

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD JULY 15, 2021**

The meeting of the Manteca City Planning Commission held on Thursday, July 15, 2021, was called to order by Chairman Sahi at 7:00 p.m.

COMMISSIONERS PRESENT:

Jeffrey Zellner, Ron Laffranchi, Sean Randall, Parminder Sahi, and Leonard Smith

COMMISSIONERS ABSENT:

Kirk Dall

STAFF PRESENT:

Casey Strong, Interim Deputy City Attorney; Chris Erias, Development Services Director; JD Hightower, Deputy Director of Planning; Kevin Jorgensen, Acting Director of Engineering; Toben Barnum, Assistant Planner; and Lisa Schimmelfennig, Administrative Assistant III.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

None

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

Robin Jones said that all types of projects, from the very small to large container yards, puts unnecessary stress on the residents of Manteca and Lathrop. She said that there should not be any large trucks on Airport Way.

CONSENT:

B.1. 21-313 Approval of Planning Commission Meeting Minutes for 7-1-2021.

COMMISSIONER ZELLNER MOTIONED WITH
COMMISSIONER LAFFRANCHI SECONDING TO
APPROVE THE MINUTES FROM THE JULY 1, 2021
PLANNING COMMISSION MEETING. THE MOTION
CARRIES 4-0-1 (SMITH ABSTAIN).

PUBLIC HEARINGS:

C.1. 21-283 ***OPEN PUBLIC HEARING CONTINUED FROM THE JULY 1, 2021
PLANNING COMMISSION MEETING*** Adopt a resolution conditionally approving an
Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting
Program, and Site Plan and Design Review for CenterPoint South located at 2205 N.
Airport Way in the Northwest Airport Way Master Plan, subject to the associated
Conditions of Approval.

Deputy Director of planning, JD Hightower, stated that the applicant requested to continue this open public hearing to the August 19, 2021 Planning Commission meeting.

CONTINUED PUBLIC HEARING

Glenda Deloney submitted a written response, as well as explaining that due to no truck route on Airport Way, the pollution from large trucks, and the general well-being of the seniors that live in the Del Webb community, that this type of business should be in a better location.

COMMISSIONER ZELLNER MOTIONED WITH
COMMISSIONER LAFFRANCHI SECONDING TO
CONTINUE THE OPEN PUBLIC HEARING FOR
CENTERPOINT SOUTH, PROJECT NO. SPC-19-155, TO
AUGUST 19, 2021. MOTION CARRIES 5-0.

C.2. 21-157 Approve a resolution conditionally approving a Commercial Site Plan and Design Review (SPC-19-172) and Conditional Use Permit (UPJ-19-173) for a personal storage facility at 2430 W. Atherton Drive (APN 241-320-57) subject to the associated Conditions of Approval.

JD Hightower introduced the item, and Assistant Planner, Toben Barnum, presented the staff report and Powerpoint presentation.

QUESTIONS OF STAFF

Commissioner Randall asked who would be responsible to maintain the trees and shrubs in the right-of-way. Toben Barnum said that the city would maintain the right-of-way.

Commissioner Randall said that he has a major concern with the ingress/egress at the driveway. When turning left at the exit, it doesn't appear to be enough room for larger moving trucks. He suggested cutting the median back to allow more turning room. Deputy Director of Engineering, Kevin Jorgensen, said that when they receive the design packet for review, they will take a look at it.

Commissioner Lafranchi asked about the lighting on the building and if it was going to be facing the homes. Toben Barnum said that the lighting is subject to the Municipal Code, and that no measurable light should exceed 10-feet past the property line and they are all downward facing.

Commissioner Lafranchi said that sometimes the shrubs don't look good after a few years and asked why they are necessary with all of the maintenance they require. Development Services Director, Chris Erias, said that there have been studies that have shown that trees with canopies and associated landscaping are more inviting. Trees are the only asset that appreciates over time.

OPEN PUBLIC HEARING

Chairman Sahi asked the project applicant, Patrick Laughlin, if this project was going to be a 24-hour operation. Patrick Laughlin said no. They want to be, and remain, good neighbors.

Chairman Sahi asked how many employees would be on site. Patrick Laughlin said there would be two employees on site. Their hours of operation are Monday thru Friday 9:00am – 5:00pm, Saturday and Sunday 9:00am – 4:00pm. Gate hours would be from 7:00am – 9:00pm.

Chairman Sahi asked if there would be a wall around the site. Patrick Laughlin said that there would be a masonry wall and a 6-foot wrought-iron fence. They would prefer to go to 8-feet if permissible.

Chairman Sahi asked if this site would be ADA compliant. Patrick Laughlin said yes, there would be an elevator. He also said that some units would be climate controlled.

JD Hightower stated that he received two public comment letters prior to the hearing. The letters were from Samantha Pestana, and Wayne Pestana who both wrote in opposition to this project.

Commissioner Smith asked if there were going to be windows on the second-story level. Patrick Laughlin said that the windows are only located in the front, and no windows would be on the second-story.

Commissioner Smith asked the applicant if there was going to be solar on this project. Patrick Laughlin said yes, having solar is great. Patrick also replied to a previous concern regarding cameras pointing towards the neighboring homes. He said that the cameras installed will be pointing down drive aisles and away from the homes.

Commissioner Smith asked about the exit in the back of the property. Patrick Laughlin said that the rear exit is emergency access only.

Commissioner Zellner explained to the applicant that having a caretaker onsite is allowed in Manteca, and asked the applicant if he was interested in that. Patrick Laughlin said that they would love to have a caretaker on site. They didn't propose that option because they didn't think it was allowed in Manteca.

Commissioner Randall asked how the facility would tend to a customer if they were in their storage unit after the 9:00pm gate closing time. Patrick Laughlin said that the caretaker onsite would be able to help them.

Commissioner Randall said that he understands the neighbors' concerns with having this project near their homes, but the property has been zoned commercial for quite some time. He said that you could be lucky and get a quiet proposal like this project, or a louder proposal like a gas station.

Commissioner Randall also said that having the 8-foot fence would be a good idea.

CLOSE PUBLIC HEARING

QUESTIONS OF STAFF

Commissioner Smith said that he hopes to get a good fence in the front. Toben Barnum said that the city would allow for an 8-foot fence in front with the amended conditions.

Chairman Sahi asked the City Attorney what the recommended motion should be.

Interim Deputy City Attorney, Casey Strong, said that the language for the motion should be: Make findings to Adopt resolution 1569 to approve the Mitigated Negative Declaration, and Site Plan and Design Review, subject to the revised Conditions of Approval to include the added condition requiring the applicant to install solar panels, as well as requiring the applicant to install an 8-foot fence along the frontage on Atherton Road.

COMMISSIONER SMITH MOTIONED WITH
COMMISSIONER LAFFRANCHI SECONDING TO MAKE
FINDINGS AND APPROVE THE SITE PLAN REVIEW AND
CONDITIONAL USE PERMIT INCLUDING THE ADDED
CONDITION REQUIRING THE APPLICANT TO INSTALL
SOLAR AND AN 8-FOOT FENCE FOR THE MANTECA SELF
STORAGE FACILITY, PROJECT NO. SPC-19-172 AND UPJ-

19-173. MOTION CARRIES 3-2 (ZELLNER AND LAFFRANCHI).

C.3. 21-276 Adopt a resolution and associated conditions of approval for a Commercial Site Plan and Design Review (SPC-21-21) for a 9,660 square-foot educational office building and an 1,800 square-foot storage building on 1.02 acres located at 398 W. Lathrop Road (APN 216-050-46).

JD Hightower introduced the item, and Toben Barnum presented the staff report and Powerpoint presentation.

QUESTIONS OF STAFF

Commissioner Randall said that he is sad to see the old feed building go. But he is glad to see that the current proposal is similar in architecture as the old building.

Commissioner Lafranchi said that this property needs upgrading and glad to see this project come forward.

Chairman Sahi asked what the number of parking stalls would be. Toben Barnum said that there are 52 total stalls proposed, which consists of 6 clean air stalls, 3 ADA stalls, and the remaining 43 stalls are regular parking stalls.

OPEN PUBLIC HEARING

Project applicant, Jeff Sales, said that he is excited for this project and thanked Toben for his work on this project.

Commissioner Smith said that the picture of the building on the elevations looks like a cabin and wondered if it would fit in that area.

Commissioner Zellner said that he likes cabin look and said that it is similar to what is currently there now.

Commissioner Randall said that he would like to see wider parking stalls everywhere, not just with this project. He said that the thinner stalls make it hard to open your car doors completely.

Commissioner Randall suggested adding additional ADA parking spots since this is a training facility for autistic children.

Commissioner Lafranchi said that this project would be an improvement no matter what.

Chairman Sahi said that this is a good cause and a great project.

Commissioner Smith asked about the tree at the driveway and if it would need to be replaced if it doesn't survive. Toben Barnum said that it is a condition of approval from the Parks Department to have it replaced if needed.

Commissioner Smith asked if this project would be using solar. Jeff Sales said that it is something they haven't discussed with the owner. Chris Elias said that when the State requires commercial projects to have solar, that is when the City would enforce solar. But right now, the city is not in a place to enforce solar.

CLOSE PUBLIC HEARING

QUESTIONS OF STAFF

Chairman Sahi read the recommendation: Adopt Resolution No. 1570 with associated Conditions of Approval dated July 15, 2021, and to make findings to approve the Site Plan Review for the B.E.S.T. Office, Project No. SPC-21-21.

COMMISSIONER LAFFRANCHI MOTIONED WITH COMMISSIONER ZELLNER SECONDING TO MAKE THE REQUIRED FINDINGS AND APPROVE THE SITE PLAN REVIEW FOR THE B.E.S.T. OFFICE, PROJECT NO. SPC-21-21. MOTION CARRIES 4-1 (SMITH).

C.4. 21-228 Zoning Code Amendment to allow Medical Offices in the BIP Zoning District.

JD Hightower introduced the item, and Toben Barnum presented the staff report and Powerpoint presentation.

QUESTIONS OF STAFF

Commissioner Smith asked what the reason was for this change. Toben Barnum said that it was a clerical error.

Commissioner Zellner asked if personal services were also going to be allowed. Toben Barnum said that Staff would need to look into that. Chris Erias said that when the Zoning Ordinance is updated soon, it will catch and clean up the rest of these types of clerical errors.

Commissioner Randall said that it would be nice to have mixed uses in various areas.

Commissioner Lafranchi said that this was a good catch. This would also help with services in the Industrial Park area and other locations where this would be fitting.

OPEN PUBLIC HEARING

CLOSE PUBLIC HEARING

QUESTIONS OF STAFF

Chairman Sahi read the recommendation: Adopt findings and approve resolution no. 1572 to recommend approval to the City Council.

COMMISSIONER ZELLNER MOTIONED WITH COMMISSIONER SMITH SECONDING TO RECOMMEND APPROVAL OF MUNICIPAL CODE AMENDMENT, MCA-21-49, TO THE CITY COUNCIL AMENDING SECTION 17.22.020, TABLE 17.22.020-1 ALLOWED USES AND REQUIRED ENTITLEMENTS, ALLOWING BY RIGHT MEDICAL OFFICE USES IN THE BUSINESS INDUSTRIAL PARK (BIP) ZONING DISTRICT. MOTION CARRIES 5-0.

STAFF COMMENTS:

Chris Erias announced that the Grand Jury report on Manteca is out.

Chris Erias announced that this is Administrative Assistant III, Lisa Schimmelfennig's last Planning Commission meeting with City of Manteca.

COMMISSIONER COMMENTS:

All of the Planning Commissioners each thanked Lisa for her time, help, and bright smiles throughout the years.

ADJOURNMENT:

Chairman Sahi adjourned this meeting of Thursday, July 15, 2021, at 8:43 p.m. to the next regular Planning Commission meeting of August 5, 2021.

Secretary

Chairman, Parminder Singh Sahi