



Legislation Text

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Planning Commission Agenda

Memo to: Manteca Planning Commission
From: Lea C. Simvoulakis, Deputy Director-Planning
Prepared by: Scott Speer, Associate Planner
Date: March 7, 2024
Subject: Marketplace@Main McDonald's Restaurant

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. SPC 23-58).

BACKGROUND

The proposed project is part of a larger commercial retail center previously approved by the Planning Commission on June 1, 2023 via Planning Commission Resolution No. 1600. The approved retail center included design reviews for all proposed buildings except for the proposed Quick Quack carwash and the proposed McDonald's restaurant. The use permits for the Quick Quack carwash and McDonald's drive-thru were previously contemplated and approved by the Commission along with the larger retail center. The proposed project before the Planning Commission is just for site plan conformance to the previously approved plan and architectural design review of the corporate architecture. The review of such a project at this point is routine and does not merit a full discussion by the Planning Commission.

PROJECT DESCRIPTION

The proposed project is a Site Plan Design Review for a McDonald's quick service restaurant located on 1.11 acres of an approved 10.8 acre commercial shopping center located at 1601 S. Main Street.

PROJECT ANALYSIS

For a full analysis of the project, please see Attachment 1, Planning Commission Staff Report.

ENVIRONMENTAL REVIEW

As previously stated, the proposed project is part of a larger commercial retail center that was previously approved by the Planning Commission. This approval found that the proposed carwash,

including its drive-thru was not subject to CEQA review in accordance with CEQA Guidelines §15183, which mandates that projects consistent with the development density established by existing zoning, a community plan, or general plan policies for which a Final Environmental Impact Report (FEIR) was certified (in this case, the Manteca General Plan 2023 FEIR), shall not require additional environmental review.

PROJECT ATTACHMENTS:

Attachment 1- Planning Commission Staff Report

Attachment 2- Planning Commission Resolution No. 1648

Attachment 2a- Exhibit A Project Plans

Attachment 2b- Exhibit B Conditions of Approval