



Alaniz Estates Subdivision Vesting Tentative Subdivision Map No. VTM-22-118

City Council Meeting, November 14, 2022
Item 5.3

Vicinity Map



50' SHILLING AVENUE

EXISTING HOME

APN: 196-080-33
NOT A PART

LOT 1
3850 S.F.

LOT 2
3850 S.F.

LOT 3
3850 S.F.

LOT 4
3850 S.F.

LOT 5
3850 S.F.

LOT 6
3850 S.F.

LOT 7
3850 S.F.

LOT 8
5744 S.F.

APN: 196-080-34

APN: 196-080-35

APN: 196-080-36
NOT A PART

LOT 31

50' AVON AVENUE

EXISTING HOME

STOP

SCALE: 1" = 20'

Historic Overlay District



Development Standard	RM-3 Zoning District	Historic Overlay District
Minimum Site Area	6,000 sq. ft.	2,800 sq. ft.
Width (Corner)	50 ft.	35 ft. (40 ft.)
Depth	80 ft.	80 ft.
Lot Coverage	50%	65%
Front Yard Setback		
Porch	10 ft.	8 ft.
Living Area	15 ft.	12 ft.
Garage	20 ft.	20 ft.
Side Yard Setback		
Interior Lot	5 ft.	4 ft.
Corner Lot	10 ft.	4 ft.
Rear Yard Setback	10 ft.	5 ft. / 10 ft.

SSMH
RIM: 16.62

22.6 ± TO EXISTING CROWN

SHILLING AVE

RELOCATED STOP SIGN

22.6 ± TO EXISTING CROWN

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

35.00' 35.00' 35.00' 35.00' 35.00' 35.00' 35.00' 48.01'

50.00'

10.00' P.U.E.

22.93' 22.93' 22.93' 22.93' 22.93' 22.93' 22.93' 22.93'

19.67' 19.67' 19.67' 19.67' 19.67' 19.67' 19.67' 19.67'

105.00' 105.00' 105.00' 105.00' 105.00' 105.00' 105.00' 105.00'

20.00' 20.00' 20.00' 20.00' 20.00' 20.00' 20.00' 20.00'

8.00' 8.00' 8.00' 8.00' 8.00' 8.00' 8.00' 8.00'

3.89'

2.00'

10.00' P.U.E.

22.6 ± TO EXISTING CROWN

SSMH

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22.6 ± TO EXISTING CROWN

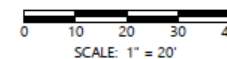
SSMH

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22.6 ± TO EXISTING CROWN

RELOCATED STOP SIGN

22.6 ± TO EXISTING CROWN



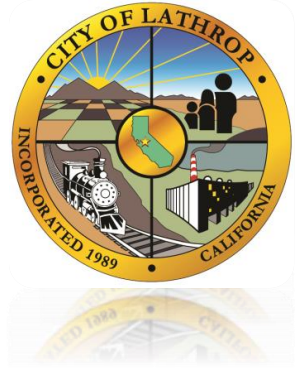
LOT 31

Public Notice



- ▶ Notice of Public Hearing was advertised in the Manteca Bulletin on October 28, 2022.
- ▶ Mailed the public hearing notice on October 31, 2022 to notify property owners located within 300-foot radius from the subject property.

Planning Commission



- ▶ On October 19, 2022, the Planning Commission held a Public Hearing and voted unanimously (4-0) to recommend the City Council approve the Alaniz Estates Subdivision (VTM-22-118).

CEQA



- ▶ The proposed Tentative Subdivision Map is exempt according to California Environmental Quality Act (CEQA) Article 19 § 15332 Class 32 “In-Fill Development”.
- ▶ This exemption is for projects that are consistent with the General Plan and Zoning and regulation of the parcel, and occurs within the City limits on a project site of five (5) acres or less. The project is substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; does not result in any significant effects relating to traffic, noise, air, and water quality; and can be adequately served by all required utilities and public services. No significant impacts are anticipated and not mitigation measure have been required.

Recommendation



- ▶ Staff and Planning Commission recommend the City Council take the following actions:
 - Conduct a Public Hearing, and
 - Adopt a Resolution to approve the Vesting Tentative Subdivision Map (VTM-22-118) for the Alaniz Estates Subdivision Project.