



**DEAF PUPPY COMEDY CLUB MODIFICATION
CONDITIONAL USE PERMIT (CUP 26-29)
125/127 North Main Street**

April 2, 2026

City of Manteca Planning Commission Public Hearing

Project Information

Project Description:

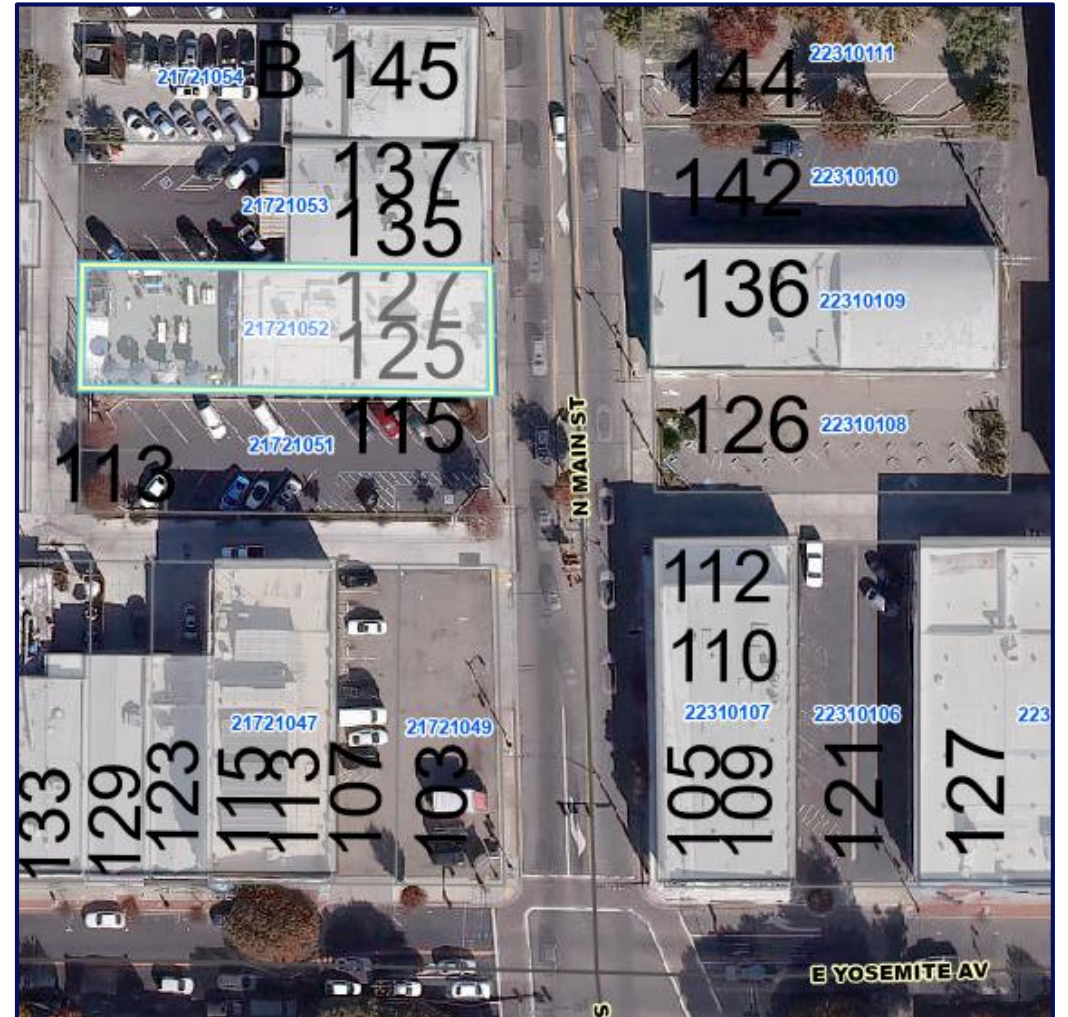
- Conditional Use Permit Modification expanding an existing comedy club

Project Size: ± 0.19 acres

- 3,920 sq. ft. previously approved
- 3,250 sq. ft. outdoor sitting area
- 1,080 adjoining suite.

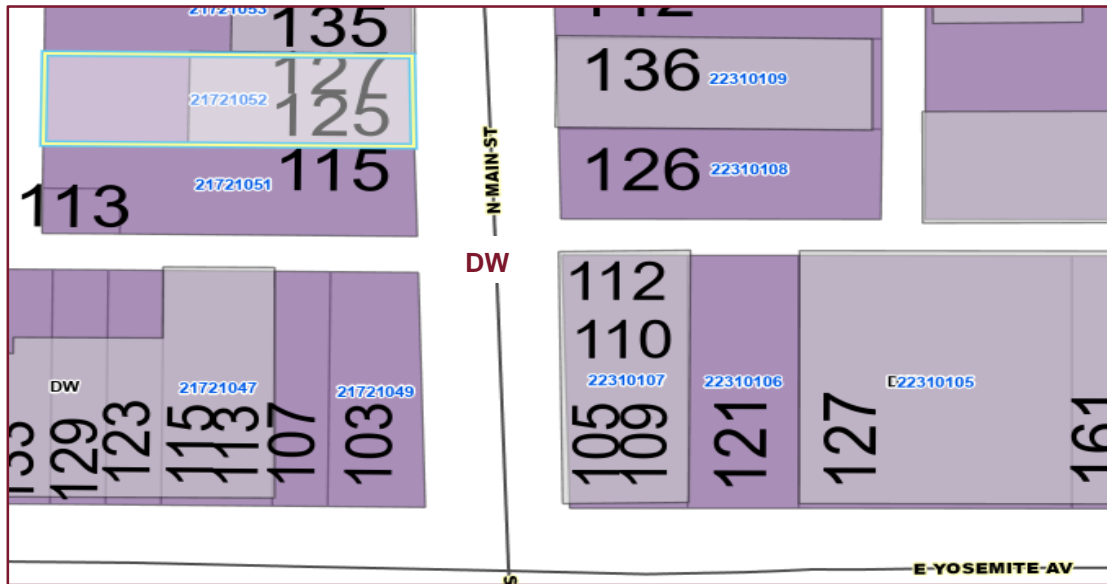
Project Location:

- On the west side of North Main Street approximately 150 feet north of Yosemite Avenue.



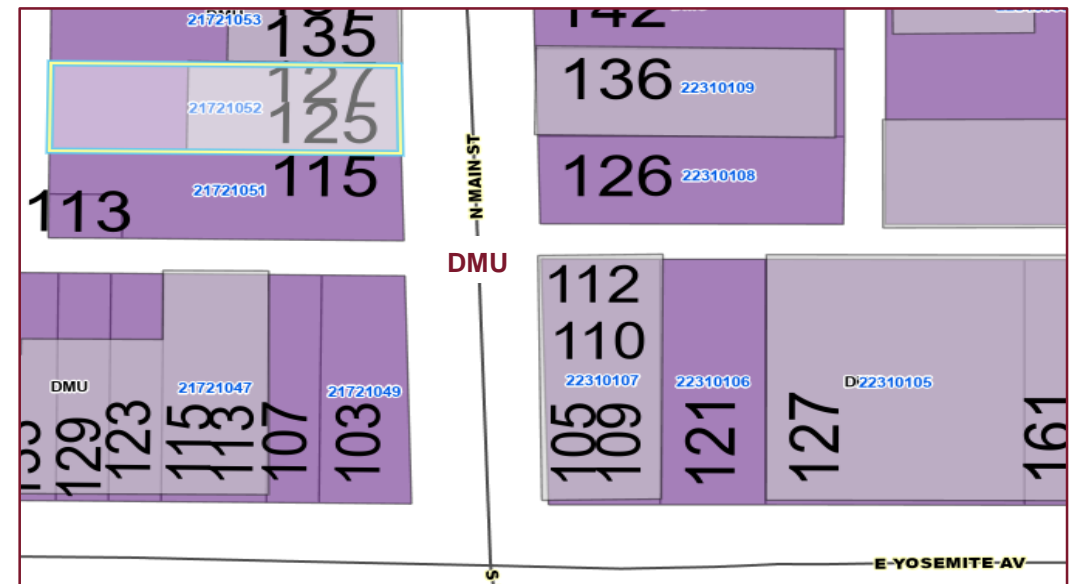
General Plan and Zoning

GENERAL PLAN LAND USE DESIGNATION



The Downtown (DW) 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. The designation also provides for public/quasi-public uses, parks and urban open spaces, and similar and compatible uses

UNION RANCH SPECIFIC PLAN ZONING DESIGNATION

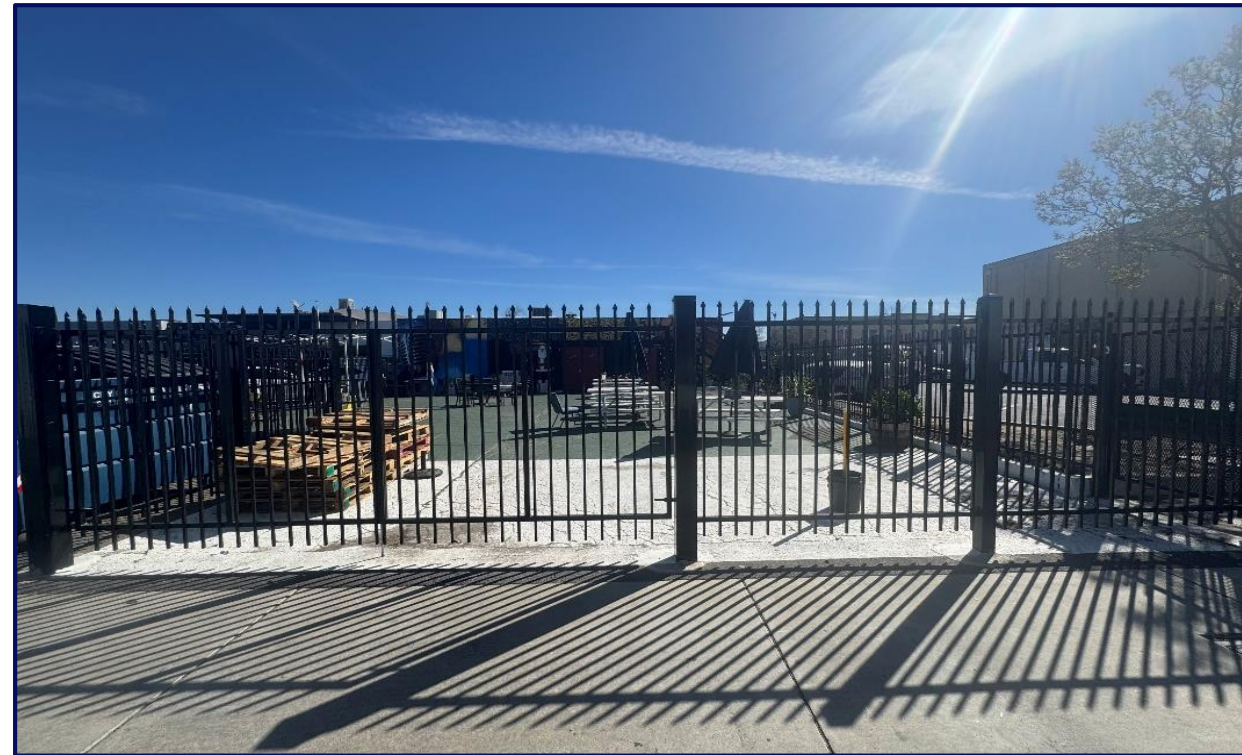


The Mixed-Use Downtown Zoning designation allows retail and service commercial, office, and multiple-family residential uses designed to improve the vibrancy and maintain the pedestrian-scale character of the Downtown.

Building Elevations



FRONT ELEVATION



REAR ENCLOSED AREA

Project Background

Project Approval

- UPJ 22-43
- Planning Commission Approval on July 21, 2021

Existing Facility

- Approved for 3,920 sq. ft.
 - 1678 sq. ft. showroom
 - 575 sq. ft. lounge
 - Office space
 - Kitchen

Food/Beverage

- ABC type 47 license
 - Allows beer/wine/spirts onsite consumption
 - Must have full-service food

Additional Development

- BP 2023-0809 for the enclosed outdoor eating area

Existing Restrictions

- Alcohol limited to indoor tenant space



Conditional Use Permit Modification

Minor Use Permit:

Individual review of uses, typically having unusual site development features or operating characteristics.

Project Overview

- Expansion of existing facility to include
- 1080 sq. ft. of interior lounge area
- Use of an existing 3,250 sq. ft. enclosed outdoor patio

Operational Characteristics

- Expansion accessory to existing approved use

Compatibility with Surroundings

- Enclosed patio is separated from public right-of-way
- Consistent with surrounding downtown commercial uses

Alcohol Service

- Existing ABC Type 47 license (on-site food and alcohol service)
- Proposed ABC Type 68 license for patio service

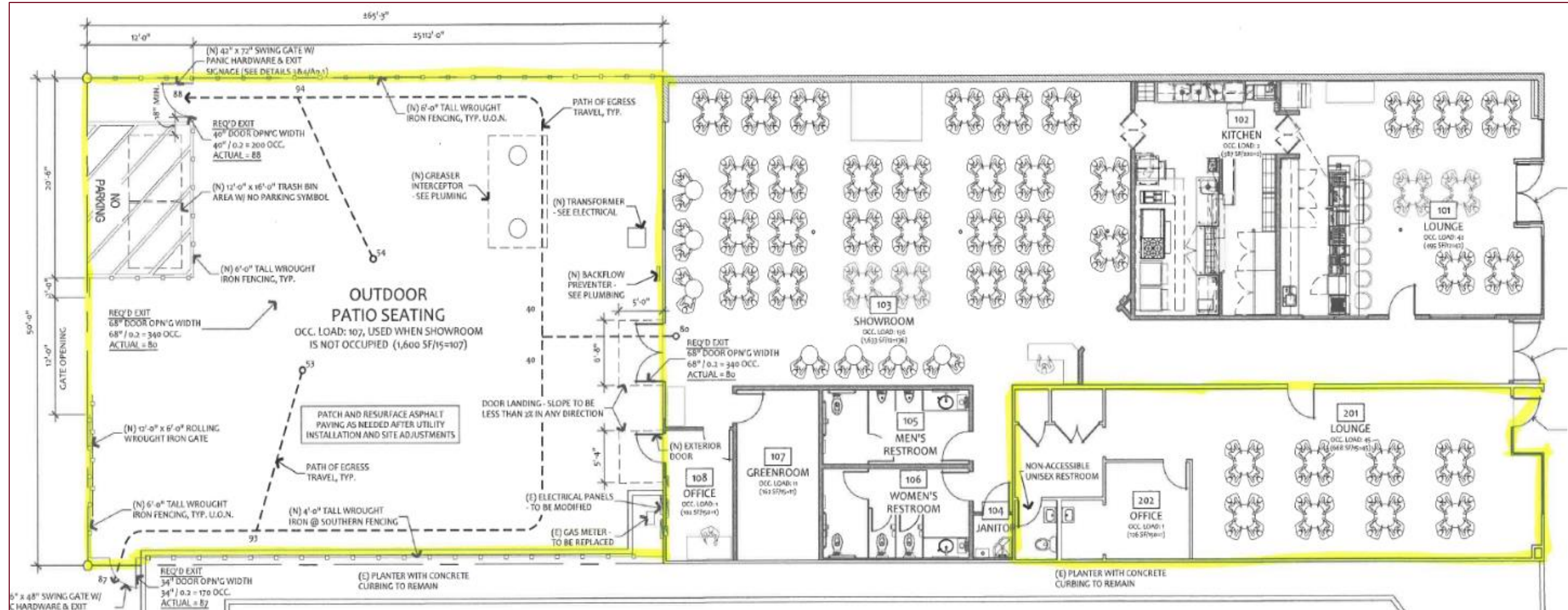
No Change to Intensity

- No changes to hours of operation
- No new land uses intro



REAR ENCLOSED AREA

Expansion Details



ENCLOSED OUTDOOR SEATING AREA AND ADJOINING SUITE

Conditions of Approval

Modified Conditions added to existing Conditional Use Permit UPJ 22-46 include:


- #1.C.1. **Food Service Requirement.** The establishment shall offer and make available full and complete meals at all times that the premises exercises the privileges of its alcoholic beverage license, with the exception of the final thirty (30) minutes of operation each day.
- #1.C.2. **Noise Control.** Any entertainment provided on the premises shall not be audible beyond the area under the control of the licensee, as depicted on the most recently approved site plans or ABC license diagrams.
- #1.C.4. **Outdoor Alcohol Service Hours.** The sale, service, and consumption of alcoholic beverages within the outdoor patio area shall be permitted only between the hours of **8:00 a.m. and 12:00 midnight**, each day of the week.
- #1.C.6. **Patio Supervision.** When the outdoor patio area is being utilized for the sale, service, or consumption of alcoholic beverages, a premises employee shall be present and maintain continuous supervision of the patio area at all times.
- #1.E. **Security Cameras.** The operator shall install security surveillance to the specifications of the _____ police department. All video footage shall be retained for a period of no less than 30-days and _____ shall be made available to Police Department personnel upon request.



Public Hearing Notice

This project was duly noticed to all property owners within a 500-foot radius of the project site and to the Manteca Bulletin on March 21, 2025.

Staff has not received any comments from the public as of 3/26/2026.



MANTECA BULLETIN

P.O. BOX 1958 • 531 E. YOSEMITE AVE., MANTECA, CA 95336-1958 • MAIN 209-249-3500 • FAX - 209-249-3559

City of Manteca - Development Services Department

MB#03-73 /Public Hearing Notice Deaf Puppy Comedy Club Expansion CUP 26-29

Contact: City of Manteca - Development Services Department
1215 W. CENTER ST., SUITE 201
MANTECA CA 95337

Classified Insertion Order

Sales Rep: MB - Liz Mora
Phone: 209-456-8516
Email: lgain@ci.mantec.ca.us
Fax: 209-923-8949

Order Date: 3/19/2026
Order Number: 164098
Advertiser No: 22786

Start Date	End Date	No. of Runs	No. of Publications	Description	Classification	Ad Size	Price
3/21/2026	3/21/2026	3	3	MB#03-73 /Public Hearing Notice Deaf Puppy Comedy Club Expansion CUP 26-29	Public Hearings/Notices	11.9438 Inches	\$300.00

Publications: 209M - Marketplace 209, MB - Manteca Bulletin, MB - Manteca Bulletin Online

PUBLIC NOTICE NOTICE IS HEREBY GIVEN that on Thursday, April 2, 2026, at or after 6:00 P.M. in the City Council Chambers, City Hall, 1001 W. Center Street, Manteca, California, a Public Hearing will be conducted by the City of Manteca Planning Commission at which time and place all persons may attend and be heard on the following matter(s): Project Name: Deaf Puppy Comedy Club Expansion Project No.: CUP 26-29 (MOD to UPJ 22-43) Applicant: Chris Teixeira Location: 127 North Main Street, Manteca, CA 95336 (APN 202-330-18) Project Description: Consideration of a development application for a modification to an existing Conditional Use Permit (UPJ 22-43) for the Deaf Puppy Comedy Club. The project proposes expanding to an existing outdoor seating area and adjoining suite. A "Categorical Exemption" from further environmental review was prepared for the project pursuant to Section 15301 of the California Environmental Quality Act guidelines and will also be considered. Please contact Sol Jobrack at (209) 456-8574 or sjobrack@manteca.gov for more information on this project. This project is subject to a 10-day notice pursuant to CA Government Code 65090. Supporting documents are available at the City of Manteca, Development Services Department, 1215 W. Center Street, Manteca, CA 95337; (209) 456-8500; by email: planning@manteca.gov, or on the City's website at manteca.gov at least 72 hours before a regularly scheduled meeting and 24 hours before a special-called meeting. Public Participation In Person - The Council Chambers will be open with limited capacity. Seating is on a first-come, first-served basis. Zoom Webinar - To call or log into Zoom Webinar: Zoom information will be provided on the agenda when posted to the website. To speak during an item, you must use the Raise Your Hand feature. If dialing in, press '9 to Raise Your Hand. Please remain muted until you receive a notification asking you to unmute. If you have questions about the Zoom Webinar process, please email planning@manteca.gov or call (209) 456-8500. Written Correspondence - Correspondence must be submitted no later than three hours prior to the meeting, either in person, by mail, or by email listed below. Correspondence submitted or received after the three-hour deadline will be entered into the public record and provided to the Commissioners, but will not be read out loud. In person / Mail: Development Services, 1215 W. Center St., Ste. 201, Manteca, CA 95337 Email: planning@manteca.gov Please Note: If you challenge a project, its entitlements, or its environmental documentation in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing. If you have questions or concerns regarding any matter on this notice, you may submit a letter outlining your concerns to the Development Services Department, 1215 W. Center Street, Ste. 201, Manteca, CA 95337, (209) 456-456-8500, or planning@manteca.gov. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 456-8500. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure meeting accessibility. Publication Date: March 21, 2026 MB#03-73

Run Count: 3	Publication Count: 3	SubTotal: \$300.00
		Total Price: \$300.00



CEQA

The Project is exempt from further environmental review
CEQA Guideline Sections;

pursuant to



- Section 15301 – Existing Facilities

Therefore, no further CEQA review is required for any component of the Project



Recommendation

Staff recommends the 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 seating area, for the Deaf Puppy Comedy Club located at 127 North Main Street, Manteca (APN: 217-210-52).





Thank you

March 5, 2025

City of Manteca Planning Commission Public Hearing