



City of Manteca

**PLANNING COMMISSION RESOLUTION 2026-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA 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 SEATING AREA, FOR THE DEAF PUPPY COMEDY CLUB LOCATED AT 127 NORTH MAIN STREET, MANTECA (APN: 217-210-52)**

**FILE NO. CUP 26-29 (UPJ 22-43 MOD)**

WHEREAS, on July 21, 2022, the Planning Commission approved a Conditional Use Permit (UPJ 22-43) allowing for the establishment of an Indoor Amusement/Entertainment Facility use (“Entertainment Use”) within a commercial tenant space, including a 575-square-foot lounge, a prep kitchen for reheating food, a 1,678-square-foot showroom, restroom facilities, and an office and green room area, totaling approximately 3,920 square feet; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 2, 2026, considered a development application for Conditional Use Permit (CUP 26-29), amending UPJ 22-43 to allow for the Deaf Puppy Comedy Club to expand its use (the “Project”); filed by Chris Teicheira (the “Applicant”); and

WHEREAS, the Project is located at 127 North Main Street, identified by Assessor’s Parcel Number (APN) 217-210-52 (the “Project Site”); and

WHEREAS, the Project Site is permitted to operate as an Entertainment Use, which also includes ancillary food and alcohol beverage services (“Ancillary Services”) within the 3,920 square feet space; and

WHEREAS, ancillary food and alcohol beverage services include an ABC Type 47 License issued by the California Department of Alcoholic Beverage Control, which authorizes the sale of beer, wine, and distilled spirits for consumption on the premises in conjunction with a bona fide eating establishment; and

WHEREAS, the site was subsequently issued Building Permit BP 2023-0809 for the construction of an approximately 3,250-square-foot enclosed outdoor seating area

## ATTACHMENT 2

located behind the existing tenant space, which is not a permitted area for use of the Entertainment Use or Ancillary Services per UPJ - 2243; and

WHEREAS, the Project proposes expanding the Entertainment Use with Ancillary Services in the adjoining 1,080 square foot tenant suite to function as an additional lounge area for patrons; and

WHEREAS, the Project proposes expanding the Entertainment Use with Ancillary Services in the enclosed 3,250-square-foot outdoor seating area; and

WHEREAS, the Applicant has indicated an intent to obtain an ABC Type 68 License from the California Department of Alcoholic Beverage Control, which would allow for on-site sale and consumption of alcohol as an Ancillary Use to the Entertainment Use on the Project Site; and

WHEREAS, the proposed project does not include changes to the existing operating hours or introduce additional land uses, and the request is limited to expanding the operational area of the previously approved entertainment and restaurant facility.

WHEREAS, the Project Site is in the Mixed-Use Downtown (DMU) zone district, which is consistent with the Downtown (DW) General Plan land use designation; and

WHEREAS, the proposed Indoor Amusement/Entertainment Facility is allowed subject to the approval of a Conditional Use Permit in the Mixed-Use Downtown zone district; and

WHEREAS, the Project will meet all the applicable development standards and operational requirements of the zoning ordinance, subject to the conditions of approval, attached hereto as Exhibit 'A'; and

WHEREAS, 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; and

WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: LU-4 which provides for land uses that expand employment, education, recreations, and cultural opportunities for residents and enhance Manteca as the commercial and service center for Southern San Joaquin County and LU-P-29 which requires the city to 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; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is Categorically Exempt from further environmental review pursuant to Section 15301 (Existing Facilities); and

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WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report dated April 2, 2026; and

WHEREAS, a Public Hearing Notice was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby approves 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 seating area, for the Deaf Puppy Comedy Club located at 127 North Main Street, Manteca (APN: 217-210-52) based on the following findings:

- 1) Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
- 2) CEQA. The Project has been deemed Categorical Exempt from further environmental review (Existing Facilities) pursuant to Section 15301 because the Project entails a negligible expansion of operations of a permitted use on an existing private structure.
- 3) Entitlement Approval Findings. All the necessary findings to approve the Project have been made and fully set forth in the Staff Report dated April 2, 2026, which is incorporated herein by reference.
- 4) Entitlement Approval(s). Given the foregoing, the Planning Commission hereby approves CUP 26-29 amending UPJ 22-43, subject to the Conditions of Approval attached hereto as Exhibit 'A', and the Project Floor Plan attached hereto as Exhibit 'B'.
- 5) Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

**I HEREBY CERTIFY** that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 2nd day of April of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

## ATTACHMENT 2

The foregoing resolution is hereby adopted.

CHAIR:

ATTEST:

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Corey Coleman  
Planning Commissioner

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Jessica Van Vliet  
Planning Commission Secretary

Attachments

Exhibit 'A' – Conditions of Approval  
Exhibit 'B' – Project Floor Plan