. Frontage improvements will be conditioned, but dedications have already been taken, as this property has been previously developed.
4. The community development director shall deny a lot line adjustment if he or she finds the parcels resulting from the lot line adjustment do not conform to the zoning ordinance or applicable building ordinances of the City; however, the resulting parcel will be .22 acres in size, and conforms to all sizing requirements for parcels in the CMU zoning district and CBD-1 Overlay and thus is in conformance with the zoning ordinance and applicable building ordinances of the City.
5. The community development director shall deny a lot line adjustment if he or she finds conformity to the zoning ordinance or applicable building ordinances of the city cannot be achieved through any reasonable set of conditions or exactions; however, conformity to the zoning ordinance or applicable ordinances of the City can be achieved in that the mixed-use residential and commercial project is allowed by right in this zoning district and asking the waivers and bonuses permitted by State Density Bonus law into consideration, the project is in conformance with the zoning ordinance.

I hereby certify that Resolution No. 1643 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on March 7, 2024, by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

Judith Blumhorst, Chairman

Date:

Attachments:

Exhibit A- Project Plan Set

Exhibit B- Conditions of Approval for File No. SPA 24-18 and LLA 24-19