



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: April 2, 2026
PROJECT NAME: Deaf Puppy Comedy Club Expansion
PROJECT LOCATION: 127 North Main Street, (APN 217-210-52)
APPLICATION NUMBERS: Conditional Use Permit CUP 26-29 (UPJ 22-43)

RECOMMENDATION:
 Planning Commission conduct a public hearing and find the Project exempt from further environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, and adopt a resolution approving Conditional Use Permit (CUP) 26-29 amending Conditional Use Permit (UPJ 22-43) to allow for the expansion of an existing Indoor Amusement/Entertainment Facility use to an adjoining tenant suite and existing enclosed outdoor patio area, for the Deaf Puppy Comedy Club located at 127 North Main Street, Manteca (APN: 217-210-52).

PROJECT INFORMATION	
APPLICANT	Deaf Puppy Comedy Club, Chris Teicheira
PROPERTY OWNER	Richard and Chris Teicheira
ZONING	DMU (Downtown Mixed Use)
LAND USE DESIGNATION	DW (Downtown)
EXISTING USE	Indoor Amusement/Entertainment Facility
PROPOSED USE	Indoor Amusement/Entertainment Facility
PARCEL(S) SIZE	± 0.0 acres
ADJACENT USES	North: Commercial Uses South: Commercial Uses East: Commercial Uses West: Commercial Uses

APPLICABLE CODES AND PROCEDURES

- 2043 Manteca General Plan
- MMC 17.08.050 Public Hearing and Public Notices
- MMC 17.10.130 Conditional Use Permit
- MMC 17.08.13 Application Amendments
- MMC 17.20.020 Zoning Districts
- MMC 17.22.020 Allowed Land Uses and Requirements
- MMC Chapter 17.58 Performance Standards
- Pub. Res. Code, § 21000 et seq. | CEQA Guidelines § 15301

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning

Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A project's design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

PROJECT BACKGROUND

Prior Action

Based on County Assessor records, the 0.19-acre site ("the Project Site") was developed on or about 1962 with an approximate 5,050 square foot (sq. ft.) commercial building.

On July 21, 2022, the City of Manteca Planning Commission approved Conditional Use Permit UPJ 22-43 (UPJ 22-43) for an Indoor Amusement/Entertainment Facility use ("Entertainment Use") within an existing commercial building. The approved Project allowed the Deaf Puppy Comedy Club ("the Comedy Club" to host entertainment events and related activities in the building's 1,678 sq. ft. main entertainment/showroom, a 575 sq. ft. lounge area for guests to gather and socialize before or after events, and a prep kitchen used for the ancillary food and beverage service provided by the Comedy Club.

A central component of the facility was the 1,678-square-foot showroom, which was designed to seat approximately 140 people and serve as the primary event and performance area. To support patrons and staff, the project also included two restrooms within the facility. Additional supporting spaces included an office area and a green room, intended for administrative functions, performer preparation, and other miscellaneous operational needs.

In total, the approved use accounted for 3,920 square feet of tenant space within the existing building. The Entertainment Use’s UPJ 22-43 approval confined operations within these designated portions of the building.

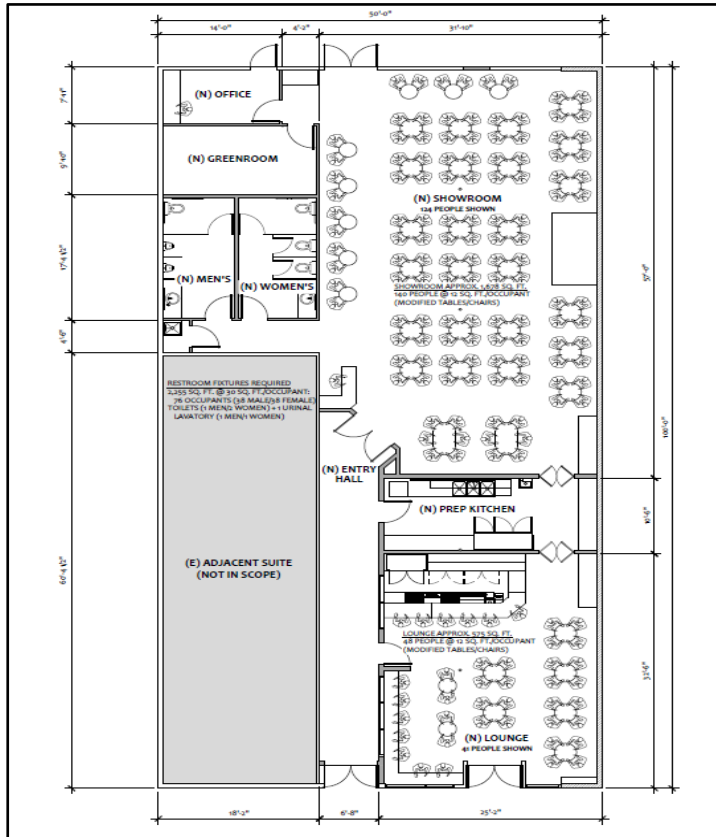


FIGURE 1:EXISTING APPROVED FLOOR PLAN

The Applicant currently holds a Type 47 “On-Sale General – Eating Place” ABC License issued by the California Department of Alcoholic Beverage Control, which allows for the sale of beer, wine, and distilled spirits for on-site consumption in conjunction with an eating establishment that prepares and serves meals to patrons.

Since the 2022 UPJ’s approval, the tenant space has been developed to include a fully functional kitchen serving food and alcoholic beverages to patrons in accordance with the Type 47 license.

Though food and alcoholic beverage services is an allowed use under the Project Site’s zone district, the sale and consumption of food and alcoholic beverages is a subordinate and ancillary use to the Comedy Club’s Entertainment Use under the guise of UPJ 22-43.

Additionally, the site was issued a building permit (BP 2023-0809) for the construction of an outdoor patio area located behind the existing tenant space. The patio area encompasses approximately 3,250 square feet.

Project Review

As this is an amendment to an existing use permitted under a Conditional Use Permit requesting an expansion and no construction is proposed, the project was referred to specific internal City Departments for review and comment. The table below shows a list of City departments that have provided comments or conditions for the project. Comments have been addressed as part of the review process and/or incorporated as conditions of approval.

- Internal City Departments
- City of Manteca – Building
 - City of Manteca – Fire
 - City of Manteca – Police

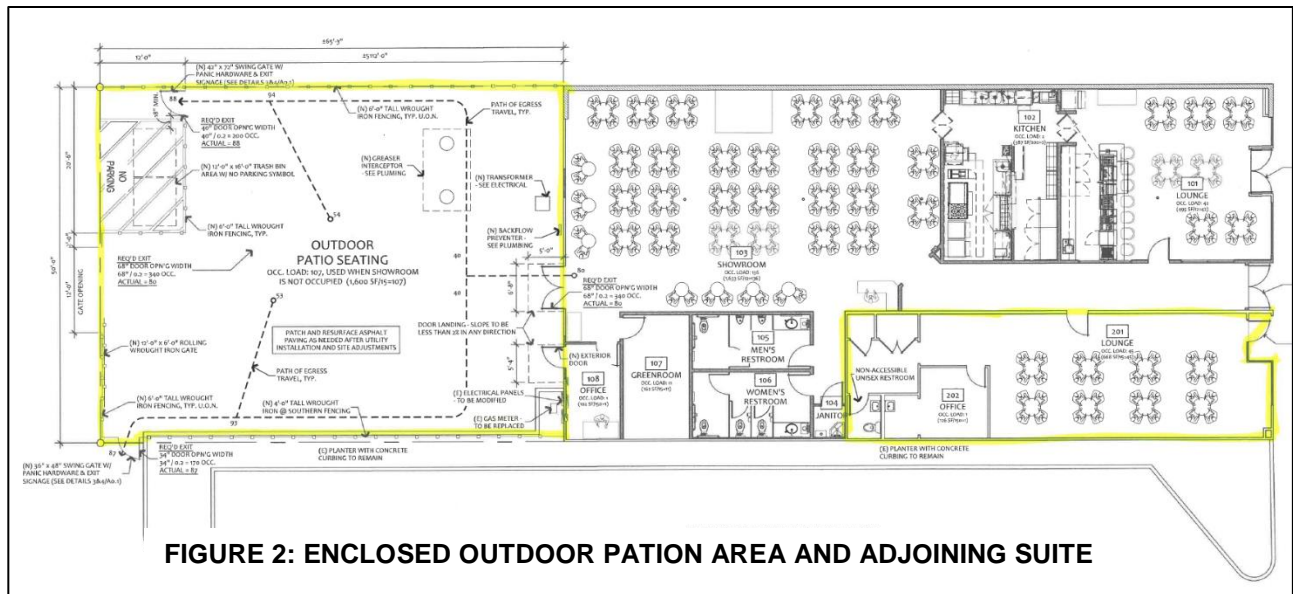
A. PROJECT DESCRIPTION

The Applicant is proposing an amendment to the existing use permitted under a Conditional Use Permit, to allow for the expansion of the Indoor Amusement/Entertainment Facility use into an adjoining tenant suite and an existing enclosed outdoor patio area. The proposed expansion allows the business to increase its operational area while maintaining the same overall use and operating characteristics currently permitted on the site.

The proposed project includes the expansion of the existing facility into an adjoining suite totaling approximately 1,080 square feet, which will be utilized as an additional lounge area for patrons. The lounge space is intended to provide additional seating and gathering space that supports the primary Entertainment Use and the ancillary food service operations already occurring within the facility.

In addition to the interior expansion, the Project proposes to occupy the outdoor patio area for primary Entertainment Use and the ancillary food service operations already occurring within the facility.

To facilitate the service of alcoholic beverages within the outdoor patio area, the Applicant proposes obtaining a Type 68 ABC license from the California Department of Alcoholic



Beverage Control. An ABC Type 68 License, commonly referred to as a Portable Bar License, allows a business that already holds an on-sale alcohol license to serve alcoholic beverages from a portable or satellite bar within an approved area of the premises, such as

a patio or special service area. The license enables alcohol service in the designated outdoor area while remaining under the control and conditions of the primary licensed establishment.

No changes are proposed to the existing operating hours, and the project does not introduce any new or additional uses beyond the expansion of the existing indoor amusement, entertainment, and ancillary food service operations. The request is limited to expanding the approved operational area to include the adjoining interior suite and the enclosed outdoor patio area.

B. PROJECT LOCATION & SITE CONDITIONS

Location

The project site consists of approximately 0.19 acres and is located at 127 North Main Street (APN: 217-210-52) in the City of Manteca. The property is situated on the west side of North Main Street, approximately 150 feet north of the intersection of North Main Street and Yosemite Avenue.

Parking for the site is available through existing parking areas located behind the building and within the surrounding downtown area. The property is located within the City's mapped Downtown area, which promotes pedestrian-oriented access and walkability to surrounding commercial and entertainment uses.



FIGURE 3: PROJECT LOCATION

Site Conditions

The project site is characterized by flat, urbanized topography consistent with surrounding development within the downtown area. The site is currently developed with an existing commercial building and associated improvements, and is surrounded by a mix of retail, restaurant, entertainment, and service-oriented commercial uses typical of the City's downtown core.

The property is located within the City of Manteca Downtown area and is designated Downtown (DW) under the City's General Plan, with a zoning designation of Downtown Mixed Use (DMU). These land use designations support a range of commercial, dining, entertainment, and mixed-use activities intended to foster a vibrant and pedestrian-oriented downtown environment.



FIGURE 4: FRONT ELEVATION

The site is located approximately one mile north of California State Route 120 and approximately 1.5 miles east of California State Route 99, providing convenient regional access. The property is served by existing city-maintained streets, sidewalks, and public utilities. Existing parking is available behind the building and within nearby downtown public parking areas, which support businesses within the downtown district.



FIGURE 5: ENCLOSED OUTDOOR PATIO AREA

ANALYSIS

The project has been analyzed with respect to the applicable codes and procedures set forth in the order below.

1. General Plan Conformance
2. Zoning Ordinance Conformance
 - DMU Zone District
 - Conditional Use Permit
3. Climate Action Plan
4. Environmental determination

1. GENERAL PLAN CONFORMANCE

The project site has a Downtown (DW) General Plan land use designation. The Downtown designation provides for the mixture of retail and service commercial, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown.

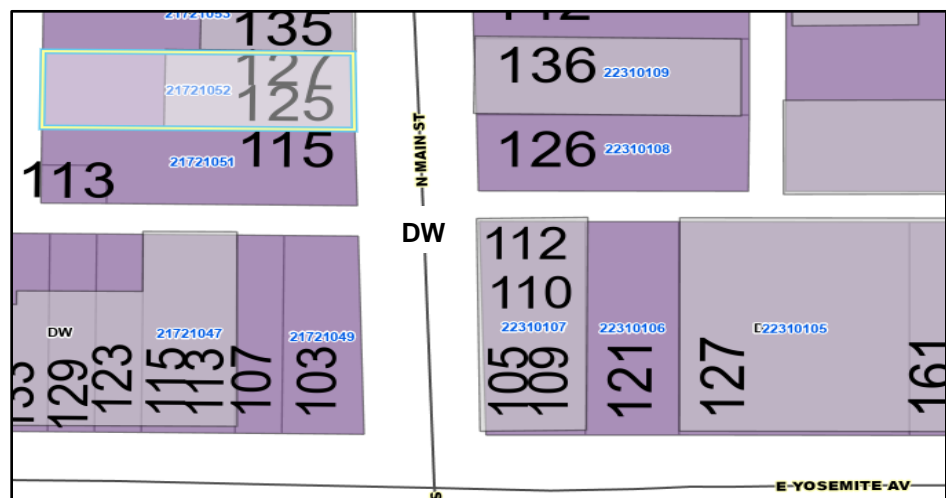


FIGURE 6: GENERAL PLAN DESIGNATION

The Downtown designation emphasizes active commercial storefronts, entertainment uses, dining establishments, and pedestrian-oriented development that contribute to a lively urban environment. Development within this designation is intended to support walkability, provide opportunities for social interaction, and create destinations that attract residents and visitors to the downtown area.

The proposed project, which includes the expansion of an existing indoor amusement and entertainment facility with ancillary food services into an adjoining tenant suite and an enclosed outdoor patio area, is consistent with the scope and intent of the Downtown (DW) General Plan land use designation.

Entertainment venues, restaurants, and similar gathering-oriented uses are specifically encouraged within the downtown district as they contribute to a vibrant atmosphere and support evening and weekend activity in the area.

In addition to conforming to the Downtown (DW) General Plan land use designation, the proposed expansion supports the City’s broader goals of enhancing downtown vitality, encouraging pedestrian activity, and promoting a diverse mix of commercial and entertainment uses within the downtown core. The proposed expansion is consistent with the following General Plan goals and policies.

1. Goal LU-4: Provide for land uses that expand employment, education, recreation, and cultural opportunities for residents and enhance Manteca as the commercial and service center for southern San Joaquin County.

Analysis: The proposed project supports Goal LU-4 by expanding recreational and cultural opportunities within the City and continuing to provide employment opportunities associated with the operation of the business. The project introduces a unique entertainment venue within Manteca’s Mixed Use Downtown District, contributing to the diversity of activities available to residents and visitors. Currently, there are no other comedy club venues operating within the City, and the project helps fill this gap by continuing and expanding this use within the downtown area.

2. Policy LU-P-29: The City shall support and encourage small business development and retention through providing appropriately zoned land and through such programs to reduce development and operations costs as may be available to the City.

Analysis: The proposed project supports Policy LU-P-29 by facilitating the continued operation and expansion of an existing small business within the City’s downtown area. The project allows the Applicant to expand the existing indoor amusement and entertainment facility into an adjoining tenant suite and utilize the enclosed outdoor patio area, thereby supporting business growth and long-term viability. The site is located within the Downtown Mixed Use (DMU) zoning district, which provides appropriately zoned land for entertainment, restaurant, and related commercial uses. By allowing the expansion of the existing operation within an established commercial space, the project supports small business retention while contributing to the economic vitality of the downtown district.

2. ZONING ORDINANCE CONFORMANCE

The project site is located within the Downtown Mixed Use (DMU) zoning district. The proposed use is classified as an Indoor Amusement/Entertainment Facility, which is defined by the City’s zoning code as an establishment providing indoor amusement and entertainment services for a fee or admission charge, including uses such as dance halls, ballrooms, and electronic game arcades as primary uses.

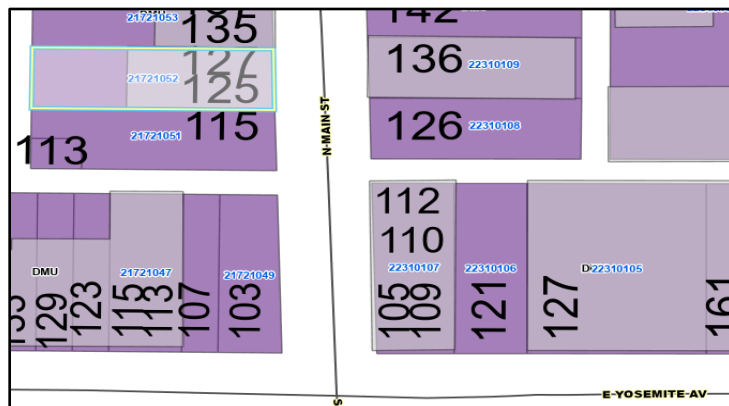


FIGURE 7: ZONING DESIGNATION

Within the DMU zoning district, Indoor Amusement/Entertainment Facilities are permitted subject to approval of a Conditional Use Permit (CUP). The use was previously approved through a Conditional Use Permit granted by the Planning Commission on July 21, 2022, which authorized the operation of the indoor entertainment venue within the existing tenant space.

The current request is limited to the expansion of the previously approved use into an adjoining tenant suite and an existing enclosed outdoor patio area. The expansion does not introduce a new land use classification but instead enlarges the operational area of the already approved Indoor Amusement/Entertainment Facility. The proposed project maintains the same primary use and does not propose changes to the existing operating hours or introduce additional uses beyond those previously approved.

Because the project expands an existing use that is already permitted within the zoning district subject to a Conditional Use Permit, the request is consistent with the intent and development standards of the Downtown Mixed Use (DMU) zoning district, provided that the Planning Commission approves the amendment to the existing use to authorize the expanded operational area.

CONDITIONAL USE PERMIT CUP 26-29 (UPJ 22-43 MOD)

Purpose

The purpose of the Conditional Use Permit is for the individual review of uses, typically having unusual site development features or operating characteristics, including the request to expand or modify a nonconforming use or structure. Conditional Use Permits are intended to ensure compatibility with surrounding areas and uses where such uses are deemed essential or desirable to the various elements or objectives of the General Plan.

Considerations

The proposed project consists of an expansion of the existing Indoor Amusement/Entertainment Facility, operating under an approved Conditional Use Permit. The amendment allows for the expansion of the facility through the addition of an adjoining interior lounge area and an existing enclosed outdoor patio. Because the use is already subject to a CUP, the City retains discretionary authority to regulate operational characteristics, ensuring that the expanded facility continues to function in a manner compatible with surrounding downtown commercial uses.

The proposed expansion introduces approximately 1,080 square feet of additional interior floor area dedicated to a lounge space, along with the utilization of an existing 3,250-square-foot enclosed outdoor patio located at the rear of the tenant space. These areas are intended to serve as accessory components to the primary entertainment use by providing additional seating and gathering opportunities for patrons. The design and function of both the interior lounge and patio are consistent with the existing operational model and do not represent an intensification of the core use, but rather an enhancement of customer circulation and occupancy distribution within the premises.

The enclosed outdoor patio is physically separated from the public right-of-way and adjacent properties, which limits potential off-site impacts such as noise or pedestrian congestion. Its use as an extension of the existing patio area is therefore considered compatible with the surrounding urban context and consistent with the operational characteristics already established under the existing CUP.

The establishment currently operates under a California Department of Alcoholic Beverage Control (ABC) Type 47 license, permitting the on-site sale of beer, wine, and distilled spirits in conjunction with a bona fide eating establishment. The Applicant's intent to obtain an ABC Type 68 license would allow alcohol service within the enclosed patio area via a satellite or portable bar, while remaining subordinate to and controlled by the primary licensed premises. This licensing augmentation does not expand the nature of alcohol service but instead allows it to occur within a defined and controlled extension of the existing premises. Importantly, the proposed amendment to the use does not include changes to hours of operation, the introduction of new land uses, or other elements that would materially alter the intensity or character of the use. The existing CUP framework will continue to provide the City with appropriate regulatory oversight, including the ability to impose and enforce conditions of approval to address operational considerations such as noise, security, and neighborhood compatibility.

Based on the above, the proposed expansion can be characterized as a proportional and controlled enhancement of an existing permitted use. With continued adherence to CUP conditions and applicable regulations, the amendment is expected to maintain compatibility with surrounding downtown businesses and support the vitality of the commercial area without generating significant adverse impacts.

Conditional Use Permit Findings

1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.

Analysis: The proposed project is consistent with the City of Manteca General Plan and applicable zoning regulations. The project site has a Downtown (DW) General Plan land use designation, which supports a mix of commercial, dining, entertainment, and cultural uses intended to create an active and vibrant downtown environment. The expansion of the existing indoor amusement and entertainment facility, including the addition of an adjoining lounge area and the use of an enclosed outdoor patio, is consistent with the intent of the Downtown designation, which encourages uses that promote pedestrian activity, social interaction, and economic vitality within the downtown district.

The project also supports several General Plan goals and policies, including Goal LU-4, which promotes land uses that expand employment, recreation, and cultural opportunities for residents while enhancing the City as a regional commercial and service center. The continued operation and expansion of the entertainment venue contribute to the diversity of recreational and cultural opportunities available in the downtown area. Additionally, the project supports Policy LU-P-29, which encourages

the development and retention of small businesses by allowing the expansion of an existing locally operated entertainment venue within appropriately designated commercial zoning.

The project site is located within the Downtown Mixed Use (DMU) zoning district, where Indoor Amusement/Entertainment Facilities are permitted subject to approval of a Conditional Use Permit. The use was previously approved by the Planning Commission on July 21, 2022, and the current request is limited to expanding the approved operational area to include an adjoining tenant suite and an enclosed outdoor patio area. The project does not introduce a new land use classification and will continue to operate in accordance with the requirements of the City's zoning regulations.

The site is not located within an adopted Specific Plan area; therefore, no Specific Plan policies or development standards apply to the project. Based on the above, the proposed project is consistent with the General Plan, complies with the applicable zoning provisions, and satisfies this required finding.

- 2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.**

Analysis: The proposed project involves the expansion of an existing indoor amusement and entertainment facility into an adjoining interior suite and an existing enclosed outdoor patio area. The project does not introduce a new land use but expands the operational area of a use that was previously approved by the Planning Commission. The expansion will occur within an existing commercial building and within a previously constructed patio area, and no changes to the existing operating hours are proposed.

As part of the City's development review process, the project was referred to the Building Division, Police Department, and Fire Department for review and comment. The project will be conditioned to comply with all applicable building, fire, and life safety codes, and any concerns related to public safety, occupancy, emergency access, and fire protection will be addressed through the building permit review process and operational Conditions of Approval.

The project is located within the City's downtown area, which is characterized by a mix of commercial, restaurant, retail, and entertainment uses that support both daytime and evening activity. The addition of a lounge space and outdoor patio is consistent with the operational characteristics of similar downtown entertainment and dining establishments. The existing Conditional Use Permit provides the City with ongoing regulatory authority to impose operational conditions and ensure that the use continues to operate in a manner compatible with surrounding businesses. Based on the project's location, design, and operational characteristics, and with compliance with all applicable safety regulations and Conditions of Approval, the proposed

expansion will not be detrimental to the health, safety, or general welfare of persons residing or working in the area or to the City as a whole.

3. The proposed use is consistent with the purpose of the applicable district or districts.

Analysis: The project site is located within the Downtown Mixed Use (DMU) zoning district, which is intended to support a mix of commercial, dining, entertainment, and service-oriented uses within the City's downtown core. The district encourages uses that promote pedestrian activity, social interaction, and economic vitality within the downtown area.

Indoor amusement and entertainment facilities are permitted within the DMU zoning district, subject to approval of a Conditional Use Permit. The use was previously approved through a Conditional Use Permit on July 21, 2022. The current request involves the expansion of the existing use into an adjoining suite and an enclosed outdoor patio area while maintaining the same primary entertainment and ancillary food service functions. Because the project continues an established entertainment use within the downtown district and supports the intent of creating an active and vibrant downtown environment, the project is consistent with the purpose of the DMU zoning district.

4. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

Analysis: The proposed project is located within the Downtown Mixed Use (DMU) zoning district, where Indoor Amusement/Entertainment Facilities are permitted subject to approval of a Conditional Use Permit. The use was previously approved by the Planning Commission, and the current request is limited to expanding the operational area of the existing facility into an adjoining tenant space and an existing enclosed outdoor patio area.

The project will continue to operate in compliance with all applicable provisions of the City's zoning regulations and development standards. The site is served by existing infrastructure, including parking in the downtown area, public streets, sidewalks, and utilities. The establishment also operates under an ABC Type 47 License issued by the California Department of Alcoholic Beverage Control, and the Applicant has indicated an intent to obtain an ABC Type 68 License to allow alcohol service within the enclosed outdoor patio area in accordance with State regulations. Compliance with all applicable State and local regulations will be required as a condition of operation.

Based on the above, the proposed project complies with the applicable requirements of the City's zoning regulations and all other applicable local and State laws.

3. CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan (CAP) in response to the passing of Assembly Bill AB32. The intent of the CAP is to reduce overall greenhouse gas emissions in both the private and public sectors.

On November 18, 2025, an update to the CAP was adopted by the City Council that modified a number of City policy documents, building code requirements, development standards, design guidelines, and standard practices applicable to new development and redevelopment projects.

The proposed project remains consistent with both the previously adopted Climate Action Plan (CAP), under which the original use was approved, and the City's recently updated CAP. The project involves the expansion of an existing indoor amusement and entertainment facility within an existing commercial building and a previously constructed enclosed outdoor patio area. Because the project primarily involves the reuse and expansion of an existing developed site within the City's downtown area, it continues to support the CAP's overall objectives of encouraging infill development, utilizing existing infrastructure, and promoting walkable, mixed-use environments.

Additionally, the project will continue to comply with applicable sustainability and development standards identified in the updated CAP. As presented, TR 3.3 recognizes the minimum standards for bicycle parking. The proposed project implements Action EG.3 by incorporating applicable design standards, including renewable energy requirements where applicable, and Action EG.5.1 by ensuring that all building plan checks for new development include consistency reviews for compliance with the most recent California Green Building Standards Code (CALGreen). Any future building permit or tenant improvement associated with the project will be subject to these requirements through the City's standard building plan review process.

Based on the above, the project remains consistent with both the previously adopted Climate Action Plan and the City's current CAP, and it does not conflict with the City's adopted greenhouse gas reduction strategies.

4. ENVIRONMENTAL CLEARANCE

The proposed Project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities). This exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of the existing or former use.

The Project consists of the expansion of an existing indoor amusement and entertainment facility into an adjoining tenant suite within the same commercial building and the use of an existing enclosed outdoor patio area. The proposed Project entails a negligible expansion of operations of a permitted use on an existing private structure.

Furthermore, none of the exceptions to categorical exemptions identified in CEQA Guidelines Section 15300.2 apply to the project. Therefore, the project qualifies for a categorical exemption for existing facilities, and no further environmental review is required.

CONCLUSION

Based on the facts and findings presented in this staff report, the Project's cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project. Therefore, staff recommends that the Planning Commission conduct a public hearing and approve and adopt a resolution approving the foregoing project.

ATTACHMENTS

Attachment 2: Entitlements Resolution
Attachment 3: Exhibit 'A' - Conditions of Approval
Attachment 4: Exhibit 'B' - Project Floor Plan
Attachment 5: Project Presentation

Report Prepared by: Sol Jobrack, Associate Planner – Planning
Reviewed by: Jesus R. Orozco, Deputy Director – Planning
Approved by: Brad Wungluck, Development Services Director
