



Municipal Code Amendment 21-49

Medical Office Uses in Business Industrial Park Zoning District

September 7, 2021

City of Manteca City Council Public Hearing

Request

Affirm the recommendation of the Planning Commission to approve Municipal Code Amendment 21-49 for the allowance of the construction, installation or operation of Medical Office Uses in the Business Industrial Park (BIP) zoning district, citywide.



Existing Code

Medical Services, Extended Care	N	N	N	C	C	C	N	N	C	N	N	N	N	N	N
Medical Services, General	N	N	N	N	N	A	N	A	A	N	N	N	N	N	N
Medical Services, Hospital	C	C	C	C	C	C	N	C	C	N	N	N	N	N	N
Mortuary/Funeral Home	N	N	N	N	N	A	N	C	A	N	N	N	N	N	N
Neighborhood Market	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Office, Business and Professional	N	N	N	N	N	A	A	A	A	C	N	N	N	N	N
Personal Services	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Restaurant	N	N	N	N	N	A	M	A	A	A	N	N	N	N	N
Retail, General	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Tasting Room	N	N	N	N	N	N	N	N	N	A	N	N	N	N	N
Tobacco Related Uses ¹⁸	N	N	N	N	N	C	N	N	C	C	N	N	N	N	N
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	MI	M2	OS	P	PQP



General Plan Conflict

Business Industrial Park (BIP)

Floor Area Ratio: 1.0

Maximum Site Coverage: 50%

The Business Industrial Park designation is intended to provide sites for large uses in an office park environment that would include multi-tenant buildings. Business parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Typical uses permitted within the Business Industrial Park land use include:

- administrative and general office

- corporate or regional headquarters
- research and development facilities
- medical offices ←
- professional services such as attorneys, accountants and insurance
- light industrial, including manufacturing and assembly



Municipal Code Conflict

Commercial, Office, Industrial, and Mixed-Use Zoning Districts	
CMU	Mixed Use Commercial Zoning District. This designation will accommodate a variety of uses including high-density residential, employment centers, retail commercial, and professional offices.
BIP	Business Industrial Park Zoning District. This designation creates large sites for office park environment that includes multi-tenant buildings. It will be well suited for research and development facilities and light industrial uses, as well as professional and medical offices . Warehouses will be permitted but limited in size.
CN	Neighborhood Commercial Zoning District. Serving neighborhood needs, this district is locally oriented, providing retail and service uses, offices, restaurants, grocery stores, and service stations.
Zoning District Symbol	Zoning District Name/Description
Commercial, Office, Industrial, and Mixed-Use Zoning Districts (cont'd)	
CG	General Commercial Zoning District. This category provides for wholesale, warehousing, and heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar and compatible uses. The designation is also intended to accommodate visitor lodging, commercial recreation and public gathering facilities, such as amphitheatres, or public gardens. It also allows most neighborhood and mixed commercial uses.
CM	Commercial Manufacturing Zoning District. This designation is intended for establishments engaged in servicing equipment, materials, and products, but which do not necessarily require the manufacturing or processing of articles or merchandise for distribution and retail sales.
M1	Light Industrial Zoning District. This designation provides for industrial parks, warehouses, distribution centers, light manufacturing, public and quasi-public uses, and similar and compatible uses.
M2	Heavy Industrial Zoning District. This designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses. It also allows many light industrial uses.



Proposed Code

Medical Services, Extended Care	N	N	N	C	C	C	N	N	C	N	N	N	N	N	N
Medical Services, General	N	N	N	N	N	A	A	A	A	N	N	N	N	N	N
Medical Services, Hospital	C	C	C	C	C	C	N	C	C	N	N	N	N	N	N
Mortuary/Funeral Home	N	N	N	N	N	A	N	C	A	N	N	N	N	N	N
Neighborhood Market	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Office, Business and Professional	N	N	N	N	N	A	A	A	A	C	N	N	N	N	N
Personal Services	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Restaurant	N	N	N	N	N	A	M	A	A	A	N	N	N	N	N
Retail, General	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Tasting Room	N	N	N	N	N	N	N	N	N	A	N	N	N	N	N
Tobacco Related Uses ¹⁸	N	N	N	N	N	C	N	N	C	C	N	N	N	N	N
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	MI	M2	OS	P	PQP



Findings

- The proposed development is consistent with the City Zoning Ordinance and General Plan;
- The proposed use is consistent with the purpose of the applicable district or districts;
- The proposed use will not be materially detrimental to the health, safety and welfare of the public or to property and residents in the vicinity;
- The propose is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City;
- The development has been reviewed in compliance with the provisions of the CEQA; therefore,





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