



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

June 12, 2025

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

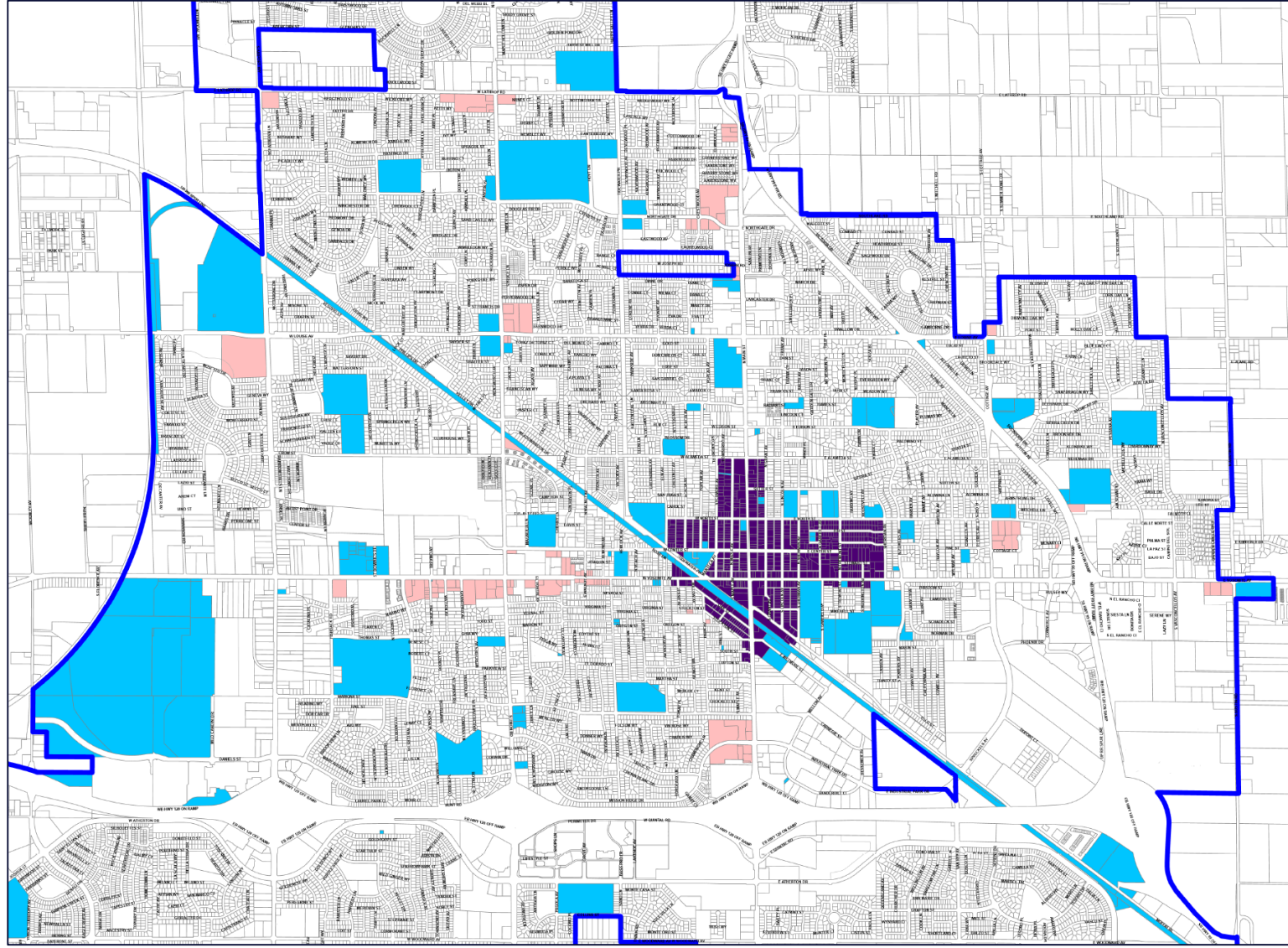
 DMU (MIXED USE DOWNTOWN)

## 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
<b>Residential Uses</b>		
Emergency Shelter^{2}	A	N
Family Day Care Home, Large^{19}	M	A
<b>Agricultural and Animal-Related Uses</b>		
Animal Sales and Grooming	A	M
Veterinary Facility^{7}	A	C
<b>Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses</b>		
Church/Place of Worship	A	C
School, Academic-Private	A	C
School, Equipment/ Machinery/		
Vehicle Training	C	N
Theater/ Auditorium	A	M
<b>Utility, Transportation, Public Facility, and Communication Uses</b>		
Wireless Telecommunication Facility – Minor^{9}	A	M
<b>Retail, Service, and Office Uses</b>		
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
<b>Automobile and Vehicle Uses</b>		
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”**





# Planning Commission

**Planning Commission adopted Resolution No. 2025-05 at the May 15, 2025, Meeting.**



# Recommendation

**Staff recommends that the City Council conduct a public hearing and:**

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 waive the first reading by substitution of the title and introduce 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