



Date: September 22, 2020
Place: City 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) 456-8500 Fax: (209) 923-8949 planning@ci.manteca.ca.us

The City Council Chambers will be open to the public with the following requirements in place to help decrease the opportunities for transmission of COVID-19:

- *Anyone entering the Council Chambers must be wearing a face covering;*
- *Temperature check will be required. The City will follow the CDC guidelines denying entry to anyone with a temperature of 100.4 degrees or higher;*
- *Social distancing;*
- *Limited occupancy.*

The meeting will be available for public viewing on the City's website at <https://www.ci.manteca.ca.us/CityClerk/Pages/City-Council-Video.aspx> and via public television, local Comcast channel 97, and alternative viewing options immediately outside the Council Chambers doors.

Members of the public that are considered high risk or uncomfortable attending a public meeting that wish to submit public comments may do so no later than three hours in advance of the meeting on the day of the meeting. Public comment will be limited to 250 words and every effort will be made by staff to read these comments into the record. Comments that exceed 250 words will not be read into the record and will be made a part of the official record on file with the Planning Secretary. Comments received after the 4:00 p.m. deadline will not be read into the record and will be made a part of the official record on file with the Planning Secretary if received prior to the end of the meeting. Public Comment may be submitted in the following ways:

- *In person at the Planning Commission meeting in the City Council Chambers by fulfilling the above requirements;*
- *Email planning@ci.manteca.ca.us ;*
- *Mail: Development Services, 1215 W. Center Street, Suite 201, Manteca, CA 95337;*
- *Hand delivered to door drop slot: Office of the City Clerk, 1001 W. Center St., Ste. B, Manteca, CA 95337.*

**Note: For written public comments indicate in the subject line the agenda item number or if the item is related to general public comment.*

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

August 25, 2020

MEMBERS OF THE PUBLIC

Those persons wishing to make comments on items NOT listed in the Public Hearing section below 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. Speakers are limited to 3 MINUTES.

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.

PUBLIC HEARINGS

Speakers are limited to 3 MINUTES. Those persons wishing to speak on an item may do so when the Chairperson opens the public hearing.

6.1 7-Eleven Site Plan Review and Minor Use Permit, SPC-20-34 & UPN-20-32. This project has been continued to October 13, 2020 Planning Commission Meeting.

This is a request by 7-Eleven for a commercial Site Plan Review and Minor Use Permit to develop a 7-Eleven convenience store and fueling station with associated landscaping and sight improvements located at 1110 N. Main Street. The project is determined to be categorically exempt from the requirements of California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, "In-Fill Development Projects".

6.2 Watson Avenue Parcel Map, SDN-20-78. The project request is for a tentative parcel map to subdivide the existing 0.5-acre double-frontage parcel containing an existing home and garage into 2 residential parcels. The project has been determined to be exempt from review under California Environmental Quality Act (CEQA) per categorical exemption Article 19, 15315, Class 15, "Minor Land Divisions".

6.3 Municipal Code Amendment 20-82. An amendment to Title 17, Zoning; Article II Zoning Districts, Allowed Uses and Development Standards; Chapter 17.26 Development Standards by Zoning District; Section 17.26.020 Development Standards, Table 17.26.020-1 Development Standards for Manteca's Base Zoning Districts, by amending standards for rear yard setbacks in the M-1 and M-2 zones to be consistent with the standards of Title 17 Zoning, Article III Planning Standards, Chapter 17.58 Performance Standards. This project is exempt from the California Environmental Quality Act (CEQA), per Section 15305, Class 5, Minor Alterations in Land Use Limitations.

OTHER SCHEDULED ITEMS

7.1 General Plan Update. Status report on the General Plan Update.

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next regular meeting of the Manteca City Planning Commission is scheduled for Tuesday, October 13, 2020 @ 7:00 p.m. in the City Council Chambers.

NOTE: Any decision of 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 Community Development Director's Office accompanied by the \$3,083.00 processing fee. (MMC §17.08.070)

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 456-8500. 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 95337, or you may also call (209) 456-8500 to have it sent via mail or email.

I hereby certify that the agenda for the above stated meeting was posted at a location accessible to members of the public at City Hall, 1001 W. Center Street, Manteca, CA on September 17, 2020 by 5:00pm.