

RESOLUTION R2024-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A SITE PLAN AND DESIGN REVIEW (SPC-22-67) AND TENTATIVE SUBDIVISION MAP (SDJ-22-68), AND CONDITIONS OF APPROVAL, FOR THE 144-490 QUINTAL ROAD PROJECT

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of October 17, 2024, approved Resolution No. 1664 recommending to the City Council approval of the Rezone, Site Plan Design Review and Tentative Subdivision Map, for the 144-490 Quintal Road project; and

WHEREAS, at their duly noticed public hearing of October 17, 2024, the Manteca Planning Commission reviewed and considered all written and oral comments and information regarding the project, and the Manteca Planning Commission recommended that City Council adopt a tiered Initial Study (SCH #2024080853) and Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program prepared GPA-22-66, REZ-22-91, SDJ-22-68, AND SPC-22-67; and

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

WHEREAS, the 144-490 Quintal Road Project includes the subdivision of 59.19± acres into 672 multifamily units, 48 duet homes, 98 single-family homes, and 1.93 acres of public open space; and

WHEREAS, the Project Plans for the 144-490 Quintal Road dated July 12, 2024 is incorporated herewith and attached as Exhibit A; and

WHEREAS, the Architectural Guidelines for the 144-490 Quintal Road dated August 26, 2024 is incorporated herewith and attached as Exhibit B; and

WHEREAS, the Tentative Map for the 144-490 Quintal Road dated January 30, 2023 is incorporated herewith and attached as Exhibit C; and

WHEREAS, the Conditions of Approval for the 144-490 Quintal Road dated November 19, 2024 is incorporated herewith and attached as Exhibit D; and

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

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BE IT RESOLVED that the City Council recognizes the appropriateness of the Site Plan and Design Review Permit and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance hereby approve the Site Plan and Design Review Permit (SPC 22-22) 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;
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;
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 will all lighting and landscaping requirements per the zoning ordinance; 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 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 City Council recognizes the appropriateness of the 144-490 Quintal Road Subdivision Map and in accordance with Chapter 16.09.030 of the Manteca Subdivision Ordinance hereby approves the Tentative Subdivision Map (SDJ-22-68) based on the following findings:

1. The proposed map was reviewed in conformance with Section 16.09.030 of the Subdivision Ordinance of the City of Manteca.
2. An Initial Study and Mitigated Negative Declaration (IS/MND, SCH #2024080853) were prepared to disclose potential environmental effects of the proposed project. The MND was prepared in compliance with the California Environmental Quality Act (CEQA) (as amended through Public

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Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulation Section 15000 et seq.) and is found to be adequate environmental documentation for this project.

3. A Notice of Intent to adopt the 144-490 Quintal Road Project IS/MND was posted and routed to the City's regular list of responsible agencies and interested parties on August 21, 2024 for a period of 30-days, which resulted in no responses requiring any changes to the document as written.
4. The Tentative Subdivision Map is in conformance with the State Subdivision Map Act, the City's General Plan, Title 17 Zoning Ordinance, and Title 16 Land Division Ordinance.
5. The site is physically suitable for the type and density of future development.
6. The design of the subdivision map and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
7. The design of the subdivision map is not likely to cause serious public health problems.
8. The map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed map.
9. The map was reviewed and conditioned by the appropriate City Departments, Utilities, and Agencies.

The Tentative Subdivision Map was reviewed and conditions are incorporated with this resolution as Exhibit "D".

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.
2. This Resolution shall take effect immediately upon its adoption.

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 19th day of November, 2024, by the following vote:

AYES:

NOES:

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ABSTAIN:

ABSENT:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Attachments:

- “Exhibit A” Project Plans dated July 12, 2024
- “Exhibit B” Architectural Guidelines
- “Exhibit C” Tentative Map
- “Exhibit D” Conditions of Approval – GPA 22-66, REZ 22-91, SPC-21-67, SDJ-22-68