

Proposed Zoning Code Update

City Council

October 1, 2024



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Objectives

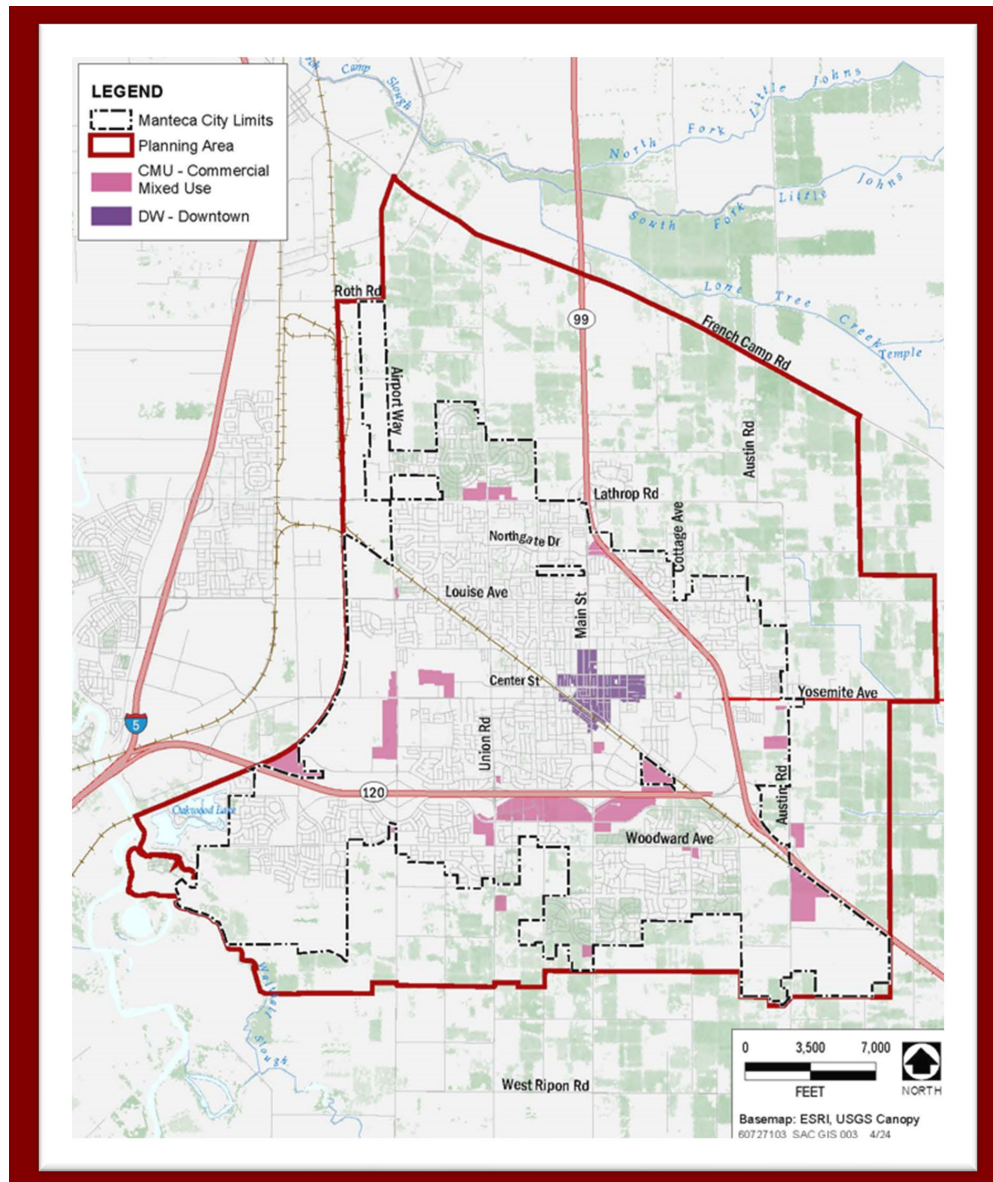
- Review Proposed Zoning Code Update and Supplemental EIR
- Approve Proposed Zoning Code Update and Supplemental EIR based on Planning Commission recommendation



Overview

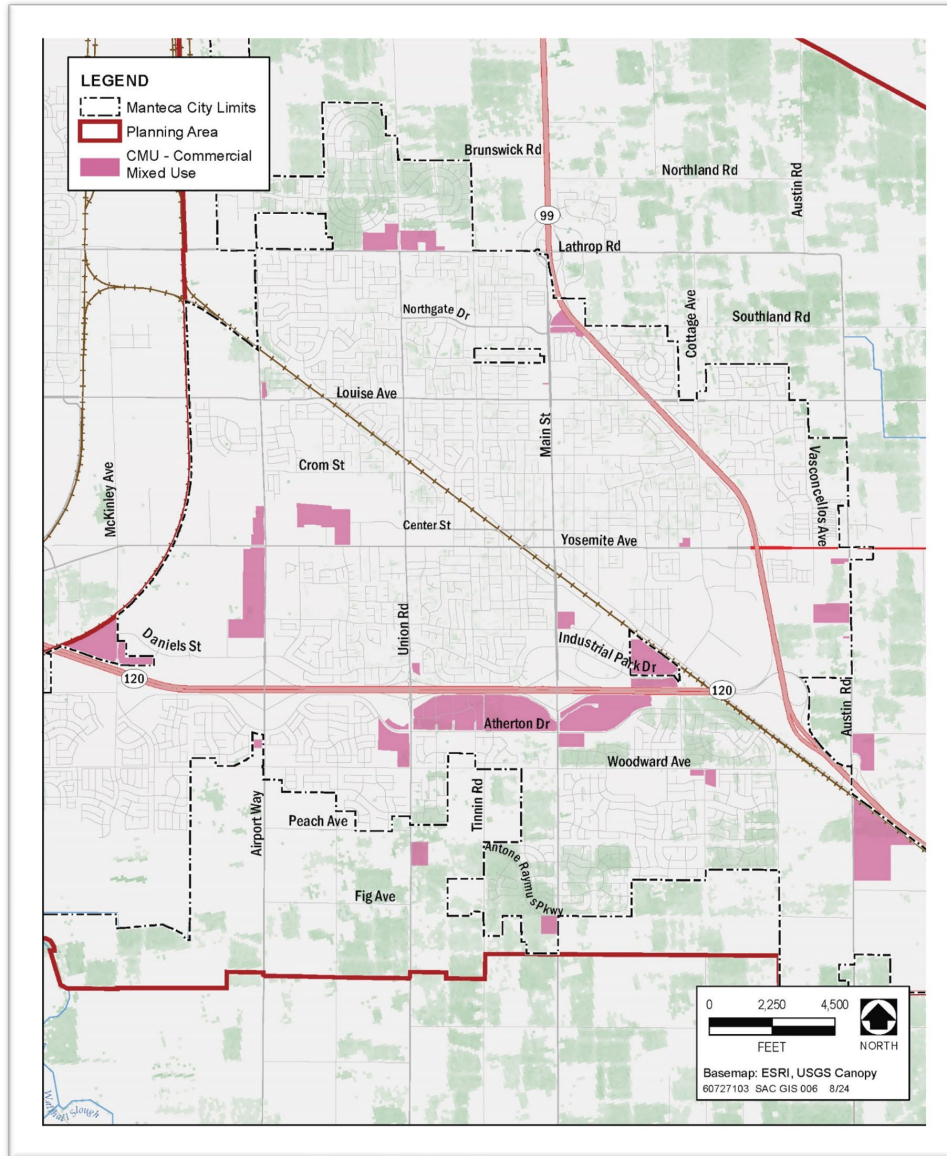
- Update supported by the Local Early Action Planning (LEAP) Grant
- Focused on revisions to the City's Zoning Code to implement the Commercial Mixed Use (CMU) and Downtown (DW) mixed-use land use designations included in the City's updated General Plan
 - **Applies to proposed *new* land uses or structures in these areas.**
- Supports sustainable growth and addresses housing demands in key areas and Manteca's vision for Downtown and mixed-use corridors





Zoning Districts

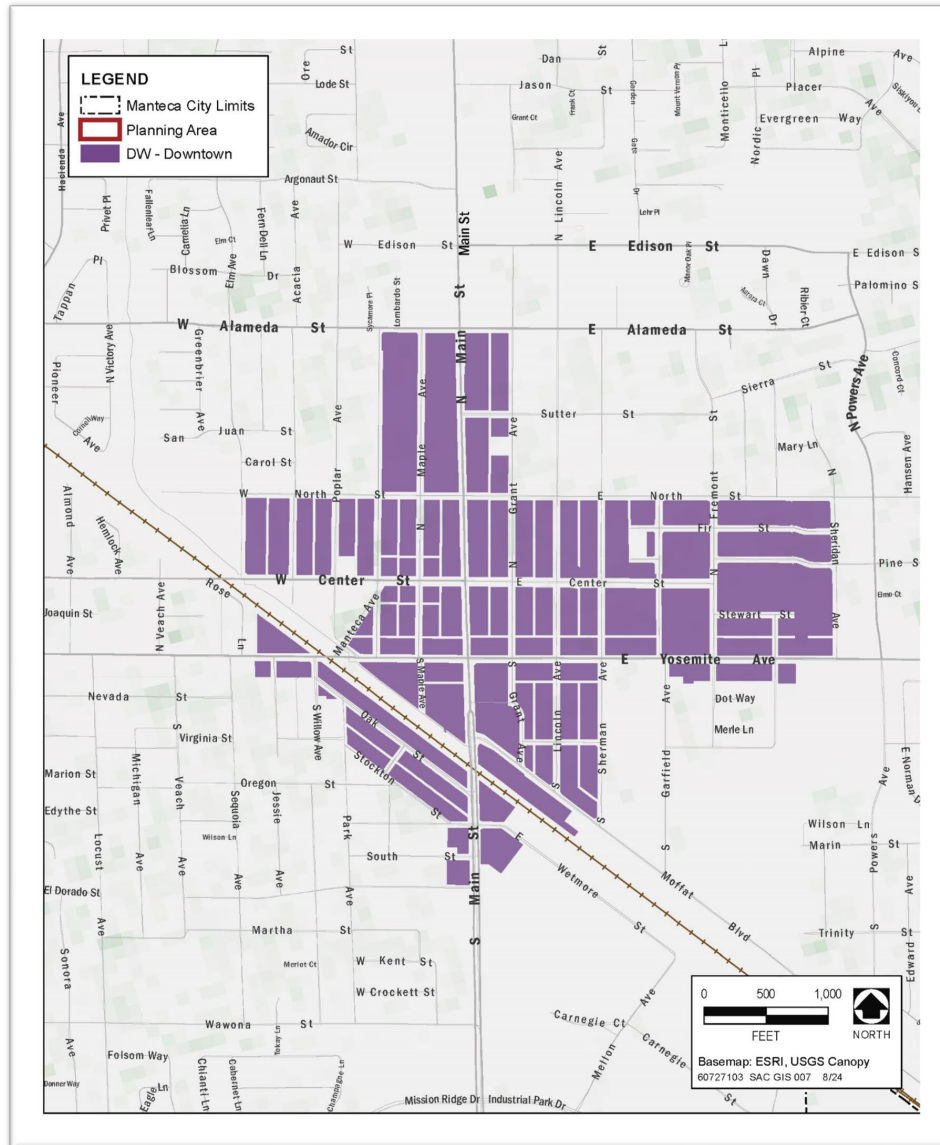
- General plan conformance and support mixed-use development
- Revised **Mixed Use Commercial** Zoning District (CMU)
- New **Mixed Use Downtown** Zoning District (DMU)



Zoning Districts

- General plan conformance and support mixed-use development
- Revised **Mixed Use Commercial** Zoning District (CMU)





Zoning Districts

- General plan conformance and support mixed-use development
- **New Mixed Use Downtown Zoning District (DMU)**



Purpose of Zoning Code Update



Support Housing Production

Facilitate housing production to meet community needs



Enhance Downtown

Revitalize Downtown Manteca with mixed-use development



Economic Growth

Promote sustainable economic growth through updated zoning standards



Alignment with State and Local Goals

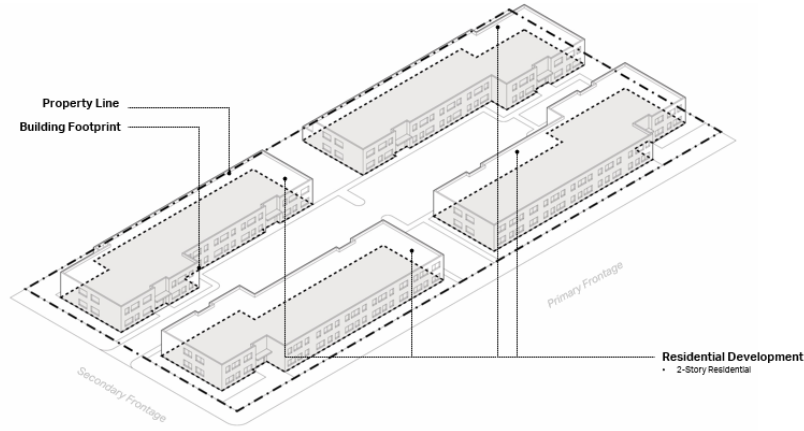
Consistency with state and local housing goals

Revised CMU Zoning District

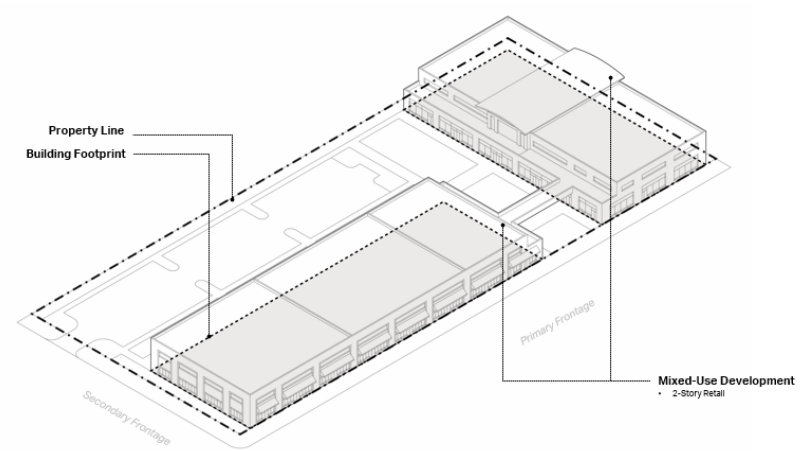
- Tailored Allowed Land Uses table
- Updated zoning-level development standards, including:
 - FAR
 - Building height
 - Setbacks
 - Stepbacks
 - Revised open space requirements
 - Revised off-street parking requirements

Development Standard	Revised CMU		Existing CMU
Maximum Floor Area Ratio (FAR)	Non-residential-only properties: 1.0 Residential-only properties: 1.0 Mixed-use properties that include residential and non-residential development: 1.75		Non-residential: Up to 1.0 FAR Density (du/ac) of 15.1 to 20.0
Maximum Site Coverage	50% (as stated in General Plan Update)		None
Maximum Building Height	Within 30 feet of a One-Family Dwelling Unit Property Line: 35 feet All Other Projects: 75 feet		75 feet
Minimum Setbacks	Front Setback	10 feet	0 feet
	Side Setbacks	10 feet	0 feet
	Rear Setback	10 feet	0 feet
	Side and Rear setbacks for the portion of a property adjacent to a one-family dwelling unit property line	15 feet	0 feet
Minimum Stepback	Adjacent to a One-Family Dwelling Unit Property Line		None
	Buildings from the second story and higher shall be stepped back by at least 10 feet on the side (or sides) of a building adjacent to a one-family dwelling unit property line.		
	All Other Projects		
	Not required.		
Minimum Non-Residential Uses	25% of the gross building square footage (as stated in General Plan Update) is required to be in non-residential use – this only applies to parcels of 2 or more net acres (existing lot size excluding any required dedications of public right-of-way improvements)		None

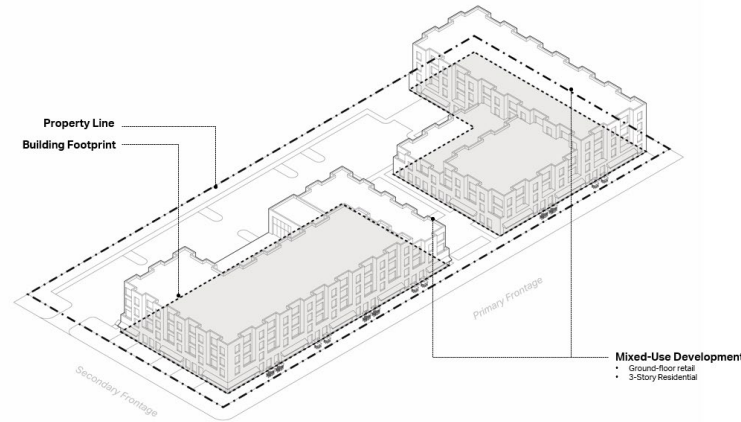
CMU Floor Area Ratio (FAR) and Site Coverage



Residential Only (FAR 1.0)



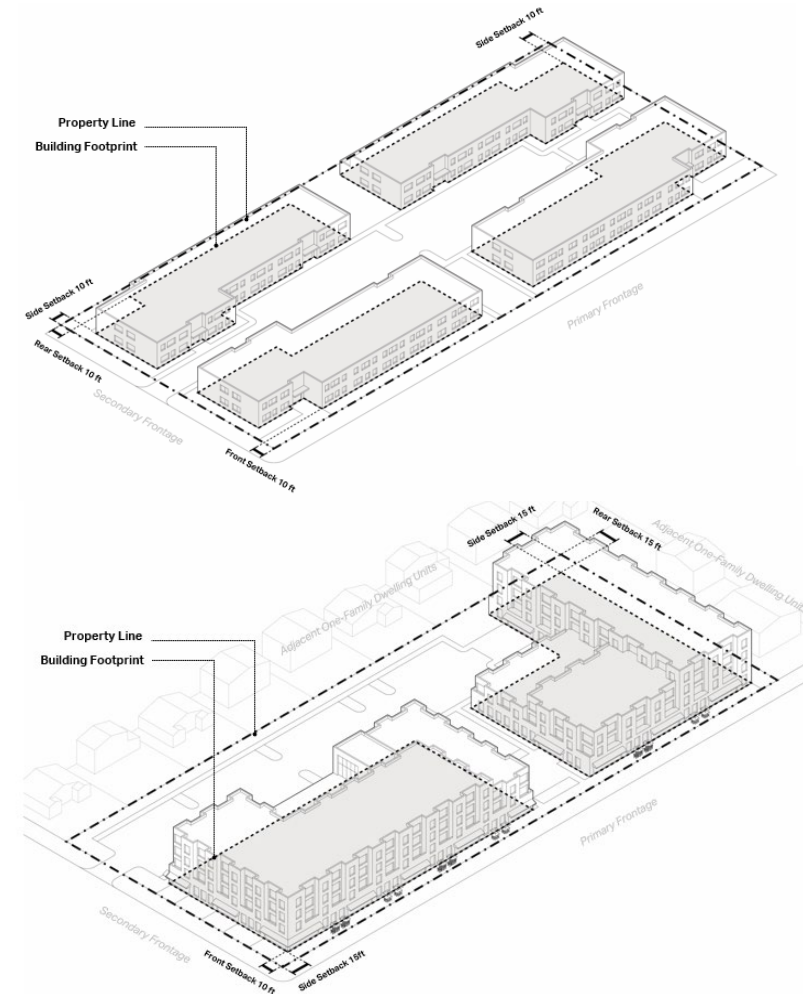
Non-Residential Only (FAR 1.0)



Residential and Non-Residential
(FAR 1.75)

CMU Setbacks

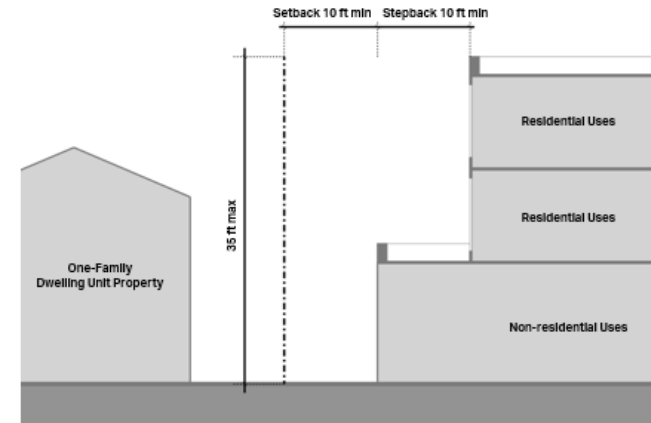
Development Standard	CMU
Front Setback	10 feet
Side Setbacks	10 feet
Rear Setback	10 feet
Side and Rear setbacks for the portion of a property adjacent to a one-family dwelling unit property line	15 feet



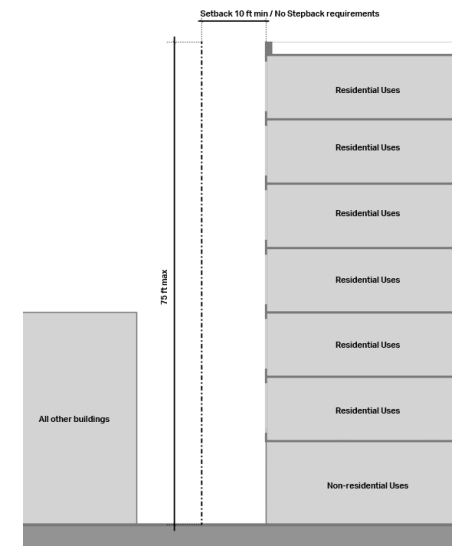
Adjacent to One-Family Dwelling Units

CMU Stepbacks

Development Standard	CMU
<p>Adjacent to a One-Family Dwelling Unit Property Line</p>	<p>Buildings from the second story and higher shall be stepped back by at least 10 feet on the side (or sides) of a building adjacent to a one-family dwelling unit property line.</p>
<p>All Other Projects</p>	<p>Not required</p>



Adjacent to One-Family Dwelling Units



CMU Building Standards

- Entrances and access
- Ground floor height
- Façade treatment
- Street trees
- Awning and signs
- Fences and walls



Building Standards - Examples



Recessed entrances



Minimum ground floor height

Building Standards - Examples



Plane change for projected elements, such as windows, balconies, bays



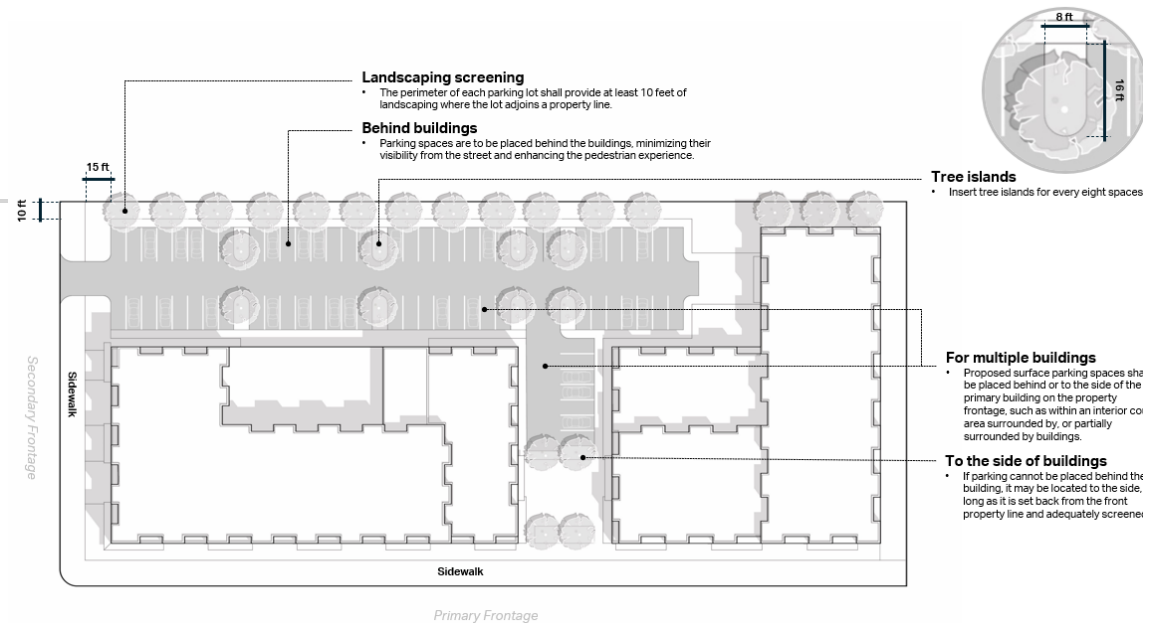
Elevated ground floor residential



Minimum 25 percent of ground floor to include windows

CMU Parking Standards

Residential	
0-1 Bedroom	0.5 per unit
2 Bedrooms	1.0 per unit
3 or more bedrooms	1.5 per unit
Boardinghouses and Group Quarters	1.0 per sleeping room or per 100 sf of sleeping area
Guest Parking	1.0 per 5 units
Adult Day Care Home, Family Day Care Home, Residential Care Facility, Residential Care Home	1.0 per 3 beds
Bicycle Parking	1.0 per unit
Non-Residential	
2,000 sf or less of gross floor area	None required
Above 2,000 sf of gross floor area	1.0 per 500 sf of gross floor area above the initial 2,000 sf
Bicycle Parking	1.0 per 2,000 sf. A minimum of 4 (four) spaces shall be provided in all cases.

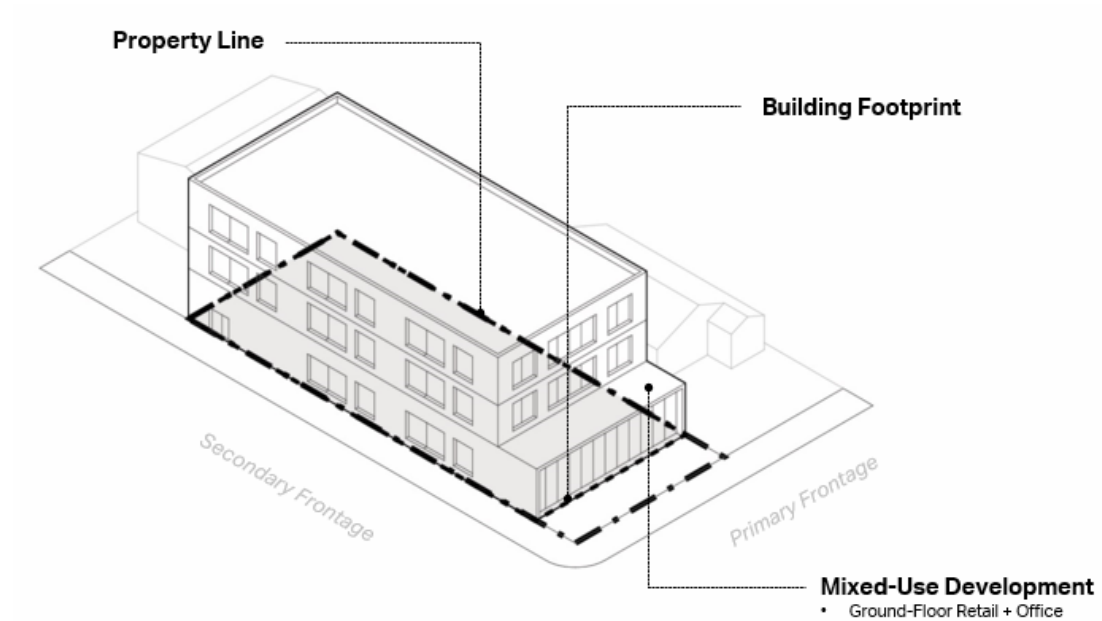


New DMU Zoning District

- Tailored Allowed Land Uses table
- Zoning-level development standards, including:
 - FAR
 - Building height
 - Setbacks
 - Stepbacks
 - Open space
- No off-street parking requirements

Development Standard	DMU	
Maximum Floor Area Ratio (FAR) ^{1,2}	2.5	
Maximum Site Coverage	90%	
Maximum Building Height	Within 30 feet of a One-Family Dwelling Unit Property Line: 35 feet All Other Projects: 55 feet	
Minimum Setbacks	Front Setback	None required
	Side Setbacks	None required
	Rear Setback	5 feet
	Side setbacks for the portion of a property adjacent to a one-family dwelling unit property line	5 feet
Minimum Stepback	Adjacent to a One-Family Dwelling Unit Property Line: Buildings from the second story and higher shall be stepped back by at least 10 feet on the side (or sides) of a building adjacent to a one-family dwelling unit property line.	
	All Other Projects: Not required	
Minimum Active Ground Floor Condition	25% of total gross floor area of the total enclosed building square footage on a parcel.	

DMU Floor Area Ratio (FAR) and Site Coverage

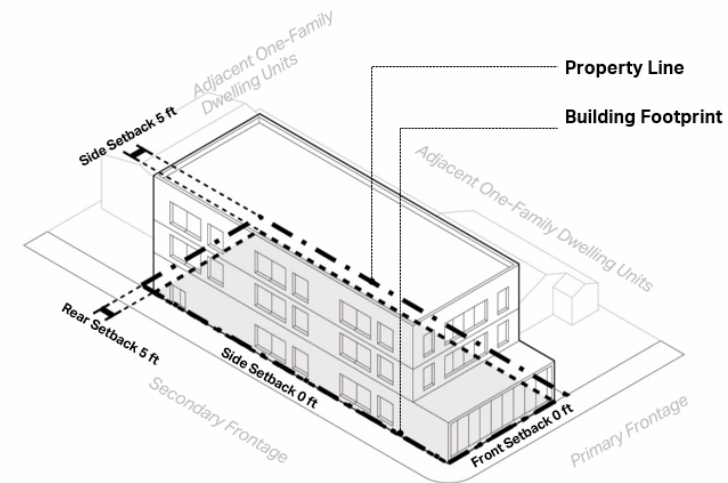
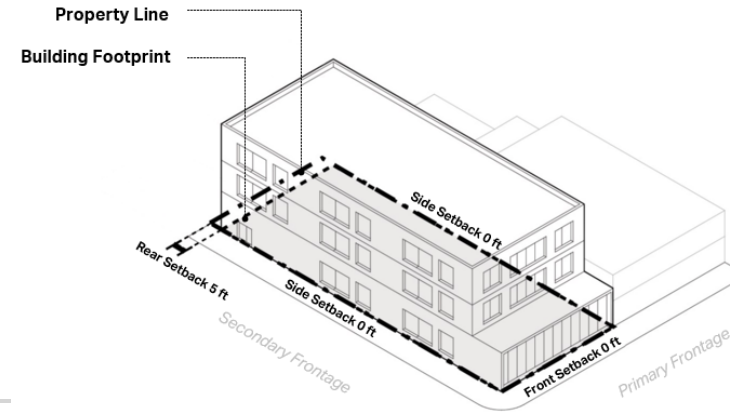


Maximum FAR: 2.5

Maximum Site Coverage: 90%

DMU Setbacks

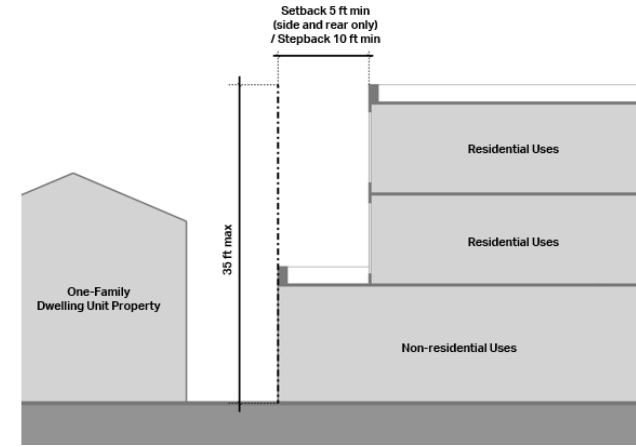
Development Standard	DMU
Front Setback	None required
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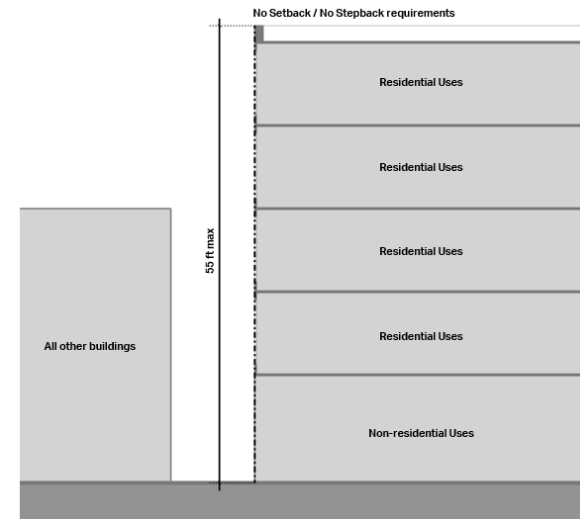
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DMU Stepbacks

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<p>All Other Projects</p>	<p>Not required</p>



Adjacent to One-Family Dwelling Units

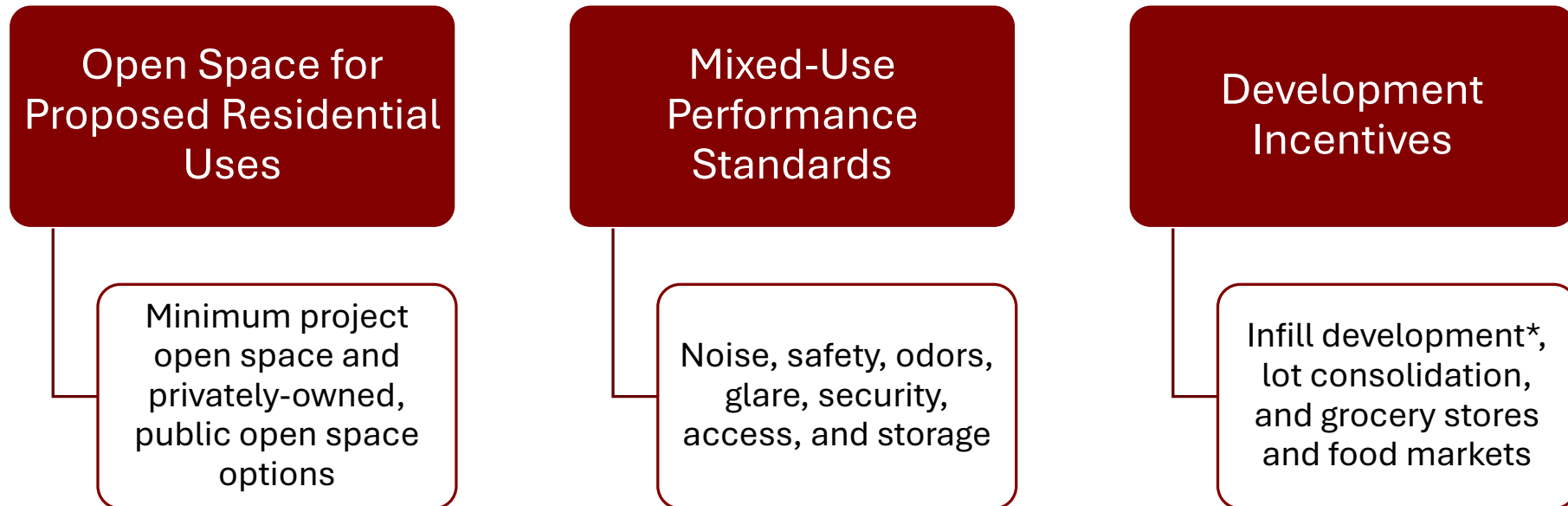


DMU Building Standards

- Entrances and access
- Ground floor height
- Façade treatment
- Street trees
- Awning and signs
- Fences and walls



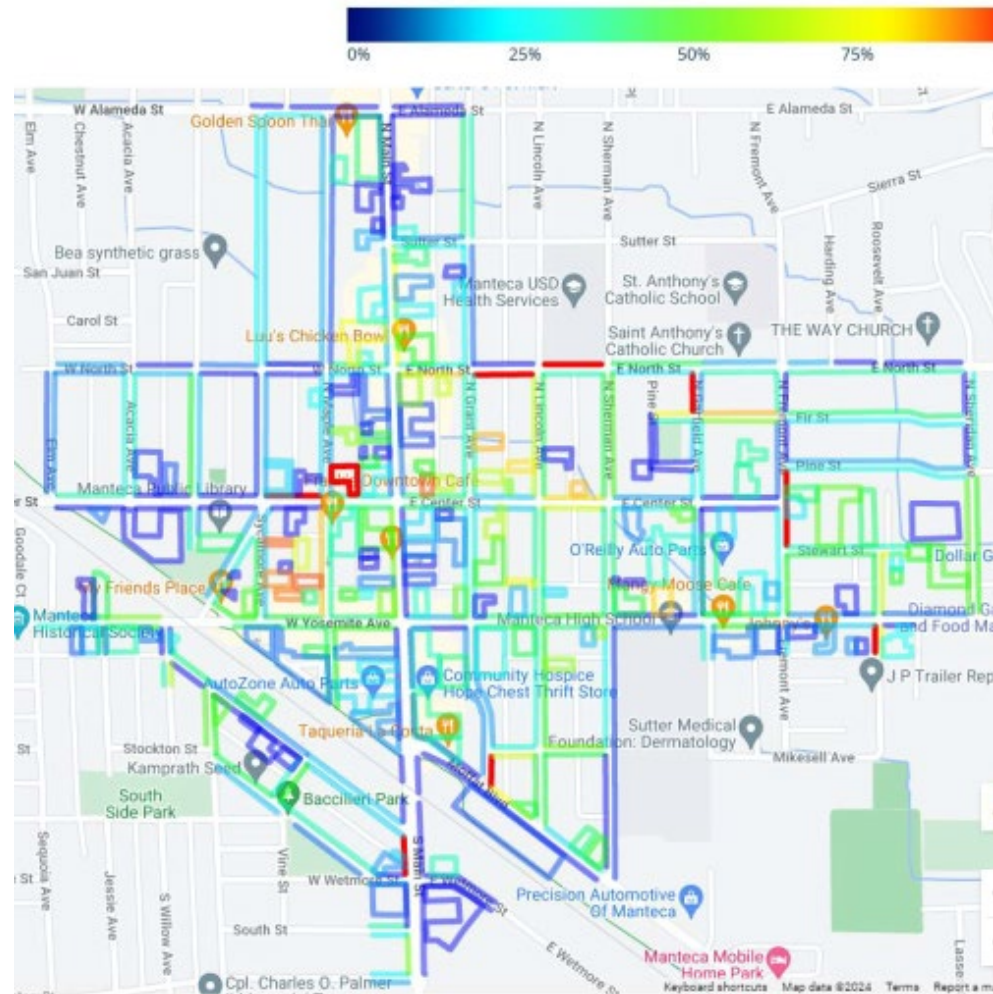
Additional Standards for CMU and DMU Zoning Districts



**only applies to CMU zoning district*

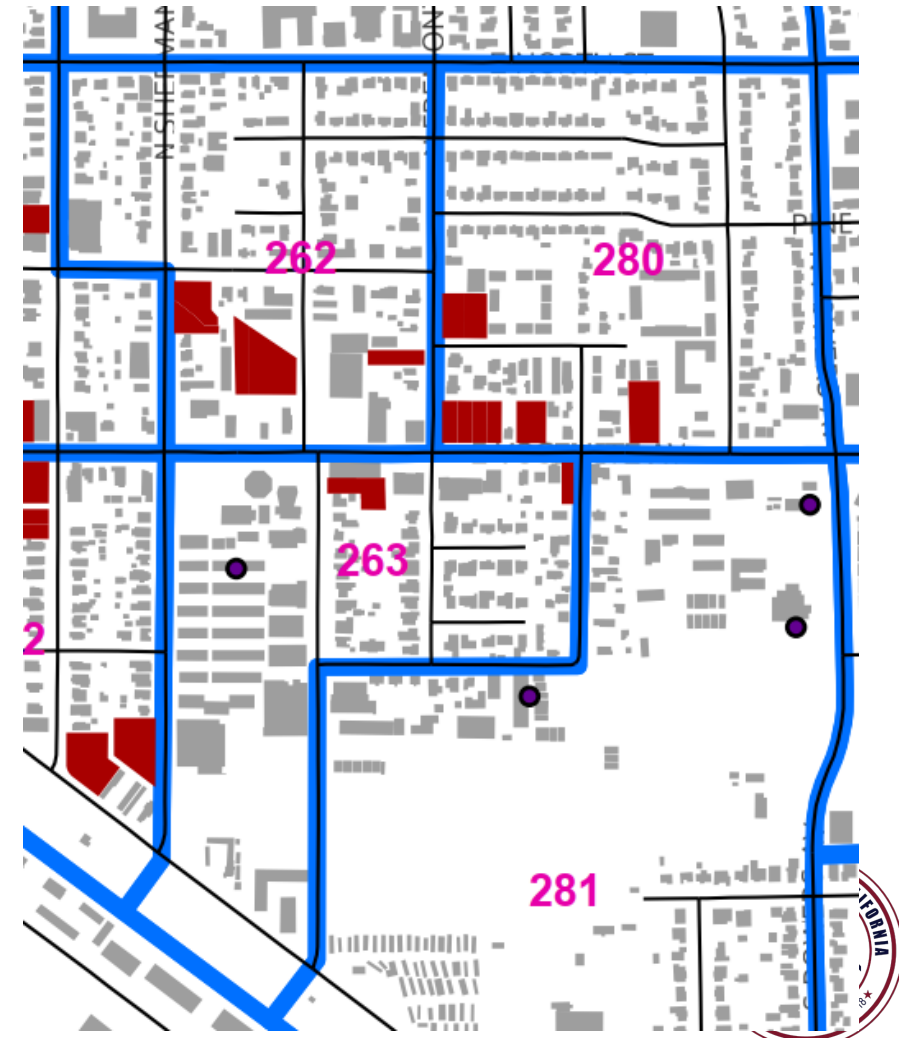
Analysis of Existing Parking Demand

- Weekday Hot Spots
 - Brief periods of high parking demand near food establishments, retail, and services on Center St., N. Maple Ave., N. Main St., and W. Yosemite Ave
 - High occupancy adjacent to residential areas near Fir St. and E. North St. (close to Manteca Unified health services)
- Weekend Hot Spots
 - High occupancy near retail/services on N. Maple Ave., N. Main St., and Yosemite Ave.
 - High occupancy adjacent to residential areas near Stewart St. and Fir St.
- Where hot spots of high occupancy occurred, additional parking spaces were available within 1-2 blocks



Analysis of New Development Parking Demand

- Focused on evaluating the impact of *new* developments on existing parking demand within specific Traffic Analysis Zones (TAZs) in the downtown area
 - TAZs are used to model and analyze traffic patterns, including parking demand, by breaking down the city into smaller geographic areas
- Observed peak parking demand in areas that were greater than 90% parking occupancy, this included on-street parking and parking lots
- Peak parking demand represents the highest number of parking spaces that were occupied at the peak time for May 30th (a weekday) and June 8th (a weekend)
- TAZ 280 had the highest peak parking demand at 7 PM on the weekday and weekend



TAZ 280 is bounded by E North St, Powers Ave, E Yosemite Ave and N Fremont Ave

Findings

- The analysis shows a deficit of 115 spaces in TAZ 280 after considering both existing and new development demand during the peak hour
- Adjacent TAZs 262 and 263 have a surplus of 216 spaces, which could accommodate the deficit in TAZ 280
- TAZ 280 is the “worst-case” parking supply versus demand location – other areas would have surplus parking supply
- Would be additional surplus with multiple-purpose trips

TAZ	Description	Weekday at 7 PM	Weekend at 7 PM
280	Existing Demand	175 spaces	127 spaces
280	New Development Demand	455 spaces	333 spaces
280	Total Demand	630 spaces	460 spaces
280	Available Spaces	515 spaces	515 spaces
262 & 263	Existing Demand	271 spaces	-
262 & 263	New Development Demand	393 spaces	
262 & 263	Total Available Spaces	880 spaces	-
262 & 263	Surplus (after New Development)	216 spaces	-

California Environmental Quality Act (CEQA)

- Supplemental Environmental Impact Report (EIR) prepared for Zoning Code Update
 - Supplement the Manteca General Plan Update EIR (SCH # 2020019010)
 - Focused on providing additional information and analysis necessary to address proposed changes within the proposed Zoning Code Update
- Draft Supplemental EIR circulated for public review from August 14th - September 13th

**CITY OF MANTECA
ZONING CODE UPDATE
DRAFT
SUPPLEMENTAL ENVIRONMENTAL IMPACT
REPORT**

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August 2024

Next Steps



RECEIVE INPUT FROM
CITY COUNCIL



APPROVE ZONING CODE UPDATE
AND SUPPLEMENTAL EIR BASED ON
PLANNING COMISSION
RECOMMENDATION

Questions

