



City of Manteca Objective Design Standards Information

May 15, 2025

City of Manteca Planning Commission

What's This All About?

The City of Manteca is looking into developing its own set of

OBJECTIVE DESIGN STANDARDS

to be used in the review of multi-family and mixed-use housing project applications.

This is in response to multiple recent pieces of State legislation which require local jurisdictions to adopt objective design standards and to implement them, to allow or assist in the streamlined review of housing projects which qualify.



Which Laws??



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SB 167

Housing Accountability Act:

Local government may not deny, reduce density, or make infeasible housing projects consistent with objective design standards.



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SB 35

Streamlined Affordable Housing:

Requires approval of qualified housing projects, based on objective design standards.



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SB 330

Housing Crisis Act:

Prohibits imposing or enforcing new design standards established on or after January 1, 2020 that are not objective.



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*Local government may not deny, reduce density, or make infeasible housing projects consistent with **objective design standards**.*

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- ✓ **Ensure that qualifying projects meet City expectations for look, feel, and amenities**



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- ✓ **Establish a clear framework by which projects will be evaluated**



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- ✓ **Provide clear guidelines for developers to use on their projects**
- ✓ **Result in BETTER QUALITY HOUSING PROJECTS!**



What are Objective Design Standards?



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- Objective Standards are defined by State law as *“standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal”* (California Government Code, Section 15913.4)



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Discretionary vs. Ministerial

DISCRETIONARY

MINISTERIAL



Discretionary vs. Ministerial

PERMITS

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Discretionary vs. Ministerial

PERMITS

DISCRETIONARY

Conditional Use Permits

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Discretionary vs. Ministerial

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Site Plan and Design Review Permits

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- Conditional Use Permits
- Site Plan and Design Review Permits
- Sign Permits
- Zoning Amendments
- General Plan Amendments
- Tentative Subdivision Maps

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Tentative Subdivision Maps
Tentative Parcel Maps

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- Development Agreements
- Master Sign Programs
- Planned Developments
- Specific Plans

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- Building Permits



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Design Guidelines vs. Objective Design Standards

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CITY STANDARDS

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CUSTOM STANDARDS



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*Sort of a pre-approved
Planned Development
program of details that
the City feels will work
well for the project types*

CUSTOM STANDARDS



What Could Be Covered in ODS?



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Intentional, thoughtful deviation from existing adopted City Zoning or Engineering minimum standards for things like:



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LOT SETBACKS



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MINIMUM AREA



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ROAD GEOMETRICS

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HEIGHT LIMITS



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SIDEWALKS

HEIGHT LIMITS



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SIDEWALKS

OPEN SPACE

HEIGHT LIMITS



What Could Be Covered in ODS?

Intentional, thoughtful deviation from existing adopted City Zoning or Engineering minimum standards for things like:

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LOT SETBACKS

ROAD GEOMETRICS

LANDSCAPING

MINIMUM AREA

SIDEWALKS

OPEN SPACE

HEIGHT LIMITS



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LOT SETBACKS

ROAD GEOMETRICS

LANDSCAPING

SITE LIGHTING

MINIMUM AREA

SIDEWALKS

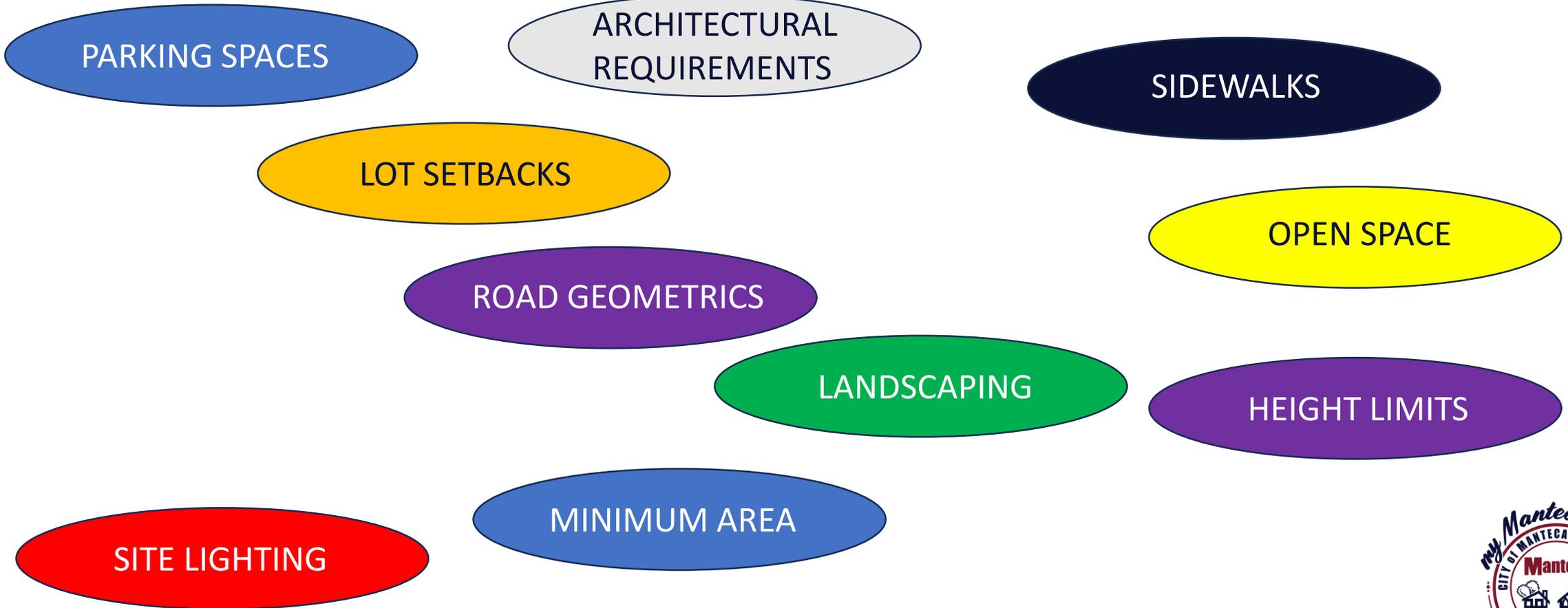
OPEN SPACE

HEIGHT LIMITS



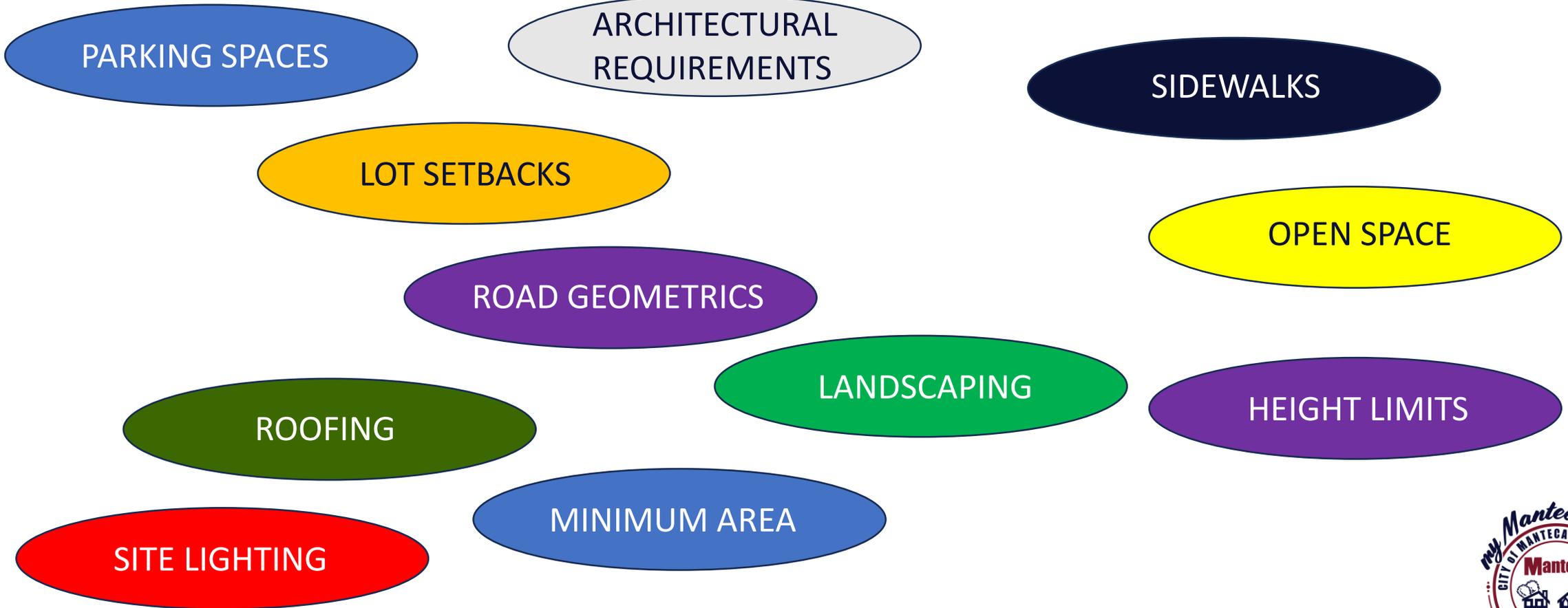
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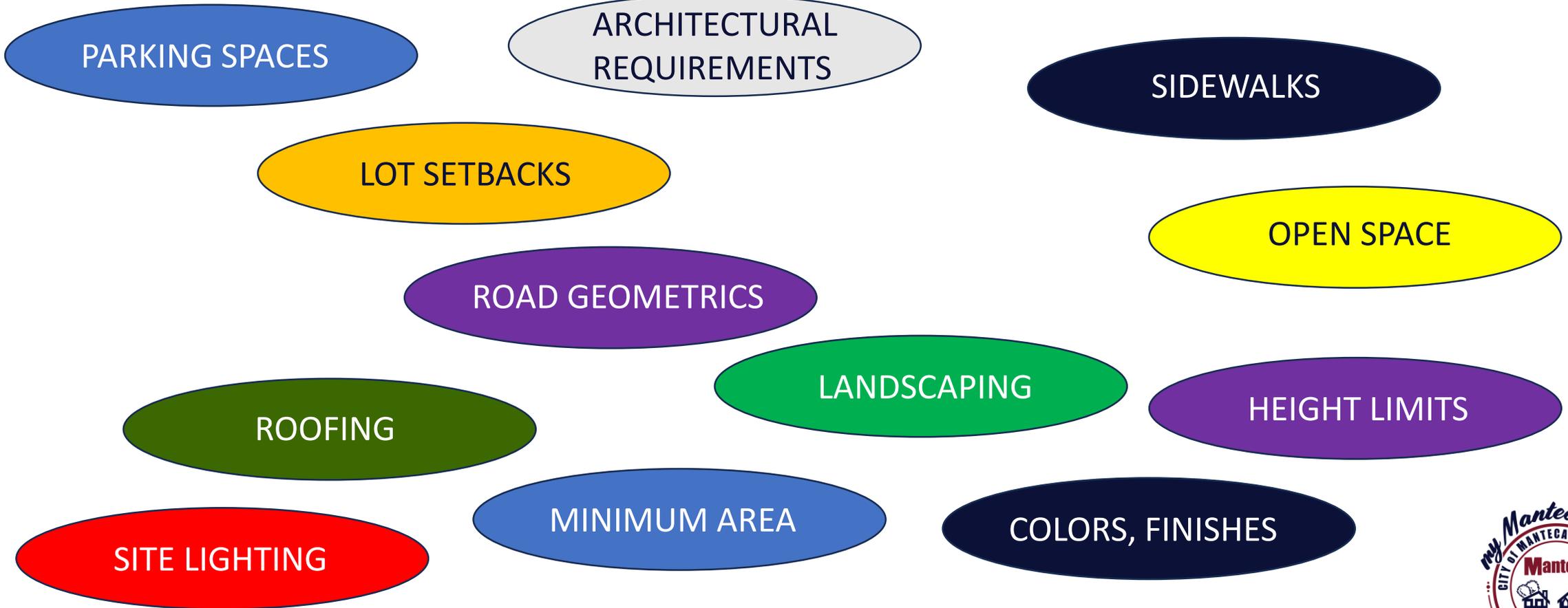
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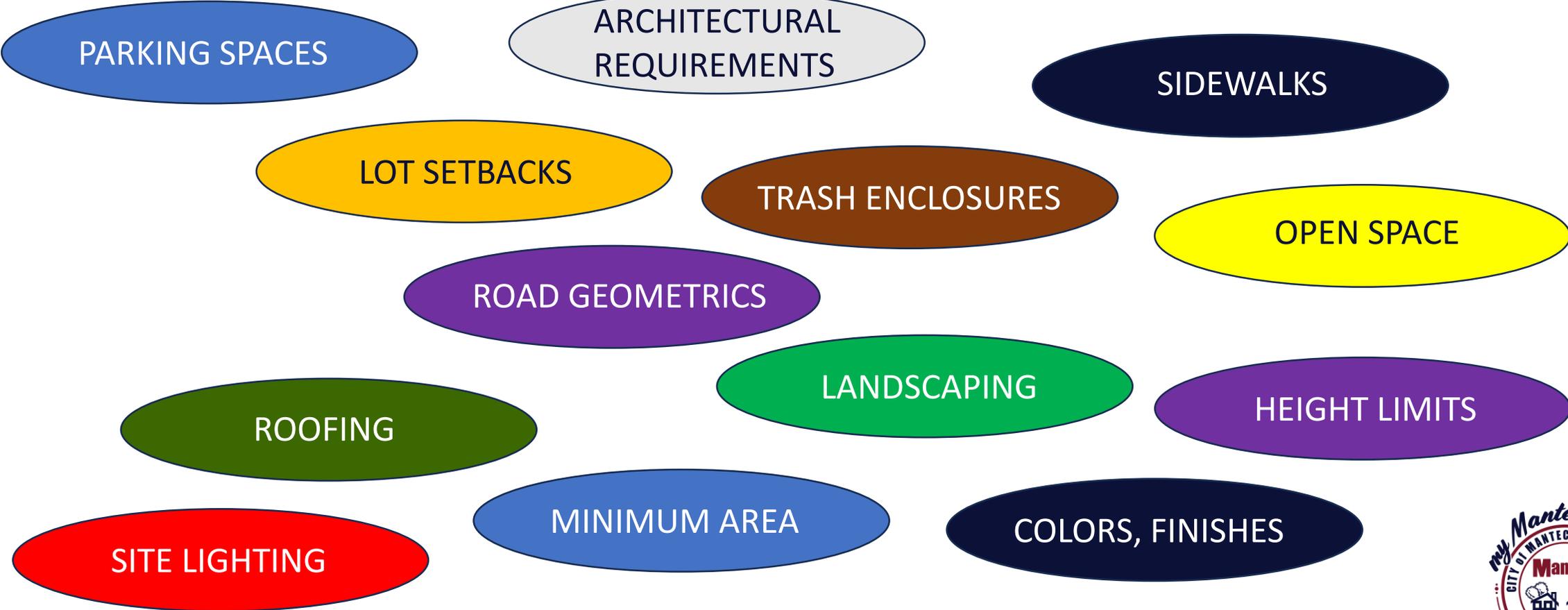
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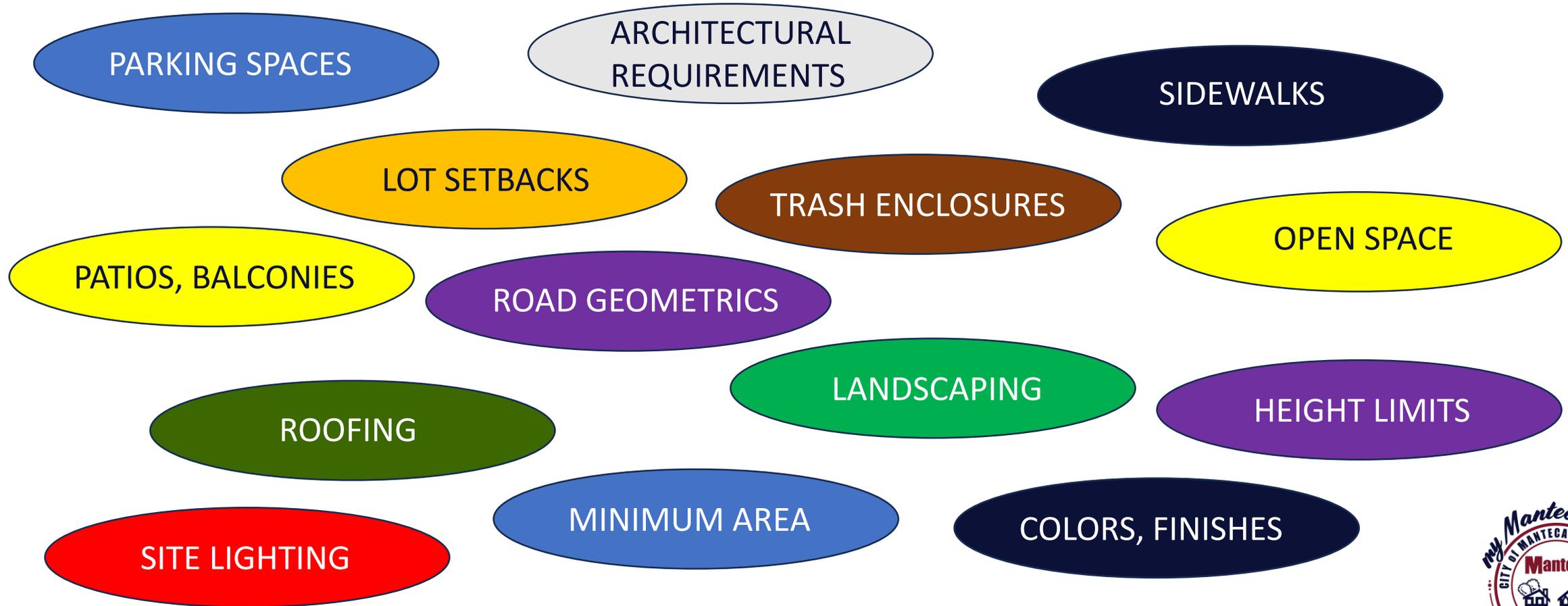
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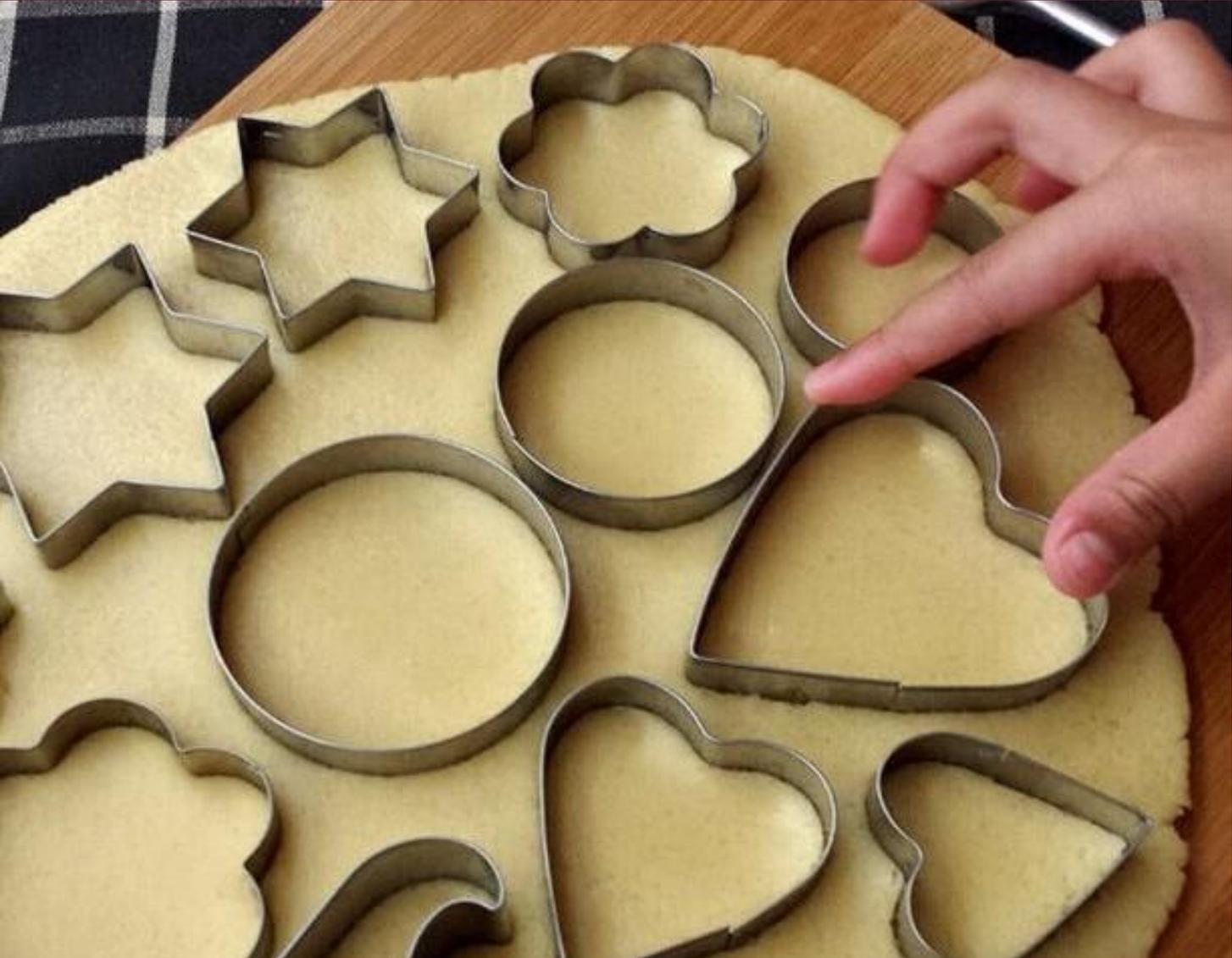


or Engineering minimum standards for things like:

- SIDEWALKS
- CLOSURES
- OPEN SPACE
- SCAPING
- HEIGHT LIMITS
- COLORS, FINISHES



What Could Be Covered in ODS?



d. Where two or more roof forms are organized in a hierarchy, each is counted as an individual roof form. For example, the dominant roof form may be a hipped roof, which has two dormers with open gable roofs, which would count as three roof forms. Another example is a flat roof on a building that has two bay windows with flat roofs, each at least 36 sf in area.

e. For flat roofs and flat roofs with decorative parapets, changes in roofline must be accompanied by a minimum 2' change in height relative to the adjacent roof form. For buildings that are three stories or taller, the minimum change in height shall be 3'. This change in height shall be measured to the top of the parapet, where present. Changes in roof form shall not exceed allowed building heights, as defined by the underlying zone district.

THREE HIERARCHICAL ROOF FORMS

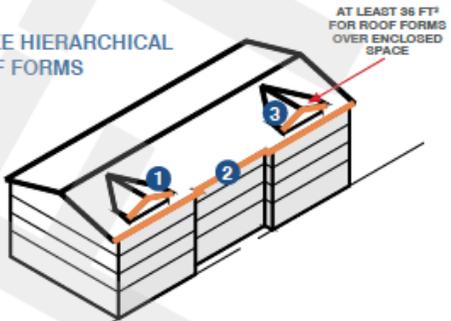


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 2

FOUR HIERARCHICAL ROOF FORMS

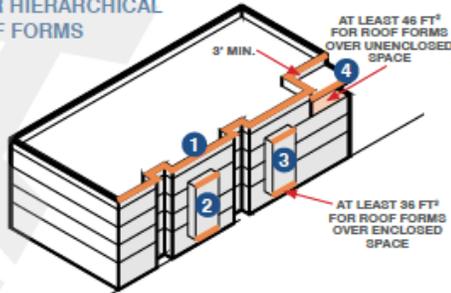


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 3

THREE INTERSECTING ROOF FORMS

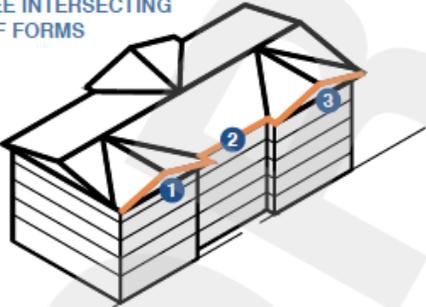
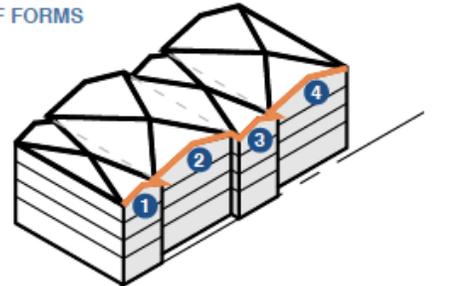


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 1

FOUR REPEATED ROOF FORMS



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What About the General Plan?



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?



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Goal LU-2:

“Promote infill development and provide for orderly, well-planned, and balanced growth...”



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

*“Promote infill
orderly, well-pla*

Goal LU-3:

“Establish and maintain residential neighborhoods that meet the housing needs of all residents and are safe and attractive places to live with convenient access...”



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

“Promote infill development in an orderly, well-planned manner.”

“Establish and maintain a sense of neighborhood identity for all residents and provide places to live and work.”

Goal CD-1:

“Strengthen Manteca’s identity and sense of place by reinforcing the community’s distinctive, high-quality urban form, natural landscape, and character.”



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

“Promote infill development in an orderly, well-planned manner.”

“Establish and maintain vibrant neighborhoods of all residents and provide places to live with a sense of community.”

“Strengthen Manteca as a place by reinforcing distinctive, high-quality landscape, and architecture.”

Goal CD-2:

“Ensure project designs reinforce a sense of place, reflect human scale and orientation, and are cohesive and sensitive to the surrounding built environment and/or natural landscape.”



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

"Promote infill development in an orderly, well-planned manner."

"Establish and maintain neighborhoods of all residents as places to live with a sense of community."

"Strengthen Manteca as a place by reinforcing distinctive, high-quality landscape, and community character."

"Ensure projects are well-placed, reflected in the surrounding landscape, and are cohesive with the surrounding landscape."

Goal CD-5:

"Enhance the corridors, pathways, and edges that form physical boundaries and provide transitions and connections that reduce barriers throughout the community."



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

“Promote infill development in an orderly, well-planned manner.”

“Establish and maintain neighborhoods of all residents that are safe and attractive places to live with convenient access to services, recreation, and employment.”

“Strengthen Manteca as a place by reinforcing its distinctive, high-quality landscape, and surrounding areas.”

“Ensure projects are well-sited, well-placed, reflective of the community, and are sensitive to the surrounding landscape.”

Goal CD-5:

Goal LU-3:

“Establish and maintain residential neighborhoods that meet the housing needs of all residents and are safe and attractive places to live with convenient access to services, recreation, and employment.”



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

"Promote infill development in an orderly, well-planned manner."

"Establish and maintain residential neighborhoods of all residential types as places to live with a sense of community."

"Strengthen Manteca as a place by reinforcing its distinctive, high-quality landscape, and architecture."

"Ensure projects in residential places, residential centers, and surrounding areas are designed to complement the surrounding landscape."

Goal CD-5:

Goal LU-3:

"Establish and maintain residential neighborhoods with a sense of community."

Goal CD-4:

"Maintain and enhance the character and distinct identities of Manteca's residential neighborhoods, districts, and centers."



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

"Promote infill and orderly, well-planned development"

"Establish and maintain neighborhoods of all residents as places to live with quality"

"Strengthen Manteca as a place by reinforcing distinctive, high-quality landscape, and architecture"

"Ensure projects in place, reflect and are surrounded by landscape"

Goal CD-5:

Goal LU-3:

"Establish and maintain residential neighborhoods"

Goal CD-4:

Goal H-2:

"Promote mixed-use, infill, and downtown development in the city of Manteca."



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

"Promote infill development in an orderly, well-planned manner."

"Establish and maintain neighborhoods of all residents as places to live with quality and character."

"Strengthen Manteca as a place by reinforcing its distinctive, high-quality landscape, and historic resources."

"Ensure projects in historic places, reflect and are sensitive to the surrounding landscape."

Goal CD-5:

Goal LU-3:

"Establish and maintain residential neighborhoods with high-quality landscape design."

Goal CD-4:

Goal H-1:

"Promote the development of affordable housing in the city of Manteca."



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

"Promote infill development in an orderly, well-planned manner."

"Establish and maintain neighborhoods of all residents as places to live with a sense of community."

"Strengthen Manteca as a place by reinforcing distinctive, high quality landscape, and architecture."

"Ensure projects are well-sited, well-placed, reflective of the community, and are surrounded by quality landscape."

Goal CD-5:

Goal LU-3:

"Establish and maintain residential neighborhoods with quality landscape and architecture."

Goal CD-4:

Goal EF-5:

"Promote and support the development of affordable and market rate housing that matches with the needs of the present and future Manteca work force."



What About the General Plan?

How does having adopted Objective Design Standards dovetail with our General Plan?

"Promote infill development in an orderly, well-planned manner."

"Establish and maintain neighborhoods of all residents and provide places to live with a sense of community."

"Strengthen Manteca as a place by reinforcing its distinctive, high-quality landscape, and historic resources."

"Ensure projects are well-sited, well-placed, reflective of the community, and are surrounded by quality landscape."

Goal CD-5:

Goal LU-3:

"Establish and maintain residential neighborhoods with a sense of community."

Goal H-3:

"Provide a range of housing types, densities, and designs, and meet existing and projected housing needs for all economic segments of the community."

Goal CD-4:

"Support the development and downtown Manteca."



Great!! Now what, Dave?



Great!! Now what, Dave?

1. **PROJECT INITIATION** – Review legislation, existing (State) guidelines and standards (ours and other agencies’); collect feedback and ideas from Planning Commission; establish framework to develop Manteca’s ODS
2. **COMMUNITY ENGAGEMENT** – Hold informational public meetings; reach out to industry stakeholders; collect and crystalize feedback from residents, builders, and other stakeholders
3. **DEVELOP DRAFT ODS** – Via Staff or Planning Consultant
4. **COMMUNITY ENGAGEMENT (PART 2)** – Hold more public meetings; gather feedback on draft ODS from residents, builders, and other stakeholders
5. **REVIEW AND ADOPT FINAL OBJECTIVE DESIGN STANDARDS** – Public hearings at Planning Commission and City Council
6. **IMPLEMENTATION** – Incorporate ODS into review of qualifying projects



Great!! Now what, Dave?

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TIMELINE: +/- 12 MONTHS



Great!! Now what, Dave?



Recommendation

Recommendation: Planning Commission ask questions, provide comments, and possible direction to Planning Staff.





Thank you

CITY OF MANTECA
ADMINISTRATION CENTER