



City of Manteca Objective Design Standards Framework

August 21, 2025
City of Manteca Planning Commission

Let's Review...



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The City of Manteca is looking into developing its own set of

OBJECTIVE DESIGN STANDARDS

to be used in the review of **multi-family** and **mixed-use housing** project applications.

*This is in response to multiple recent pieces of **State legislation** which require local jurisdictions to adopt objective design standards and to implement them, to allow or assist in the streamlined review of housing projects which qualify.*



Purpose & Intent

The purpose of developing and adopting Objective Design Standards for Manteca is to:

- ✓ Comply with recent state housing legislation
- ✓ Implement streamlined and ministerial review processes for projects which qualify
- ✓ Ensure that qualifying projects meet City expectations for look, feel, and amenities
- ✓ Establish a clear framework by which projects will be evaluated
- ✓ Provide clear guidelines for developers to use on their projects
- ✓ Result in BETTER QUALITY HOUSING PROJECTS!



What Could Be Covered in ODS?

Intentional, thoughtful deviation from existing adopted City Zoning or Engineering minimum standards for things like:

PARKING SPACES

ARCHITECTURAL
REQUIREMENTS

SIDEWALKS

LOT SETBACKS

TRASH ENCLOSURES

OPEN SPACE

PATIOS, BALCONIES

ROAD GEOMETRICS

LANDSCAPING

ROOFING

HEIGHT LIMITS

SITE LIGHTING

MINIMUM AREA

COLORS, FINISHES



Great!! Now what, Dave?

1. **PROJECT INITIATION** – Review legislation, existing (State) guidelines and standards (ours and other agencies’); collect feedback and ideas from Planning Commission; establish framework to develop Manteca’s ODS
2. **COMMUNITY ENGAGEMENT** – Hold informational public meetings; reach out to industry stakeholders; collect and crystalize feedback from residents, builders, and other stakeholders
3. **DEVELOP DRAFT ODS** – Via Staff or Planning Consultant
4. **COMMUNITY ENGAGEMENT (PART 2)** – Hold more public meetings; gather feedback on draft ODS from residents, builders, and other stakeholders
5. **REVIEW AND ADOPT FINAL OBJECTIVE DESIGN STANDARDS** – Public hearings at Planning Commission and City Council
6. **IMPLEMENTATION** – Incorporate ODS into review of qualifying project

TIMELINE: +- 12 MONTHS



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And now... ODS Framework



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- ODS Adoption Framework – *how we make this official!*



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- ODS Adoption Framework – *how we make this official!*
- ODS Context Framework – *how the ODS fits the community itself*



And now... ODS Framework

- ODS Adoption Framework – *how we make this official!*
- ODS Context Framework – *how the ODS fits the community itself*
- ODS Format Framework – *how the ODS document is structured and works*



Recommendation PREVIEW



Recommendation PREVIEW

- ODS Adoption Framework: *choose favored ODS adoption option*



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- ODS Context Framework: *advise/confirm Local Contexts for staff;*



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advise/confirm Placetype Form Contexts*



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- ODS Format Framework: *choose how the ODS document will be structured*



ODS Adoption Framework



ODS Adoption Framework

- ODS Adoption Options:
 - ❑ Codify in Manteca Municipal Code, Title 17



ODS Adoption Framework

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PROS:

It becomes the law



ODS Adoption Framework

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PROS:

It becomes the law

CONS:

Tougher to update or change

More difficult to understand

Less optimal format to use to review projects against

May complicate future code enforcement cases if improperly applied

(ODS is intended for multifamily and mixed-use housing projects in the near term)



ODS Adoption Framework

➤ ODS Adoption Options:

- ☐ Adopt as a stand-alone Planning policy document, via Resolution or Ordinance



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Easier to update or modify over time

Easier/simpler to disseminate information to designers/developers

More obviously serves its purpose in the context of recent housing bills



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CONS:

Standards could seem more suggestive than mandatory if not codified



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Some jurisdictions (i.e. Concord) memorialize the adoption with a Municipal Code section that refers to their existence (in a separate document) but do not identify the specific ODS details within the Muni code section



Context Framework



Context Framework

➤ ODS Could Consider Local and Placetype Contexts:

Local Context:



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- *What is the historical context of the community or certain neighborhoods?*
 - *1920's-1940's: working class smaller 1- and 2-story SFDs with detached garages?*
 - *1960's-1990's: 1-story ranch-style tract homes with attached garages; 1- and 2-story apartment complexes with multiple buildings and parking lots?*
 - *1990's-present: 2-story "McMansions" with 2- or 3-car attached garages; 2- to 4-story apartment blocks with multiple buildings and parking lots?*



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- *Does the City have regions of particular architectural style?*



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- *Do particular architectural styles or vernacular prevail? (i.e., Craftsman, MCM...)*



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- *Does the City have regions of particular architectural style?*
- *Do particular architectural styles or vernacular prevail? (i.e., Craftsman, MCM...)*
- *Unit type or dwelling type?*



Context Framework

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- Alternately: what would look “***weird***” in Manteca?



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Context Framework

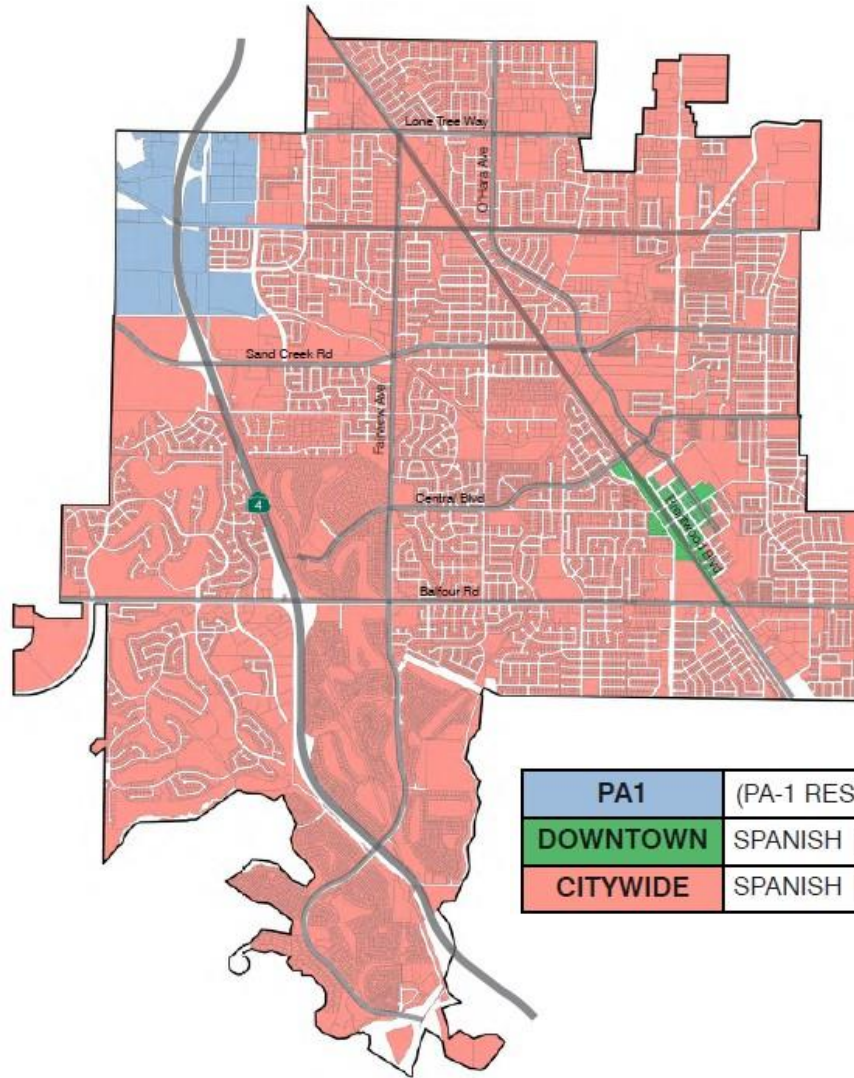
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Context Framework



City of Brentwood:

Assigned prevalent styles to various areas in their ODS.

LEGEND

PA1	(PA-1 RESIDENTIAL) CONTEMPORARY
DOWNTOWN	SPANISH CRAFTSMAN QUEEN ANNE COLONIAL ITALIANATE
CITYWIDE	SPANISH MEDITERRANEAN CRAFTSMAN CONTEMPORARY



Context Framework

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Placetype Context:



Context Framework

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Placetype Context:

❑ *Style paradigms for form and scale? Typically:*

- *Neighborhood*
- *Corridor*
- *Center (Downtown/Main Street/urban high-rise complex)*

Scale: *specific to House or Block*



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❑ *Current General Plan Community Design element [Chapter 5] identifies 3 basic Urban Forms in Manteca, as:*

- *Historic Core (Downtown/Main Street)*
- *Suburban-style, automobile-centric (SFDs and strip malls)*
- *Rural-type outer fringes (large-lot SFDs and ag lands)*



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HAVE ODS TAILORED TO SPECIFIC FORMS? (i.e., details differ for Historic Core vs. Suburban projects)



Context Framework

➤ How could the ODS be organized by Placetype Contexts?

 **House-scale buildings** contribute to smaller-scale environments. Buildings are generally up to three stories, separated (detached) from adjacent buildings and set back from the street and sidewalk. They are similar in form to single family houses, yet small-scale environments with **house-scale buildings** can also include multi-family buildings such as duplexes, bungalow courts, courtyard buildings, townhouses and mixed-use main street buildings.

House-Scale Neighborhoods



- One to two stories
- Mostly detached building forms
- Medium to deep front setbacks
- Moderate lot coverage
- Parking located at front, side and rear of lot
- Limited to no mix of uses

House-Scale Corridors



- Mostly two stories; Up to three stories
- Detached and attached building forms
- Small to medium front setbacks
- Moderate lot coverage
- Parking located at side or rear of lot
- Mostly horizontal mix of uses

House-Scale Centers



- Mix of two to three stories
- Mostly attached building form
- Zero to small front setbacks
- High lot coverage
- Parking located mostly at rear of lot
- Mostly horizontal mix of uses

PLACETYPE:

Neighborhoods

Corridors

Centers



Context Framework

➤ How could the ODS be organized by Placetype Contexts?



Block-scale buildings contribute to larger-scale environments. Buildings are individually as large as a city block or attached along a street to form a continuous façade along most, or all, of a block. They typically have minimal setbacks and are often mixed-use with non-residential uses on the ground floor and housing or office on upper stories. Examples of **block-scale buildings** include multiplexes, mid-rise buildings and stacked flats.

Block-Scale Neighborhoods



- Mix of four to eight stories
- Detached and attached building forms
- Mostly small front setbacks
- High lot coverage
- Parking located at rear of lot
- Limited mix of uses

Block-Scale Corridors



- Mix of five to eight stories
- Mostly detached building forms
- Mostly small front setbacks
- High lot coverage
- Parking located mostly at side and rear of lot
- Horizontal and vertical mix of uses

Block-Scale Centers



- Mix of 4 to 10+ stories
- Mostly attached building form
- Zero front setbacks
- High lot coverage
- Parking located mostly at rear of lot, underground, or structure
- Mostly vertical mix of uses

PLACETYPE:

Neighborhoods

Corridors

Centers



ODS Format Framework

➤ ODS Format Options:

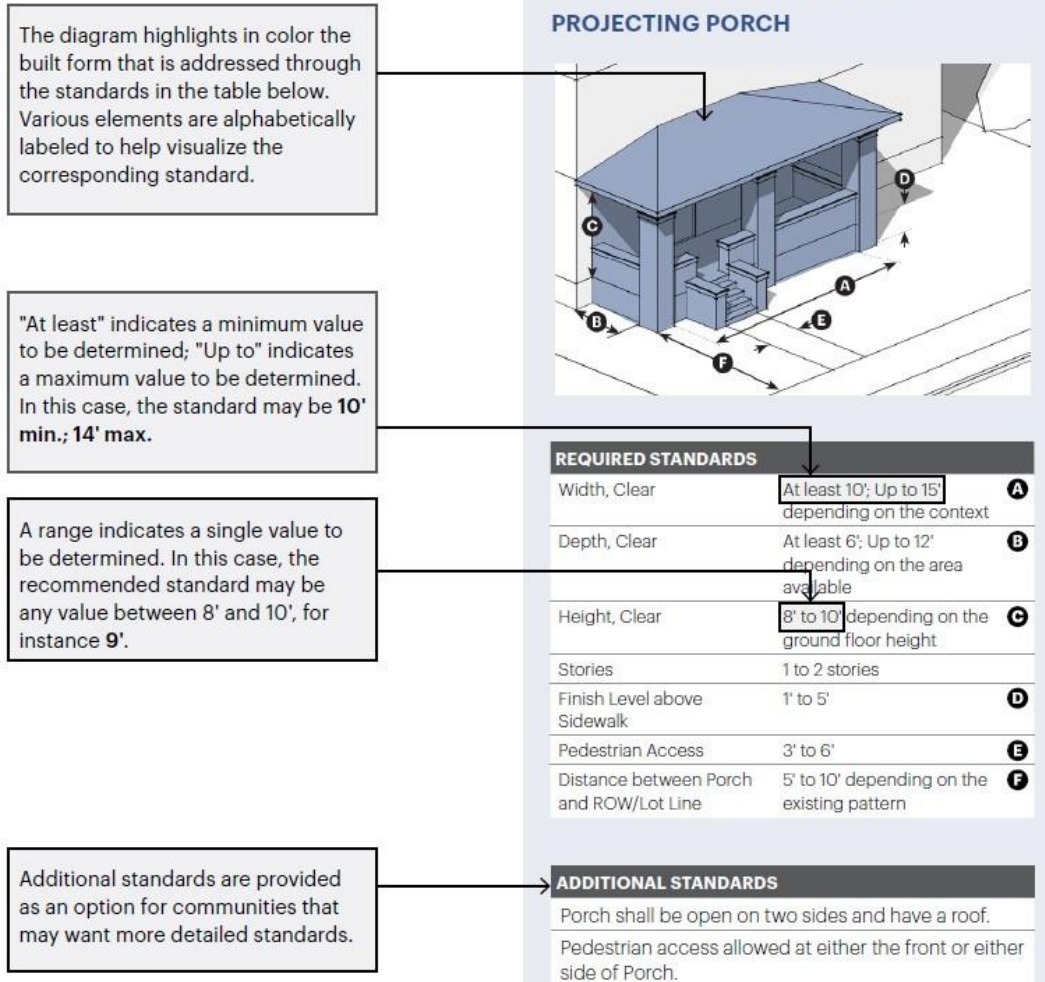
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covering a host of
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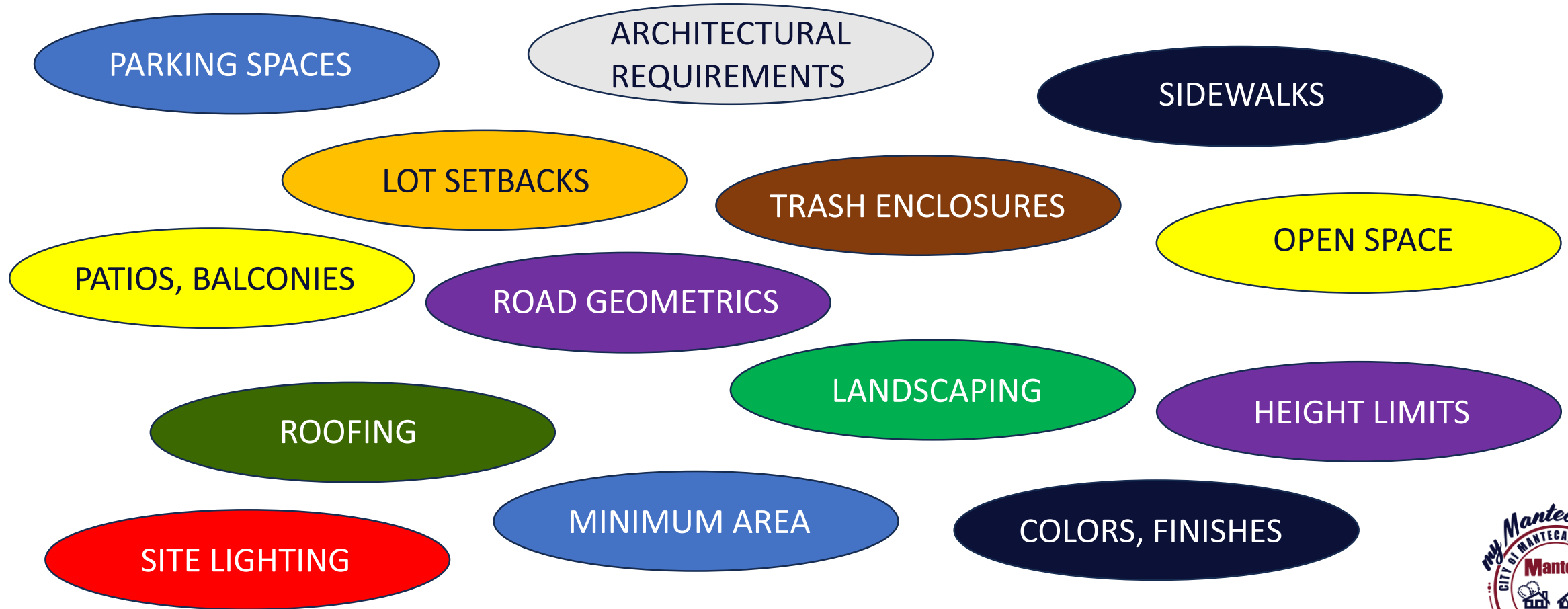
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➤ ODS for:



ODS Format Framework

- ODS Format Options:
Format the ODS as either:



ODS Format Framework

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- ☐ Checklist rundown through all ODS sections



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Flexibility in options available to the developer and designer can lend to variety and maximize affordability without negotiating away requirements for higher quality, more interesting structures.



ODS Format Framework

- Checklist Example:
(City of Concord)

Chapter 5 - Neighborhoods Standards

	Sub-section number	Policy	Applicant confirmation	N/A	Notes (sheet number)
A. Site Plan					
	1. Site Planning and Orientation	a.-h.	<input type="checkbox"/>	<input type="checkbox"/>	
	a. Parallel to street		<input type="checkbox"/>	<input type="checkbox"/>	
	b. Side treatment		<input type="checkbox"/>	<input type="checkbox"/>	
	c. A/C unit location		<input type="checkbox"/>	<input type="checkbox"/>	
	d. Abutting open space		<input type="checkbox"/>	<input type="checkbox"/>	
	e. Primary entrances		<input type="checkbox"/>	<input type="checkbox"/>	
	f. Ground floor patios		<input type="checkbox"/>	<input type="checkbox"/>	
	g. Building pads		<input type="checkbox"/>	<input type="checkbox"/>	
	h. Separate circulation patterns		<input type="checkbox"/>	<input type="checkbox"/>	
	2. Parking	a.-c.	<input type="checkbox"/>	<input type="checkbox"/>	
	a. Vehicular parking		<input type="checkbox"/>	<input type="checkbox"/>	
	b. Carport parking		<input type="checkbox"/>	<input type="checkbox"/>	
	c. Bicycle parking				
B. Architectural Building Design					
	1. Massing and Articulation	a.-d.	<input type="checkbox"/>	<input type="checkbox"/>	
	a. Appearance/separate		<input type="checkbox"/>	<input type="checkbox"/>	
	b. Visual relief-details		<input type="checkbox"/>	<input type="checkbox"/>	
	c. Architectural projection		<input type="checkbox"/>	<input type="checkbox"/>	
	d. Citywide standard B(1)d-Transitional		<input type="checkbox"/>	<input type="checkbox"/>	
	2. Roof Treatments	a.-c.	<input type="checkbox"/>	<input type="checkbox"/>	
	a. Roof forms		<input type="checkbox"/>	<input type="checkbox"/>	
	b. Visible roofs areas/ "roofscape"		<input type="checkbox"/>	<input type="checkbox"/>	
	c. Roof decks-prohibited		<input type="checkbox"/>	<input type="checkbox"/>	
	3. Color	a.	<input type="checkbox"/>	<input type="checkbox"/>	
	a. Minimum colors		<input type="checkbox"/>	<input type="checkbox"/>	



ODS Format Framework

- Menu Example:
(City of Brentwood)

5.3.2 ROOFS

REQUIRED ELEMENTS

- Low pitched roof at 4:12 to 5:12 slope
- Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (half cylinder) types
- Overhanging eaves (minimum 24" on elevation that face a public street) with exposed rafter tails or beams
- Small 1'-0" or less decorative exposed rafter tails
- Clay or terracotta tile roofing as dominant roofing material
- Simple hip or gable roof with one intersecting gable roof

OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

- Shed roof over porch
- Gabled and shed roofs, gabled roofs are on the side and front facing
- Shaped parapet with coping
- Brackets or knee braces at gabled ends
- Hipped-roof towers or belvederes (square, rectangle or circular in plan)



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ODS Format Framework

- Scorecard Example:
(Tuolumne County)

Table 10: Element Scorecard

SFD	MF2-4	MF5-9	MF10+	Element	Points Earned	Notes
				SITE		
5	5	5	5	Project site is within an identified community boundary (refer to 2018 Tuolumne County General Plan Volume II: Technical Background Report , pp. 34-72)		
4	4	4	4	Adjacent to an identified community boundary, with an agricultural or undeveloped land use on at least one side of the site		
1	1	1	1	Project uses public water system or existing private water system		
1	1	1	1	Project uses public sanitary services		
3-5		3-5	3-5	Green space as a percentage of total project site 40% or more of site = 5 30% or more of site = 4 20% or more of site = 3		
				TOTAL		
				ROOF		
1	1	2	3	Change in roof pitch or form		
1	1	2	3	Inclusion of dormer, gable, parapet or other architectural roof detail		
1	1	1	1	Boxed or soffited eaves (fire safety)		
		1	2	Rooflines longer than 50' are broken and altered		
				TOTAL		



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OBJECTIVE DESIGN STANDARD ELEMENT SCORECARD

MINIMUM POINTS REQUIRED BY PROJECT TYPE

Table 9: Minimum Points Required by Project Type

Type		Number of Units	Minimum Total Points
SFS	Single-unit subdivision	12 or fewer	20
SFS	Single-unit subdivision	13 or more	25
MF2-4	Multi-unit development	2, 3, or 4	20
MF5-9	Multi-unit development	5-9	40
MF10+	Multi-unit development	10 or more	50
Mixed-use			the number of residential units will determine the type category for minimum total points required

with an one side of the		
ate water		
TOTAL		
itectural roof		
TOTAL		



Recommendation



Recommendation

- ODS Adoption Framework: *choose favored ODS adoption option:*
 - ☐ Codify ODS in MMC Title 17
 - ☐ Adopt via Resolution as a Planning Policy Document
 - ☐ Adopt via Resolution as a Planning Policy Document AND Codify by reference
 - ☐ Other



Recommendation

- ODS Context Framework: *advise/confirm Local Contexts for staff*
 - ☐ *Historical context? =*
 - ☐ *Architectural style(s)? =*
 - ☐ *Architectural style(s) by area in town? =*
 - ☐ *Type of structure norm? =*



Recommendation

- ODS Context Framework: *advise/confirm Placetype Form Contexts:*
 - ☐ Neighborhood / Corridor / Center
 - ☐ Historic Core / Suburban / Rural



Recommendation

- ODS Format Framework: *choose how the ODS document will be structured:*
 - ☐ Checklist rundown through all ODS sections
 - ☐ Menu of Options through ODS sections (i.e., “choose from these allowable details”)
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What's Next?

- Planning staff takes guidance and preferences from today's meeting
- Solicit RFP/RFQ to select a Planning Consultant to develop draft ODS
- Public outreach to collect and crystalize feedback from residents, builders, and other stakeholders
- Consultant works up draft ODS for further discussion and consideration





Thank you

CITY OF MANTECA
ADMINISTRATION CENTER