



**City of Manteca**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA RECOMMENDING CITY COUNCIL ADOPT AN ORDINANCE FOR ZONING TEXT AMENDMENT 26-13 TO AMEND SECTIONS 17.56.030 (GENERAL PROHIBITION) AND 17.56.040 (SIGNS ALLOWED ON CITY PROPERTY) OF CHAPTER 17.56 OF TITLE 17 OF THE MANTECA MUNICIPAL CODE**

**FILE NO. ZTA 26-13**

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of February 19, 2026, considered Zoning Text Amendment (ZTA) 26-13 to Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code;

WHEREAS, Zoning Text Amendment (ZTA 26-13) (the "Project") is a city-initiated project application; and

WHEREAS, California Government Code Section 65800, et seq. authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by cities as a means of implementing the General Plan; and

WHEREAS, General Plan Land Use Element Implementation Measure, LU-1b, directs the City to "Regularly review and revise, as necessary, the Zoning Ordinance to [...] ensure consistency with the General Plan in terms of zoning districts and development standards."; and

WHEREAS, the General Plan Community Design Element Goal CD-3 calls for the City to "Enhance gateways, key corridors, and wayfinding for an improved sense of arrival and orientation for residents and visitors throughout Manteca"; and

WHEREAS, the General Plan Community Design Implementation CD-3a directs the City to "Establish City gateway features at intersections where gateway features can be established, including, but not limited to, Lathrop Road/SR 99, Austin Road/SR 99,

## ATTACHMENT 2

Main Street/SR 120, Union Road/SR 120, McKinley Road/SR 120, Airport Way/SR 120, and Yosemite Avenue/SR 99”; and

WHEREAS, the General Plan Community Design Implementation CD-3c directs the City to “Work with Caltrans to include gateway features in the future design of the designated arterial street and highway interchanges”; and

WHEREAS, the General Plan Community Design Implementation CD-3c directs the City to “Continue to work with Caltrans on implementing a freeway and interchange native landscaping planting and maintenance program to improve the appearance of the community from SR 99 and SR 120”; and

WHEREAS, the City will be able to implement Tasks 3 and 4 of Goal 2 – Economic Development & Vitality of the 2025-2026 City Council Goals and priorities through the proposed Project; and

WHEREAS, the proposed Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report dated February 19, 2026; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code and 65854 of the California Government Code; and

WHEREAS, the Planning Commission recognizes that the City Council, at its discretion, may approve, modify, or disapprove the recommendation without further review and consideration from the Planning Commission; 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 desires to recommend City Council adopt an ordinance for ZTA 26-13 to amend Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code based on the following findings:

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- 1) Recitals. All the facts set forth in the recitals above are true and correct, establish the factual basis for the Planning Commission's adoption of this Resolution, and incorporated herein by reference.
- 2) CEQA. The Project has been deemed exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines, because this action is solely a policy decision, not involving a direct physical change or disturbance to the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- 3) Zoning Text Amendment Findings. All the necessary findings to approve the Project have been made and described in the staff report dated February 19, 2026, and incorporated herein by reference.
- 4) Entitlement Permit Recommendation. Given the foregoing, the Planning Commission hereby recommends City Council adopt an ordinance for ZTA 26-13 to amend Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code, attached hereto as Exhibit 'A'.
- 5) Effective Date. Approval shall take effect immediately upon 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 19th day of February of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

\_\_\_\_\_  
Corey Coleman  
Planning Commission Chair

Attest: \_\_\_\_\_  
Jessica Van Vliet  
Planning Commission Secretary

Attachments

Exhibit 'A' – Ordinance