



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2025-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA RECOMMENDING THAT THE CITY COUNCIL MAKE THE NECESSARY FINDINGS AND FIND THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061(B)(3)) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AND ADOPT AN ORDINANCE AMENDING TABLE 17.22.020-1 OF SECTION 17.22.020 (ALLOWED USES AND REQUIRED ENTITLEMENTS) OF TITLE 17 OF THE MANTECA MUNICIPAL CODE.

PROJECT FILE NO. MCA 25-47

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, zoning text amendment (MCA 2025-47) is a City-initiated application, included as Attachment 3 of the staff report; and

WHEREAS, the draft General Plan Housing Element Policy H-1-2: "Mixed-Use Development" calls for mixed-use development opportunities within appropriate zoning designations in the downtown, and encourages diversity in the type, density, size, affordability, and tenure of residential development in Manteca, and an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031."; and

WHEREAS, the General Plan Land Use Element Policy LU-1b calls to, "Provide for a Downtown zone that permits the vibrant mixing of residential, commercial, office, business-professional, and institutional uses within the Central Business District."; and

WHEREAS, the General Plan Land Use Element Policy LU 6 calls to, "increase the presence of mixed-use development to revitalize Downtown and aging commercial centers and create vibrant centers in new growth areas."; and

WHEREAS, the General Plan Land Use Element Policy LU-4.5 encourages and prioritizes, "the development of neighborhood-serving commercial uses in areas where frequently needed goods and services are not widely available."; and

WHEREAS, the General Plan Land Use Element Policy LU-5.3, "Encourage the expansion of business professional uses around the civic center and both Doctors and Kaiser Permanente hospitals"; and

WHEREAS, the General Plan Land Use Element Policy LU-7.2 calls for the "Designat[ion of] adequate land, appropriately located for quasi-public uses such as hospitals, churches, private school facilities, and utility uses."; and

WHEREAS, in order to accomplish these Policies and Goals, the City has prepared Municipal Code Amendment, MCA 2025-47 to the City's Municipal Code, in accordance with MMC 17.10.190.; and

WHEREAS, the proposed Zoning Code Amendment, the "Project", is subject to CEQA Guidelines and it can be seen with certainty that there is no possibility that the Project in question may have a significant effect on the environment, and therefore, the Project is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)); and

WHEREAS, General Plan Land Use Element Implementation Measure, LU-1b, directs that the City shall "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, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code § 17.08.050 and Government Code Section 65854; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the project file, and public testimony now desires to adopt a resolution recommending that the City Council adopt an ordinance amending Table 17.22.020-1 of Section 17.22.020 (Allowed Uses and Required Entitlements) of Title 17 of the Manteca Municipal Code based on the following findings:

1. The Planning Commission hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the Planning Commission's adoption of this Resolution.
2. The proposed zoning text amendment, the "Project", is subject to CEQA Guidelines and it was determined that it can be seen with certainty that there is no possibility that the Project in question may have a significant effect on the environment, and therefore, the Project is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)).
3. The necessary findings to adopt an ordinance for zoning text amendment application MCA 2025-47, included as Attachment 3 of the staff report, can be made as follows:
 1. The proposed Zoning Amendment (text or map) is consistent with the General Plan and any applicable Specific Plan goals, policies, and implementation programs.

Analysis: The proposed zoning text amendment will be directly implementing the 2043 General Plan Goals and Policies that include but are not limited to; LU-1b & LU 6, LU-4.5, LU-5.3 & LU-7.2, and specifically General Plan Implementation Program Lu-1b.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Analysis: The amendments are not project specific and are carefully structured to prevent adverse impacts on public interest, safety, or welfare. By shifting certain uses to discretionary permitting processes (MUP/CUP) or not allowing certain uses, the City enhances its ability to regulate potentially incompatible developments and respond to the unique characteristics of each site and surrounding neighborhood. Rather than being detrimental, the amendments reflect a proactive planning strategy that safeguards community well-being, ensures service accessibility, and promotes sustainable land use practices.

3. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

Analysis: The amendments being proposed do not entail allowing uses previously not considered nor does it include approval of a project-specific site, it was determined that it can

be seen with certainty that there is no possibility that the Project in question may have a significant effect on the environment, and therefore, the Project is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)).

4. If a map amendment, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested zoning designations and anticipated land uses/development.

Analysis: The amendment does not include a map amendment for the rezoning of property.

5. If a text amendment, the amendment is internally consistent with other applicable provisions of this Zoning Code.

Analysis: The proposed amendments are internally consistent with the overarching purpose, structure, and regulatory framework of the Zoning Code. Each amendment reinforces the existing intent of its respective zoning district while enhancing implementation through improved land use control mechanisms, such as minor use permits (MUPs) and conditional use permits (CUPs).

4. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 15th day of May 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Celeste Fiore
Planning Commission Chair

Attest: _____
Kristy Smith
Planning Commission Secretary

Attachments
Attachment 3: Draft Ordinance