



DATE: May 26, 2009
PLACE: Council Chambers
TIME: 7:00 P.M.

City of Manteca
PLANNING COMMISSION AGENDA

Manteca Community Development Department 1001 W. Center Street Manteca, California 95337
Ph: (209) 239-8427 Fax: (209) 825-2349 planning@ci.manteca.ca.us

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES

April 14, 2009

4. MEMBERS OF THE PUBLIC

Those persons wishing to make comments on items not listed in the Public Hearing section of this agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.

5. AGENDA MODIFICATIONS

Items on the agenda requested to be added, deleted or continued will be announced at this time for those interested persons in the audience.

6. PUBLIC HEARINGS

None

7. OTHER SCHEDULED ITEMS

7.1 **Public Comment of the Union Crossing Draft Environmental Impact Report SCH#2008092083 - Located south of State Route 120 and 2 miles west of State Route 99.** This project consists of 8 components: 1.) General Plan Amendment, 2.) Prezone of 6 parcels, 3.) Annexation of 6 parcels, 4.) Site Plan Review, 5.) Planned Development, 6.) Development Agreement, 7.) Subdivision and 8.) Master Sign Program.

7.2 **Housing Element Status Update**

7.3 **Zoning Ordinance Status Update**

7.4 **Planning Commission Alternate Status Update**

7.5 **Property Based Improvement District (PBID) Status Update**

8. COMMISSIONER COMMENTS

9. ADJOURNMENT

The next regular meeting of the Manteca City Planning Commission will be held on Tuesday, June 9, 2009 @ 7:00 p.m. in the City Council Chambers.

NOTE: Any decision by the Planning Commission may be appealed to the City Council within ten days of the decision. This is accomplished by submitting a letter to the City Clerk's Office accompanied by a \$250.00 fee.

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 239-8427. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102-35. 104 ADA Title II).

To obtain a hard copy of this agenda packet, please visit the Community Development Department public counter located at 1001 W. Center Street, Manteca, CA 95336, or you may also call (209) 239-8427 to have it sent via mail or email.

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD APRIL 14, 2009**

The meeting of the Manteca City Planning Commission held on Tuesday, April 14, 2009, was called to order by Chairman Shaw at 7:00 p.m.

COMMISSIONERS PRESENT: Mike Morowit, Kirk Dall, Bobby Shaw, Eric Hayes and Mark Abram

COMMISSIONERS ABSENT: None

STAFF PRESENT: Mark Meissner, Planning Manager; Lantz Rey, Associate Planner; Rick Caguiat, Assistant Planner; Lisa Gain, Administrative Assistant III and Penny Smith, Administrative Office Assistant III.

MINUTES:

COMMISSIONER HAYES MOTIONED WITH CHAIRMAN DALL SECONDING TO APPROVE THE MINUTES FROM NOVEMBER 25, 2008, DECEMBER 9, 2008 AND JANUARY 13, 2009. MOTION CARRIES 5-0.

MEMBERS OF THE PUBLIC:

None

AGENDA MODIFICATIONS:

Mark Meissner notified the Planning Commission that the public hearing could not open on item 6.2 and suggested they move this item to 7.0 and use the time to answer any questions the public may have. Mark said this public hearing would be brought back to Planning Commission on May 12, 2009 and no action was needed at this time.

Regarding item 6.3, Mark Meissner explained that the City received a letter from the applicant asking for a continuance but because this item was noticed, the public hearing would have to open and public comment would have to be taken.

PUBLIC HEARINGS

6.1 Tentative Parcel Map no. 09-75000001 – 1344 E. Yosemite Avenue.

Assistant Planner Rick Caguiat gave his staff report asking the Planning Commission for approval of this Tentative Parcel Map to divide one parcel into four separate legal lots.

QUESTIONS OF STAFF

None.

OPEN PUBLIC HEARING

Jim Rachels from MCR Engineering, representing Portfolio Development explained that the one parcel being subdivided into four would give flexibility for future businesses. He concluded by agreeing to all of the terms and conditions.

Commissioner Morowit asked what the prospective ideas were for the lots and Jim Rachels answered by just saying that whatever they may be, would have to be zoned General Commercial.

CLOSED PUBLIC HEARING

COMMISSIONER ABRAM MOTIONED WITH COMMISSIONER HAYES SECONDING TO APPROVE TENTATIVE PARCEL MAP NO. 09-75000001, SUBJECT TO THE CONSOLIDATED CONDITIONS OF APPROVAL, BY RESOLUTION NO. 1283. MOTION CARRIES 5-0.

6.2 SEE ITEM 7.0

6.3 MACHADO ESTATES – ENVIRONMENTAL IMPACT REPORT SCH#2007052023, ANNEXATION NO. ANX-05-01, PREZONE NO. PRZ-05-01 AND TENTATIVE SUBDIVISION MAP NO. SDJ-05-01 – 20329 S. AIRPORT WAY.

Mark Meissner reminded the Commission that the staff report for this item was not necessary because the item was being continued to a date uncertain.

OPEN PUBLIC HEARING

Lorin Neyer, 3989 E. Woodward Avenue stood in opposition.

Peter Anderson, 3939 E. Woodward Avenue concurred with everything Mrs. Neyer said. Commissioner Morowit asked Mr. Anderson if he could write a letter to submit his concerns. Commissioner Hayes then asked Mr. Anderson if the parcels on the north were county. Mr. Anderson then said yes and that when he first moved there, he was told a canal would be put in for irrigation and he still doesn't have water.

Glenn Crane, 3883 Woodward Avenue wants the road to become four lanes. His son has an autistic child and worried about the traffic this project would create.

Frank, 3915 E. Woodward bought his house for the view and has small kids and is worried about the traffic as well. He's really upset he is losing his view.

Christy, 328 Cowell Avenue moved in 1993 and the community was very quite back then. Now there is more traffic and stores and is very sad to watch all of the orchards disappear.

CLOSED PUBLIC HEARING

City Attorney John Brinton explained that this item would be re-noticed when it comes back to Planning Commission.

OTHER SCHEDULED ITEMS

7.0 Crivello Estates – Annexation No. ANX-04-06, Prezone No. PRZ-04-06 and Major Subdivision Map No. SDJ-04-13 – 9404, 9460, 9600 and 9608 Louise Avenue.

After giving a brief introduction, Lantz Rey answered questions of the public and Commission.

7.1 Evans Estates and Pillsbury Estates Draft Environmental Impact Report SCH#2007112019 – 2101 S. Manteca Road (Evans Estates) and 21017 Pillsbury Road (Pillsbury Estates).

Mark Meissner briefly explained this EIR is being distributed to the Commission and that this would come back for public comment on May 12, 2009. Any public comments given would then become part of the Final Environmental Impact Report.

7.2 Housing Element Process Update and Status.

Mark Meissner gave a brief outline.

7.3 Change of Planning Commission Chairman and Vice-Chairman.

COMMISSIONER HAYES MOTIONED THAT COMMISSIONER DALL BE CHAIRMAN. NO SECOND MOTION WAS MADE. MOTION CARRIES 5-0.

COMMISSIONER HAYES MOTIONED THAT COMMISSIONER MOROWIT BE VICE-CHAIRMAN. NO SECOND MOTION WAS MADE. MOTION CARRIES 5-0.

COMMISSIONER COMMENTS:

None.

ADJOURNMENT:

This meeting of Tuesday, April 14, 2009 was adjourned at 8:55 p.m. to the next Regular Planning Commission meeting of May 12, 2009 at 7:00 p.m.

Secretary

Chairman Shaw



MEETING DATE: May 26, 2009

APPLICATION NO: Union Crossing Draft Environmental Impact Report
SCH# 2008092083

TITLE: Public Comment Meeting on the Draft Environmental Impact Report
for the Union Crossing Project SCH# 2008092083

LOCATION: The project site is located immediately south of State Route 120 (SR 120), approximately 2 miles west of State Route 99 (SR 99), and 4 miles east of Interstate 5 (I-5). The site is generally bounded by SR120 to the north; agricultural land and residential homesites to the west and south across Woodward Avenue; and South Union Road and new residential subdivisions and commercial development to the east.

APPLICANT: William Filios
1132 Norman Drive
Manteca, CA 95336

SUMMARY:

The purpose of this memo is to fulfill the California Environmental Quality Act (CEQA) recommendation to hold a public comment meeting for the Draft Environmental Impact Report (DEIR) for Union Crossing Project. The project is currently in the middle of the 45-day review period for the DEIR which began on May 1, 2009. This period allows time for agencies and other interested parties to review the document, and provide comments. After conclusion of the public review period on June 14, 2009, the Final Environmental Impact Report (FEIR) will be produced. The FEIR will include responses to the comments received during the 45-day DEIR review. This meeting is a recommended part of the DEIR review period. The meeting provides an opportunity for interested parties to comment in a public format on the DEIR. This meeting is not a public hearing to determine approval for the project or FEIR, therefore no action is requested at this time.

BACKGROUND:

The project site is approximately 65 acres (including a portion of Woodward Avenue and the three residential parcels in the southwestern portion of the site that are not proposed for development) and is located in the southern portion of the City of Manteca. The project site is located immediately south of State Route 120 (SR 120), approximately 2 miles west of State Route 99 (SR 99), and 4 miles east of Interstate 5 (I-5). The site is generally bounded by SR 120 to the north; agricultural land and residential homesites to the west and south across Woodward Avenue; and South Union Road and new residential subdivision and commercial development to the east.

The project consists of 8 components: 1) General Plan Amendment to change the land use designation from LDR (Low Density Residential) to GC (General Commercial) for an approximately 6.32 acre parcel located at the northwest corner of the intersection of South

Union Road and Woodward Avenue (APN 226-160-17); 2) Prezone of 6 parcels (including a portion of Woodward Avenue and the three residential parcels in the southwestern portion of the site that are not proposed for development), APNs 226-160-04, 05, and 07 to C-G (General Commercial) and APNs 226-160-14, 15, 16 to R-1 (Single-Family Residential); 3) Annexation of 6 parcels totaling approximately 64.23 acres (including a portion of Woodward Avenue and the three residential parcels in the southwestern portion of the site that are not proposed for development); 4) Site Plan Review, 5) Planned Development, 6) Development Agreement, 7) Subdivision, 8) and Master Sign Program for the development of approximately 53.35 acres (APNs 226-160-04, 05, 17) into a commercial shopping center. The center will be accessed from both South Union Road and Atherton Drive, which is proposed to be extended northwesterly through the project site from its current intersection location at South Union Road. The Union Crossing shopping center will consist of various commercial/retail shops and restaurants that will range in size from approximately 6,000 square foot single pad shops to approximately 161,000 square foot multi-tenant commercial buildings that will total approximately 455,000 square feet for the entire project area. The project also includes enhanced architectural features throughout the center such as trellises throughout, a combination of stucco, stone and concrete exterior finishes, with varying roofline and cornice treatments to create and emphasize storefronts for individual tenants. The project also includes full site improvements including a parking lot with enhanced landscaping and landscape features, and a comprehensive sign program for the center.

Report prepared by: Erika E. Hollander, Senior Planner

Reviewed By:



Mark Meissner, Planning Manager

5-18-09
Date



Mark Nelson, Community Development Director

5/20/09
Date