



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1648

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
APPROVING THE SITE PLAN AND DESIGN REVIEW APPLICATION FOR
McDONALD'S
FILE NO. SPC 23-89**

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 7, 2024, considered Site Plan and Design Review Application for McDonald's, filed by Core States Group; and

WHEREAS, McDonald's is located at 1601 S. Main Street, identified by Assessor's Parcel Number (APN) 224-021-47; and

WHEREAS, the project plans for McDonald's dated December 7, 2023 are incorporated herewith and attached as **Exhibit A**; and

WHEREAS, the project Conditions of Approval for McDonald's are incorporated herewith and attached as **Exhibit B**; and

WHEREAS, the project is consistent with multiple General Plan policies and goals such as Land Use Element policies LU-P-3, LU-P-49, and Community Development Policies CD-P-8 and CD-P-44 in that this project will provide services to local residents, develops contiguous to existing development, enhances the streetscape, and provides minimal levels of public area lighting to meet safety standards and provide direction; and

WHEREAS, the project is consistent with the City's Climate Action Plan in that the proposed project will conform to all applicable Model Water Efficiency Landscape requirements (MWELO); and

WHEREAS, the project does not require additional environmental review under the provisions of CEQA guidelines §15183, as the project has been evaluated and found to be consistent with the Manteca General Plan 2023 Final Environmental Impact Report (SCH# 2002042088);

NOW, THEREFORE, BE IT RESOLVED that pursuant to Manteca Municipal Code Section 17.10.060 the Manteca Planning Commission makes the following findings to support the approval of Site Plan and Design Review Application File No. 23-89:

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 GC land use designation and CG zoning district, and the project conforms to all development standards and performance standards required of the CG zoning district;
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 with 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 development in the surrounding area.

I hereby certify that Resolution No. 1948 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 Approved Plan Set
Exhibit B Conditions of Approval – SPC 23-89