



Land Use Table Zoning Text Amendment File No. MCA 25-47

May 15, 2025

City of Manteca Planning Commission Public Hearing

Project Components

- City-initiated amendment
- Amendment to Table 17.22.020-1 (Allowed Uses and Required Entitlements)
- Amendments to +25 uses in 3 Zones

Title 17 Zoning

- Article I ZONING CODE ESTABLISHMENT, ADMINISTRATION, AND ENTITLEMENTS >
 - Chapter 17.02 ZONING CODE PURPOSE AND ADOPTION (§ 17.02.010 – § 17.02.040) >
 - Chapter 17.04 INTERPRETATION (§ 17.04.010 – § 17.04.050) >
 - Chapter 17.06 ZONING CODE ADMINISTRATION (§ 17.06.010 – § 17.06.060) >
 - Chapter 17.08 GENERAL APPLICATION PROCESSING PROCEDURES (§ 17.08.010 – § 17.08.140) >
 - Chapter 17.10 ENTITLEMENTS (§ 17.10.010 – § 17.10.210) >
 - Chapter 17.12 NONCONFORMING USES AND STRUCTURES (§ 17.12.010 – § 17.12.080) >
 - Chapter 17.14 ENFORCEMENT, LEGAL PROCEDURE, AND PENALTIES (§ 17.14.010) >
- Article II ZONING DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS >
 - Chapter 17.20 ESTABLISHMENT OF ZONING DISTRICTS AND LAND USE CLASSIFICATION SYSTEM (§ 17.20.010 – § 17.20.070) >
 - Chapter 17.22 ALLOWED LAND USES AND REQUIREMENTS (§ 17.22.010 – § 17.22.020) >
 - Chapter 17.24 ALLOWED USE DEFINITIONS (§ 17.24.010 – § 17.24.020) >
 - Chapter 17.26 DEVELOPMENT STANDARDS BY ZONING DISTRICT (§ 17.26.010 – § 17.26.080) >
 - Chapter 17.28 SPECIAL PURPOSE ZONING DISTRICTS (§ 17.28.010 – § 17.28.030) >
 - Chapter 17.30 OVERLAY AND COMBINING ZONING DISTRICT LAND USE AND DEVELOPMENT STANDARDS (§ 17.30.010 – § 17.30.040) >



Permit Types

- **Allowed “A” – By-right/Ministerial Approval**
- **Minor Use Permit “M” – Administrative Approval**
- **Conditional Use Permit “C” – Discretionary Approval**
- **Not Allowed “N” – not allowed/permitted**



Zone Districts

Commercial, Office, Industrial, Mixed-Use

 CN (NEIGHBORHOOD COMMERCIAL)

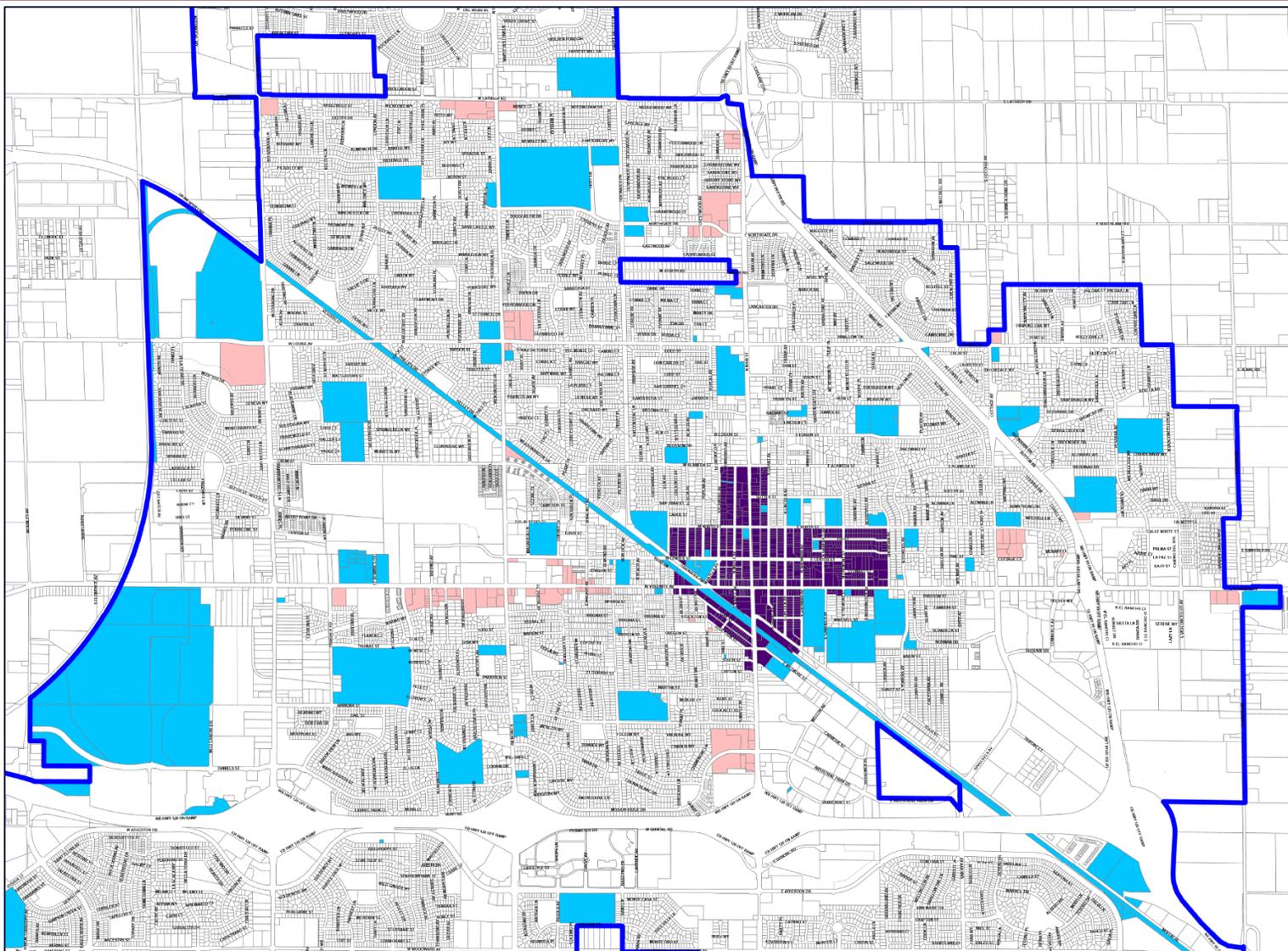
 DMU (MIXED USE DOWNTOWN)

Public/Quasi-Public

 PQP (PUBLIC/QUASI-PUBLIC)

 CITY LIMIT

 PARCELS



Land Use Table Amendments

Mixed Use Downtown (DMU)

General Plan: *Land Use Element Policy LU-1b & LU 6*

- Provide for a Downtown zone that permits the vibrant mixing of residential, commercial, office, business-professional, and institutional uses within the Central Business District.
- ...increase the presence of mixed-use development to revitalize Downtown and aging commercial centers and create vibrant centers in new growth areas.

Zoning: *This 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.*

Mixed Use Downtown (DMU)		
Land Use/Zoning District	Current	Proposed
Residential Uses		
Emergency Shelter ^{2}	A	N
Family Day Care Home, Large ^{19}	M	A
Agricultural and Animal-Related Uses		
Animal Sales and Grooming	A	M
Veterinary Facility ^{7}	A	C
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses		
Church/Place of Worship	A	C
School, Academic-Private	A	C
School, Equipment/ Machinery/ Vehicle Training	C	N
Theater/ Auditorium	A	M
Utility, Transportation, Public Facility, and Communication Uses		
Wireless Telecommunication Facility - Minor ^{9}	A	M
Retail, Service, and Office Uses		
Adult Day Health Care Center	A	N
Brew Pub	A	M
Child Day Care Center	A	C
Convenience Store	A	C
Grocery Store/ Supermarket	A	C
Home Improvement Supplies	C	M
Massage Therapy ^{15}	A	C
Medical Services, Extended Care	A	N
Medical Services, General	A	N
Medical Services, Hospital	C	N
Mobile Food Vending ^{21}	A	M
Mortuary/ Funeral Home	A	N
Neighborhood Market	A	C
Personal Services	A	M
Tasting Room	A	M
Automobile and Vehicle Uses		
Auto Parts Sales	A	M



Land Use Table Amendments

Neighborhood Commercial (CN)

General Plan: Land Use Element Policy LU-4.5

- ...the development of neighborhood-serving commercial uses in areas where frequently needed goods and services are not widely available.

Zoning: Serving neighborhood needs, this district is locally oriented, providing retail and service uses, offices, restaurants, grocery stores, and service stations.

Neighborhood Commercial (CN)		
Retail, Service, and Office Uses	Current	Proposed
Hotel and Motel	N	C



Land Use Table Amendments

Public Quasi-Public (PQP)

General Plan: Land Use Element Policy LU-5.3 & LU-7.2

- Encourage the expansion of business professional uses around the civic center and both **Doctors and Kaiser Permanente hospitals**.
- Designat[ion of] adequate land, appropriately located for quasi-public uses such as **hospitals**, churches, private school facilities, and utility uses.

Zoning: This designation provides for government-owned facilities, public and private schools, institutions, civic uses and public utilities, and quasi-public uses such as **hospitals** and religious institutions.

Public Quasi-Public (PQP)		
Retail, Service, and Office Uses	Current	Proposed
Medical Services, General	N	M
Medical Services, Hospital	N	C



CEQA

MCA 25-47 the “Project” is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)).) “Common Sense Exemption”



Recommendation

Staff recommends that the Planning Commission conduct a public hearing and adopt:

A resolution recommending City Council make the necessary findings and find the Project exempt from further environmental review pursuant to Section 15061(b)(3)) of the California Environmental Quality Act Guidelines and adopt an ordinance amending Table 17.22.020-1 of Section 17.22.020 (Allowed Uses and Required Entitlements) of Title 17 of the Manteca Municipal Code.





Thank you

CITY OF MANTECA
ADMINISTRATION CENTER