

MINUTES OF THE PLANNING COMMISSION
MEETING HELD March 07, 2024

The meeting of the Manteca City Planning Commission held on Thursday, March 07, 2024, was called to order by Chairman Judith Blumhorst at 6:00 p.m.

COMMISSIONERS PRESENT:

Blumhorst, Laffranchi, Mendoza, and Hayes.

COMMISSIONERS ABSENT:

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STAFF PRESENT:

Lea Simvoulakis, Deputy Director-Planning; Brad Wungluck, Deputy Director-Building, Daniella Green, Assistant City Attorney; David Bahr, Senior Engineer.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Lea advised the Commission that two supplemental items were received prior to the meeting for agenda item D.1 (Senior Affordable Housing Project).

Lea advised the Commission that all items were provided within the Supplemental Package and that they would be entered into the record.

MEMBERS OF THE PUBLIC: *ITEMS NOT ON THE AGENDA*

No Comments.

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.

Commissioners Blumhorst, Hayes, Mendoza and Laffranchi had no communications.

CONSENT:

C.1. 24-112 Adot Resolution No 1647 approving a Site Plan Design Review Application for Quick Quack carwash. The project has been determined not subject to additional CEQA review pursuant to CEQA Guidelines §15183. (File No. SPC23-058).

C.2. 24-11 Adopt Resolution No. 1648 approving a Site Plan Design Review Application for a McDonald's quick service restaurant. The project has been determined to be not subject to additional CEQA review pursuant to CEQA Guidelines §15183. (File No. SPC23-089).

C.3. 24-127 Planning Commission Special Meeting Minutes for 02/21/2024.

ACTION: Moved, seconded (Laffranchi/Hayes) to approve the Consent Items.

MOTION CARRIED:

AYES: Blumhorst, Hayes, Mendoza, Laffranchi

NOES: None

ABSTAIN: None

RECUSE: None

PUBLIC HEARINGS:

D.1. 24-106 Conduct a public hearing and adopt Resolution No. 1646, approving a Site Plan and Design Review application for a 42-unit senior affordable housing apartment complex project. The project has been determined to be exempt from the requirements of California Environmental Quality Act (CEQA) per CEQA Guidelines section 15332, Class 32, "In-Fill Development Projects" (File No. SPC24-18 and LLA 24-19).

Deputy Director Brad Wungluck presented the project to the Commission.

The project developer, Peter Ragsdale with the Housing Authority of the County of San Joaquin briefly spoke about the project.

OPEN PUBLIC HEARING: 6:12 p.m.

Brenda Franklin expressed her concerns about the lack of parking for the project. She also expressed concerns that the events downtown would impact their daily lives.

Chip Jones with the Housing Authority addressed the parking issue concern.

CLOSE PUBLIC HEARING: 6:16 p.m.

Commissioner Mendoza wanted to know if the project would help construct any improvements discussed in the Downtown Connectivity Plan. Brad indicated that as part of the project funding, the City would be applying for a transportation grant that would install numerous transportation and pedestrian improvements in the area. Lea added that the transit center and projects around the center would be taken from the Connectivity Plan and implemented through the grant.

Commissioner Laffranchi expressed his concerns over the reduced parking for the project. Vice Chair Hayes also expressed concerns about the lack of parking for the project. Brad reminded the Commission that the project is providing the recommended 30% parking spaces that is typical in a senior housing project. The project developer also discussed potential shared parking arrangements throughout the downtown area. Lea reminded the Commission that State Density Bonus law guarantees concessions and waivers and a reduction in parking and that any denial of the project based on a concession or waiver is against State Density Bonus law.

Assistant City Attorney concurred that there would need to be very specific findings made by the Commission to deny the project. A lack of parking would not be specific enough.

Chair Blumhorst acknowledged that the State Density Bonus law almost makes the project allowed by right and that the Commission should not be denying the project based on the factors previously discussed. Chair Blumhorst asked if there were other measures to take to ensure that downtown business owners are not impacted by the project. Brad stated that staff would continue to look into additional parking in the area that could be least impactful to the downtown businesses.

Commissioner Hayes asked about an elevator. Brad indicated the project would have an elevator. Commissioner Hayes also wanted to know if the parking lots would be repaved with the project. Brad indicated that the parking lots would not be repaved with this project but that there may be other opportunities to improve the parking lots at a later time.

ACTION: Moved, seconded (Mendoza/Blumhorst) to adopt Resolution No. 1646, approving a Site Plan and Design Review application for a 42-unit senior affordable housing apartment complex project. The project has been determined to be exempt from the requirements of California Environmental Quality Act (CEQA) per CEQA Guidelines section 15332, Class 32, "In-Fill Development Projects" (File No. SPC24-18 and LLA 24-19).

MOTION CARRIED:

AYES: Blumhorst, Hayes, Laffranchi, and Mendoza

NOES: None

ABSTAIN: None

STAFF COMMENTS:

Lea thanked the Commission for the spirited conversation.

COMMISSIONER COMMENTS:

Commissioner Hayes – No comment.

Commissioner Blumhorst – No comment.

Commissioner Mendoza – No comment.

Commissioner Laffranchi – No comment.

ADJOURNMENT:

Chairman Blumhorst adjourned this Meeting of March 07, 2024, at 6:50p.m.

Secretary

Chairman, Judith Blumhorst