



### PLANNING COMMISSION RESOLUTION 2026-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA APPROVING A SITE PLAN AND DESIGN REVIEW (SPA 23-85) TO ALLOW THE DEVELOPMENT OF A FOURPLEX FOR THE SARENE PLACE PROJECT LOCATED AT 429 SUTTER STREET (APN 223-120-06)

FILE NO. SPA 23-85

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of August 6, 2026, considered Site Plan and Design Review (SPA) 23-85 to allow the development of a fourplex for Sarene Place (the "Project"), filed by Jeremy Metz (the "Applicant"); and

WHEREAS, the Project is located at 429 Sutter Street, identified by Assessor's Parcel Number (APN) 223-120-06 (the "Project Site"); and

WHEREAS, the Applicant proposes to construct a new multi-family fourplex on a  $\pm 0.43$ -acre parcel that incorporates the existing single-family residence and detached shop as part of the overall development, as shown in the presented plan set dated April 12, 2026; and

WHEREAS, the Project Site is in the Limited Multiple-Family Dwelling (R-2) zone district, which is consistent with the Medium Density Residential (MDR) General Plan land use designation; and

WHEREAS, the Project meets all the applicable development standards of the Site Plan and Design Review entitlement, subject to the Conditions of Approval, attached hereto as Exhibit 'A'; and

WHEREAS, the Project's cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing in proximity to the Project; and

WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: Land Use Policies Goal LU-3, LU-1.2, LU-1.3, and LU-2.3; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and was determined to be Categorical Exempt from

## ATTACHMENT 2

further environmental review pursuant to Section 15303(b) of the CEQA Guidelines and from Section 15300.2 exceptions; and

WHEREAS, all the necessary findings for approval of the Project have been made and described in the Planning Commission Staff Report dated August 6, 2026; and

WHEREAS, a Public Hearing Notice was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finds as follows:

1. Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. CEQA. The Project has been deemed Categorically Exempt from further environmental review pursuant to Section 15303(b) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. Additionally, none of the exceptions listed under Section 15300.2 of the CEQA Guidelines apply to the Project.
3. Entitlement Approval Findings. All the necessary findings to approve the Project have been made and fully set forth in the Planning Commission Staff Report dated August 6, 2026, which is incorporated herein by reference.
4. Entitlement Approval. Given the foregoing, the Planning Commission hereby approves SPA 23-85 subject to the Conditions of Approval attached to the staff report as Attachment 3 - Exhibit 'A' and the Project Plan Set dated April 12, 2026, incorporated herein by reference.
5. Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

## **ATTACHMENT 2**

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 6th day of August of 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: \_\_\_\_\_  
COREY COLEMAN  
PLANNING COMMISSIONER

ATTEST: \_\_\_\_\_  
JESSICA VAN-VLIET  
PLANNING COMMISSION SECRETARY

### Attachments

Attachment 3 - Exhibit 'A' – Conditions of Approval