

ORDINANCE 2025-XX

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, AMENDING TABLE
17.22.020-1 RELATING TO ALLOWED USES AND
REQUIRED ENTITLEMENTS FOR MANTECA'S BASE
ZONING DISTRICTS OF SECTION 17.22.020 OF CHAPTER
17.22 WITHIN TITLE 17 OF THE MANTECA MUNICIPAL
CODE**

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 (the "Project"); 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

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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 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, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: Amendment. Table 17.20.020-1 of Section 17.20.020 of Chapter 17.20 of Title 17 of the Manteca Municipal Code relating to listed uses below in the DMU (Mixed-Use Downtown), CN (Neighborhood Commercial), and PQP (Public Quasi-Public) Zoning Districts is hereby amended to read as follows:

Table 17.22.020-1 Allowed Uses and Required Entitlements for Manteca's Base Zoning Districts

Land Use/Zoning District	DMU
Emergency Shelter^{2}	N
Family Day Care Home, Large^{19}	A
Animal Sales and Grooming	M
Veterinary Facility^{7}	C
Church/Place of Worship	C
School, Academic-Private	C
School, Equipment/ Machinery/ Vehicle Training	N
Theater/ Auditorium	M
Wireless Telecommunication Facility – Minor^{9}	M

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Adult Day Health Care Center	N
Brew Pub	M
Child Day Care Center	C
Convenience Store	C
Grocery Store/ Supermarket	C
Home Improvement Supplies	M
Massage Therapy^{15}	C
Medical Services, Extended Care	N
Medical Services, General	N
Medical Services, Hospital	N
Mobile Food Vending^{21}	M
Mortuary/ Funeral Home	N
Neighborhood Market	C
Personal Services	M
Tasting Room	M
Auto Parts Sales	M
Land Use/Zoning District	CN
Hotel and Motel	C
Land Use/Zoning District	PQP
Medical Services, General	M
Medical Services, Hospital	C

SECTION 2: CEQA. The City Council finds and determines that 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 therefor, the Project is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)).

SECTION 3: Typographical or Clerical (Scrivener) Errors. Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

ATTACHMENT 1

SECTION 4: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5: Publication. This Ordinance shall be published in accordance with the provisions of Government Code Section 36933.

SECTION 6: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

MAYOR: _____
GARY SINGH

ATTEST: _____
CASSANDRA CANDINI-TILTON
CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS:
CITY OF MANTECA }

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the ____ day of ____, 20__, and had its second reading and was adopted and passed during the public meeting of the City Council on the ____ day of ____, 20__, by the following vote:

AYES:

NOES:

ABSTAIN

ABSENT