



City of Manteca Planning Commission AGENDA REPORT

MEETING DATE March 7, 2024

APPLICATION NUMBER SPA-24-18, LLA-24-19

RECOMMENDATION

Adopt Resolution No. 1646 approving a Site Plan and Design Review and Lot Line Adjustment Application for a 42-unit apartment complex.

| PROJECT INFORMATION | |
|---------------------------------|---|
| APPLICANT | Delta Community Developers Corp. |
| PROPERTY OWNER | City of Manteca |
| General Plan Designation | Downtown (DW) |
| Zoning: | Commercial Mixed Use (CMU) with Central Business District Overlay (CBD) |
| Existing Use: | Vacant |
| Proposed Use: | Multi-Family Residential / Mixed Use |
| Parcel Size | .22± acres gross |
| Adjacent Uses: | North: Commercial South: Commercial East: Mixed-Use West: Commercial |

PROJECT DESCRIPTION

This Site Plan and Design Review Application and Lot Line Adjustment Application are for a 42-unit senior affordable housing apartment complex project located on West Yosemite Avenue (See Figure 1). The proposed project will include one-bedroom apartments within a single, five-story structure. The development will also include first-floor commercial retail space, tuck-under parking, common community spaces, and additional off-site parking spaces. The project site plan is shown in Figure 2. The .22± acre site is currently occupied by a parking lot and the remnants of a previously demolished hotel.



Figure 1: Project Elevation

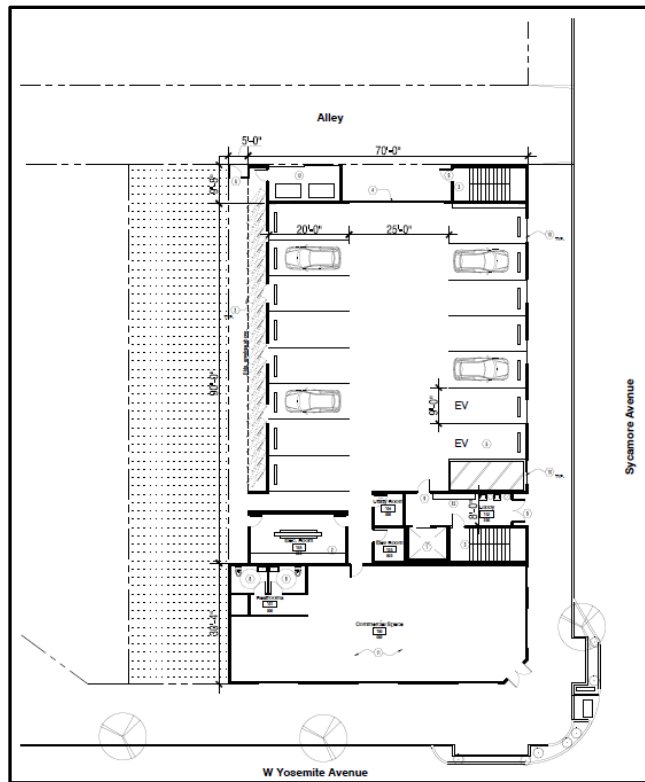


Figure 2: Site Plan

PROJECT LOCATION

The project is located on the northwest corner of W. Yosemite Avenue and Sycamore Avenue at 309 W. Yosemite Avenue and 105 Sycamore Avenue, APN No. 217-210-10 & 217-210-11 (see Figure 3).



Figure 3: Project Site Location

ANALYSIS

The proposed Site Plan and Design Review and Lot Line Adjustment Applications were analyzed for conformance with:

1. Manteca General Plan
2. Manteca Municipal Code
 - a. Government Code 65915 – Density Bonus Law
3. Manteca Climate Action Plan
4. California Environmental Quality Act (CEQA)

GENERAL PLAN CONFORMANCE

As shown below on the General Plan Land Use Map (Figure 4), the project site has a General Plan Land Use designation of Downtown (DW). This land use designation permits a mixture of retail and service commercial, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown.

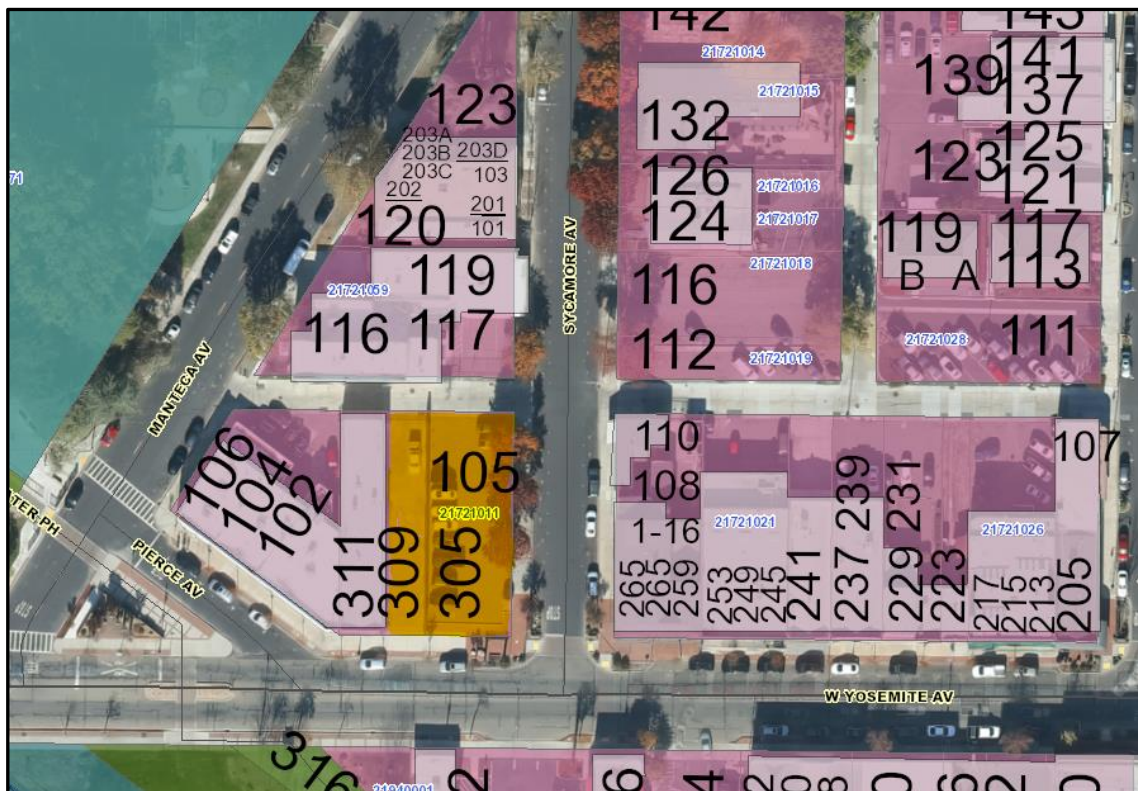


Figure 4: General Plan Land Use Designation

The proposed use is a 42-unit senior affordable housing apartment complex. The project will include 42 one-bedroom apartments in a single five-story structure. At 190.9 dwelling units per acre, the project conforms to both the density and use requirements of this land use designation as the standards under the 2043 General Plan state that the development

standards are to be determined by Site Plan Review. Staff has determined that the project meets the intent of the 2043 General Plan and the vision for a vibrant revitalization of Downtown.

In addition to conforming to the DW land use designation density and use, the Site Plan and Lot Line Adjustment conform to the following General Plan goals and policies:

- 1. Goal LU-3 Establish and maintain residential neighborhoods that meet the housing needs of all residents and are safe and attractive places to live with convenient access to services, recreation, schools, and employment.**

Policy LU-3.1 Provide for the development of a variety of housing types and at a range of prices to meet the needs of all segments of the city's population, including individuals and families who qualify for affordable housing assistance in accordance with the Housing Element.

Analysis: The project will fill a need of an important segment of the City's population, that of lower-income seniors. There has only been one senior affordable housing project constructed in the City in the past ten-year period. These 42 additional units will significantly add to the number of affordable units for seniors within the city. Further, due to the project location it provides significant benefits with its location and close proximity to services, businesses, and transportation. Lastly, the project maximizes the benefits offered in the downtown core and adds to those through a building that has a quality exterior design and interior components that support the social needs of its residents.

- 2. Policy LU-3.3 Encourage residential development to occur in a balanced and efficient pattern that provides residential, employment-generating, and community services, ensures contiguous community-serving and urban development, reduces sprawl, preserves open space, and creates convenient connections to other land uses.**

Analysis: The project, as an infill development within downtown, maximizes the use of a .22 acre lot by the inclusion of 42 units, to ensure the conservation of open space and minimization of sprawl. Further, by utilizing a vacant parcel, this infill mixed-use project will assist in the development and revitalization of downtown to ensure it remains a core area of employment generators and community services, while also reestablishing downtown as a residential core.

- 3. Policy LU-3.4 Prioritize the location of higher density and affordable housing in close proximity to employment areas, services, schools, retail, transit stops, near community destinations, and near major streets with high access to transit and non-vehicle transportation modes.**

Analysis: The project site is located within the core of the downtown, only .22 miles from the Manteca Transit Center, .06 miles from the nearest #1 bus route stop along Yosemite Avenue and Main Street, and .03 miles to the Class I bikeway along the Tidewater Park bike path.

- 4. Policy LU-3.5 and LU-4.2 Encourage residential uses above the ground floor in mixed-use areas.**

Analysis: The proposed project has 42 units above with tuck-under parking in the rear, and with a commercial component at the front facing Yosemite Avenue side. The project has been designed to ensure that the design standards conform to the CMU zoning and CBD-1 overlay standards by placing residential uses above the ground floor.

5. Policy LU-3.11 Encourage property maintenance and the revitalization of economically disadvantaged, poorly maintained, and older neighborhoods.

Analysis: The project site was previously a hotel that was demolished after a fire over forty years ago. The only remaining component of the previous building is a free-standing wall that has not been maintained. The project will ensure the removal of this wall and the revitalization of downtown with a new, modern, mixed-use building that will provide a blueprint for future development in downtown and assist in significant improvements for both residential and retail uses.

6. Goal LU-6 Increase the presence of mixed-use development to revitalize Downtown and aging commercial centers and create vibrant centers in new growth areas.

Policy LU-6.2 Encourage a vibrant mixture of office, retail, service, institutional, and residential uses in Downtown.

Policy LU-6.4 Encourage the development of projects that include residential uses to help create an economically healthy and vibrant Downtown throughout the day and night.

Policy LU-6.7 Encourage all mixed-use projects to, at minimum, incorporate a significant ground floor retail component and a residential component, located on upper stories and or behind the project's commercial uses.

Analysis: The proposed project has 42 units above with tuck-under parking in the rear, and with a commercial component at the front facing Yosemite Avenue side. The project has been designed to ensure that the design standards conform to the CMU zoning and CBD-1 overlay standards by placing residential uses above the ground floor.

Further, the project's commercial component ensures that this new building will have a mix of uses, which will serve as a model for future development in the area.

7. Policy LU-9.1: Require future planning decisions, development, and infrastructure and public projects to consider the effects of planning decisions on the overall health and well-being of the community and its residents, with specific consideration provided regarding addressing impacts to disadvantaged populations and communities and ensuring disadvantaged communities have equitable access to services and amenities and to be conducted through an open and engaging process inclusive of community residents.

Analysis: As a part of this application review, the submittal was distributed to other City departments and many external agencies, including but not limited to, San Joaquin Valley Air Pollution Control District, San Joaquin County Environmental Health Department, San Joaquin County Multi-Species Habitat Conservation, Manteca Unified School District and Native American Heritage Commission. Additionally, a physical letter was sent to every address within 500 feet of the subject property prior to the public hearing, and the Public Hearing Notice was posted in the Manteca Bulletin and on-site at Manteca City Hall.

Special attention was paid to ADA access, and proximity to public transit, employment centers, parks and public schools.

ZONING CODE CONFORMANCE

Zoning Ordinance Conformance and State Density Bonus Law

The project site is currently zoned Commercial Mixed Use (CMU) with the overlay of Central Business District Overlay (CBD-1). The CMU zone and CBD-1 Overlay permits multi-family homes, mixed-use projects, and varying retail or office type uses. The primary proposed use for this development is a 42-unit senior affordable housing apartment complex project placed above a commercial use on the ground floor. The proposed project will include one-bedroom apartments within the single, five-story structure. The development will include a first-floor commercial retail space, tuck-under parking, an elevator, common community spaces, and additional off-site parking spaces. These uses are allowed by right in the CMU zoning and CBD-1 overlay district. The CMU zoning and CBD-1 overlay district require a maximum of 25 units per acre, at least 1.5 parking spaces per 1-bedroom unit, and a maximum floor area ratio of 1.0. As mentioned previously this project will have 190.9 acres per unit which exceeds the zoning ordinance requirements. The parking provided, 10 spaces, also does not meet the zoning ordinance requirements. The floor area ratio of 5.0 also exceeds the current zoning ordinance maximum.

While it's important to note that the Zoning Ordinance will be undergoing a comprehensive update in the near future that will address many of the requirements mentioned in order to encourage a more vibrant downtown, the proposed project will be utilizing Density Bonus concessions as required under Government Code 65915 for compliance with the Zoning Ordinance. Government Code 65915(b), 65915(c), and 65915(d) require that for projects with at least 24 percent of the total number of units for lower-income households at least three concessions or bonuses be provided in the form of development standards, parking ratios, and density requirements. Therefore, because of the bonuses required under Government Code 65915, Density Bonus Law, the Density, Parking Ratio, and Floor Area Ratio, would be compliant with the CMU and CBD-1 overlay zoning districts after the required concessions have been provided.

Site Plan and Design Review Findings

In order to approve a Site Plan and Design Review application, Section 17.10.060 of the Zoning Ordinance requires that the Planning Commission must make the following findings:

- 1. The proposed project is consistent with the objectives of the General Plan, 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.**

Analysis: The proposed project is consistent with several General Plan policies as listed above. Further, the project conforms to the CMU zoning district, CBD-1 Overlay, with the

density bonus and concessions as it relates to use, density, height, parking, and setback requirements. The project will be conditioned to comply with all other applicable improvement standards and City regulations.

2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Analysis: The proposed project has been reviewed for appropriate ingress and egress for vehicular, bicycle, and pedestrian access and does not create any conflicts. Moreover, if the grant application for the project is successful, it will provide significant improvements in the public transportation network through a new EV bus and five new bus shelters.

3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.

Analysis: The proposed project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in this area of the City. The site design complies and ultimately enhances the safety, access and overall aesthetic feel in the project area.

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, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Analysis: The project architect created a building design that provides a pleasant street presence, addresses ease of resident use, and also considers the potential impact on existing adjacent users. The mixed-use building design is compatible with other downtown buildings and those within the project area and enhances the quality design of the structure.

The architecture for this project is contemporary, with articulated façades and rooflines. The façade materials are primarily stucco with a brick veneer. Windows are accentuated with canopy coverage on the upper four floors on all elevations except the north which faces the alley. The developer has chosen a warm, modern color palette including white, off-white, gray, and brick red. Combined with the stucco and brick veneer siding and pop-outs, the color combination serves well to break up the visual mass of the structure.

See elevations below (Figure 4).



Figure 4: Elevations

Lot Line Adjustments Findings

In order to approve a Lot Line Adjustment application, Section 16.19.030 of the Manteca Municipal Code requires that the Director make the below findings. However, with the lot Line Adjustment is combined with multiple entitlements, the hearing body hearing the highest level permit can be the decision maker for all requested entitlements. As such, the Planning Commission must make the following findings:

1. **The community development director shall approve a lot line adjustment application if he or she finds:**
 - a. **The parcels resulting from the lot line adjustment conform to the zoning ordinance and applicable building ordinances of the city.**
Analysis: 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.
 - b. **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.**

Analysis: 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.

2. **Conditional Approval by the Community development director. 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.**

Analysis: Frontage improvements will be conditioned, but dedications have already been taken, as this property has been previously developed.

3. **The community development director shall deny a lot line adjustment if he or she finds:**

- a. **The parcels resulting from the lot line adjustment do not conform to the zoning ordinance or applicable building ordinances of the city.**

Analysis: 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.

- b. **Conformity to the zoning ordinance or applicable building ordinances of the city cannot be achieved through any reasonable set of conditions or exactions.**

Analysis: The mixed-use residential and commercial project is allowed by right in this zoning district. Taking the waivers and bonuses permitted by State Density Bonus law into consideration, the project is in conformance with the zoning ordinance.

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan in response to the passing of Assembly Bill AB32. The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development. The proposed Site Plan conforms to the following Climate Action Plan strategies:

1. **Compact Development Strategies CD-2: The City shall encourage projects that are at or near the maximum densities allowed by the General Plan and zoning designations to achieve more compact development.**

Analysis: The proposed project provides a unit density of 190 du/ac, which is beyond the maximum allowed density in the CMU and CBD-1 designations because of the density bonuses and concessions; therefore, the project meets the intent of achieving a more compact development.

2. **CAP Strategies Mixed-Use Development MUD-4:** The City shall encourage downtown infill and redevelopment projects that provide housing in suitable sites to increase activity that would support commercial businesses.

Analysis: The project is an infill project within the downtown core of the city that redevelops a site that had a structure destroyed as a result of fire over forty years ago. The project will demolish the remnants of the previous structure and construct a 42-unit building that will support the commercial business in the area by the addition of residents in the immediate area but also the project focus on pedestrian activity which further benefits the local businesses and assist in the revitalization of downtown.

3. **CAP Strategies Transit Oriented Development TOD-1:** The City shall encourage transit-oriented development in areas designated for high-density and mixed-use development.

CAP Strategies Transit Oriented Development TOD-2: The City shall encourage transit-oriented development in areas with 0.25 mile of planned or existing multimodal transit facilities.

Analysis: The project site is located within the core of the downtown, in CMU zoning with the CBD-1 overlay, and is .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.

4. **CAP Strategies Parking P-1:** The City shall encourage shared parking, structured parking, and the placement of parking lots at locations where they enhance the pedestrian environment such as behind buildings in the Central Business District and mixed-use areas.

Analysis: The project has been designed with all of its required accessible ADA-compliant parking stalls located under the building on the first floor which can be accessed through the rear alley. The remaining required parking spaces will be placed within the immediate vicinity by utilizing shared parking facilities within the area at City-owned parking lots. The two lots currently being considered are those immediately east of the project site on Sycamore Avenue and also immediately south of the project site on South Maple Avenue. The placement of shared parking in different locations will enhance pedestrian activity and assist in the revitalization of downtown through increased activities in the area.

ENVIRONMENTAL REVIEW

The project is determined categorically exempt from the requirements of California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, "In-Fill Development Projects" because this project is:

- a) Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.

Analysis: As noted in the above sections, the proposed project is consistent with the City of Manteca General Plan, Zoning Ordinance (with Density Bonuses required in Government Code 65915) and Climate Action Plan.

- b) The proposed project occurs within city limits on a project site of no more than five acres.

Analysis: The proposed project is within the City Limits and the project site is 1.34± gross acres in size.

- c) *The project site has no value as habitat for endangered, rare, or threatened species.*

Analysis: The site is not a habitat.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Analysis: The proposed development is small in scale and scope. The traffic impact is anticipated to be minimal, and vehicular access is limited to access via alley to Sycamore Avenue. It is not anticipated that the noise will be above that of typical commercial mixed-use (CMU) in the CBD-1 district. Sound generation is conditioned to be consistent with the Noise Standards as outlined in MMC 17.58.050. The site can be adequately served by all required utilities and public services.

Report prepared by: Brad Wungluck, Deputy Director

Attachments:

- 2. Planning Commission Resolution No. 1646
 - 2a. Exhibit A Approved Project Plans
 - 2b. Exhibit B Conditions Of Approval
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Reviewed by:

/s/
Lea C. Simvoulakis, Deputy Director- Planning

February 29, 2024
Date