

ORDINANCE O2021-XX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING SECTION 17.22.020, TABLE 17.22.020-1, ALLOWED USES AND REQUIRED ENTITLEMENTS FOR MANTECA'S BASE ZONING DISTRICTS, TO ALLOW MEDICAL OFFICE USE IN THE BUSINESS INDUSTRIAL PARK ZONING DISTRICT.

WHEREAS, at a duly noticed public hearing held by the Manteca Planning Commission on July 15, 2021, the Commission recommended approval of Municipal Code Amendment File No. MCA-2021-49, titled "Allowed Uses and Required Entitlements", filed by City of Manteca; and

WHEREAS, the Municipal Code Amendment would take effect Citywide for properties with the zoning district designation of Business Industrial Park (BIP); and,

WHEREAS, Manteca Municipal Code Section 17.20.020 identifies the BIP zoning district as "well suited" for Medical Offices yet Medical Office use and was inadvertently not classified as an allowable use in the BIP zoning district on Table 17.22.020-1; and,

WHEREAS, General Plan Land Use designation of BIP Business Industrial Park also identifies Medical Office use as a typical use within the BIP land use designation; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA) the amendment of Section 17.22.020, Table 17.22.020-1 to allow medical office uses in the BIP zoning districts is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemptions; and,

WHEREAS, the Planning Commission determined that the proposed Municipal Code Amendment is in conformance with the goals, policies and implementation measures of the adopted General Plan; 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.** Manteca Municipal Code section 17.22.020, table 17.22.020-1, Allowed Uses and Required Entitlements for Manteca's Base Zoning Districts, is hereby amended as denoted in Exhibit A.

**SECTION 2: Severability.** If any section, sub-section, subdivision, paragraph,

**ATTACHMENT 1**

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

City of Manteca, a municipal corporation

MAYOR: \_\_\_\_\_  
BENJAMIN J. CANTU

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 2<sup>nd</sup> day of September, 2021, 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:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
CASSANDRA CANDINI-TILTON  
CITY CLERK