



City of Manteca Planning Commission **AGENDA REPORT**

MEETING DATE: October 16, 2025

APPLICATION NUMBERS: MCA-25-149

RECOMMENDATION:

Staff recommends the Planning Commission conduct a public hearing and adopt a resolution recommending the City Council find the Project exempt from further environmental review pursuant to Section 15061(b)(3), "Common Sense" of the California Environmental Quality Act, and adopt an ordinance repealing Ordinance 779 approving Rezone Map 87-8 and the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines, and subsequent amendments to the same for Project parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 and 200-140-29, -30, and -31.

PROJECT INFORMATION	
APPLICANT	City of Manteca
PROPERTY OWNER	Kaiser Foundation Hospitals Co.
General Plan Designation	Public/Quasi-Public (PQP), Commercial Mixed Use (CMU), Business Professional (BP)
Zoning:	Public/Quasi-Public (PQP), Mixed Use Commercial (CMU),
Existing Use:	Medical Services, Hospital
Proposed Use:	Medical Services, Hospital
Parcel Size	34.31± acres
Adjacent Uses:	North: Medical Services, Hospital South: Restaurant and vacant commercial land East: Medical Services, Hospital West: SFR and Vacant commercial land

APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan
MMC 17.08.050 Public Hearing and Public Notices
MMC 17.08.060 Approving Authority
MMC 17.10.140 Planned Development
MMC 17.20.020 Establishment of Zoning Districts & Land Use Classification Systems
MMC 17.30.030 Planned Development (PD) Overlay Zone
CEQA Guidelines, 14 Cal. Code Regs. § 15061(b)(3)

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission over several land use permits ("permits") and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a land use permit or entitlement

authorized by Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony. Prior to a public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A Project's design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

In the instance of a modification, revocation, or repeal, final action shall be made by the same Approving Authority of the original approval.

Appeals

Any person dissatisfied with a determination or action of the Planning Commission may appeal such action to the City Council within ten (10) days from the date of the determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

PROJECT LOCATION & DESCRIPTION

The Project area encompasses 34.31± acres located at the northwest corner of West Yosemite Avenue and St. Dominics Drive. The site is generally bounded by Manteca Golf Course to the north, South Union Road and vacant commercial and residential zoned land to the west, W. Yosemite Avenue to the south, and vacant commercial zoned land to the east. The site has been improved to serve as a medical campus, including the now Kaiser Permanente Hospital and other medical and business/administrative office buildings.

PROJECT BACKGROUND

On August 8, 1978, the Manteca City Council adopted Ordinance 537, establishing zoning, allowed uses, and development standards for the City of Manteca. On December 7, 1987, the City Council adopted Ordinance 779, amending Ordinance 537, approving Rezone Map 97-7, to rezone the former St. Dominic's Hospital project site to a Planned Development (PD) zone district and adopted the associated PD document that establishes specific design and development standards, which are currently encompassed by fourteen (14) parcels. Later, Ordinance 970 was approved by the City Council on May 3, 1993, amending Ordinance 779 to add critical fire safety standards to the approved PD document.

For reference, in **Figure 1**, the original Planned Development Rezone and the Site Plan exhibit approved by Ordinance 779. The St. Dominic's Campus Standards & Design Guidelines were also made part of the original approval.

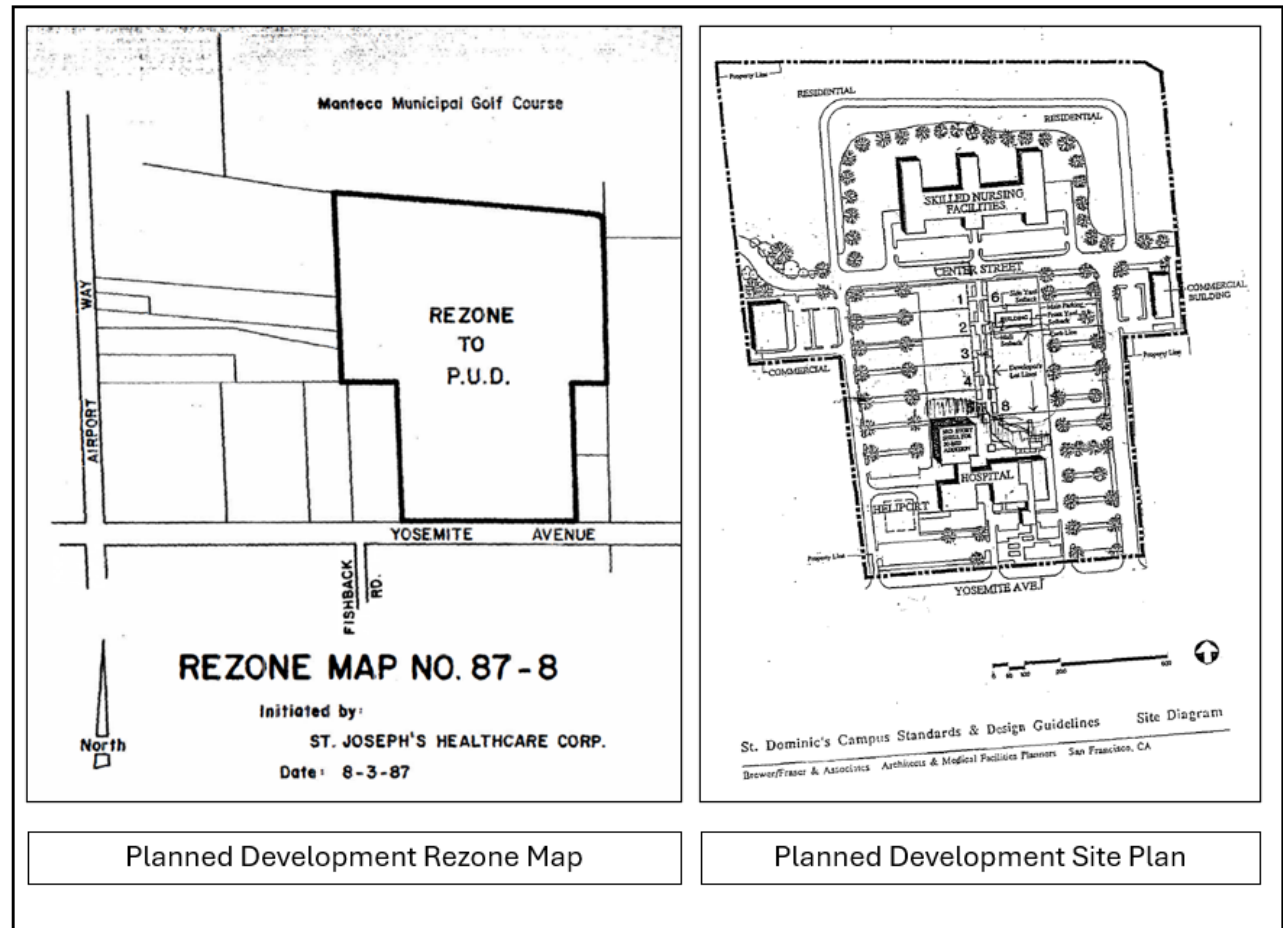


Figure 1 – Original Planned Development Exhibits

In January of 2025, a new Zoning Map was adopted under a City-wide Rezone, which resulted in the rezoning of the project site. The City-Wide Rezone was enacting direct implementation of the 2043 General Plan and 6th Cycle Housing Element. As a result, the project sites' zoning changed, but the PD Standards & Design Guidelines remain in place. The prior PD Zoning and the current Public Quasi-Public (PQP) and Mixed Use Commercial (CMU) are shown in **Figure 2** below.

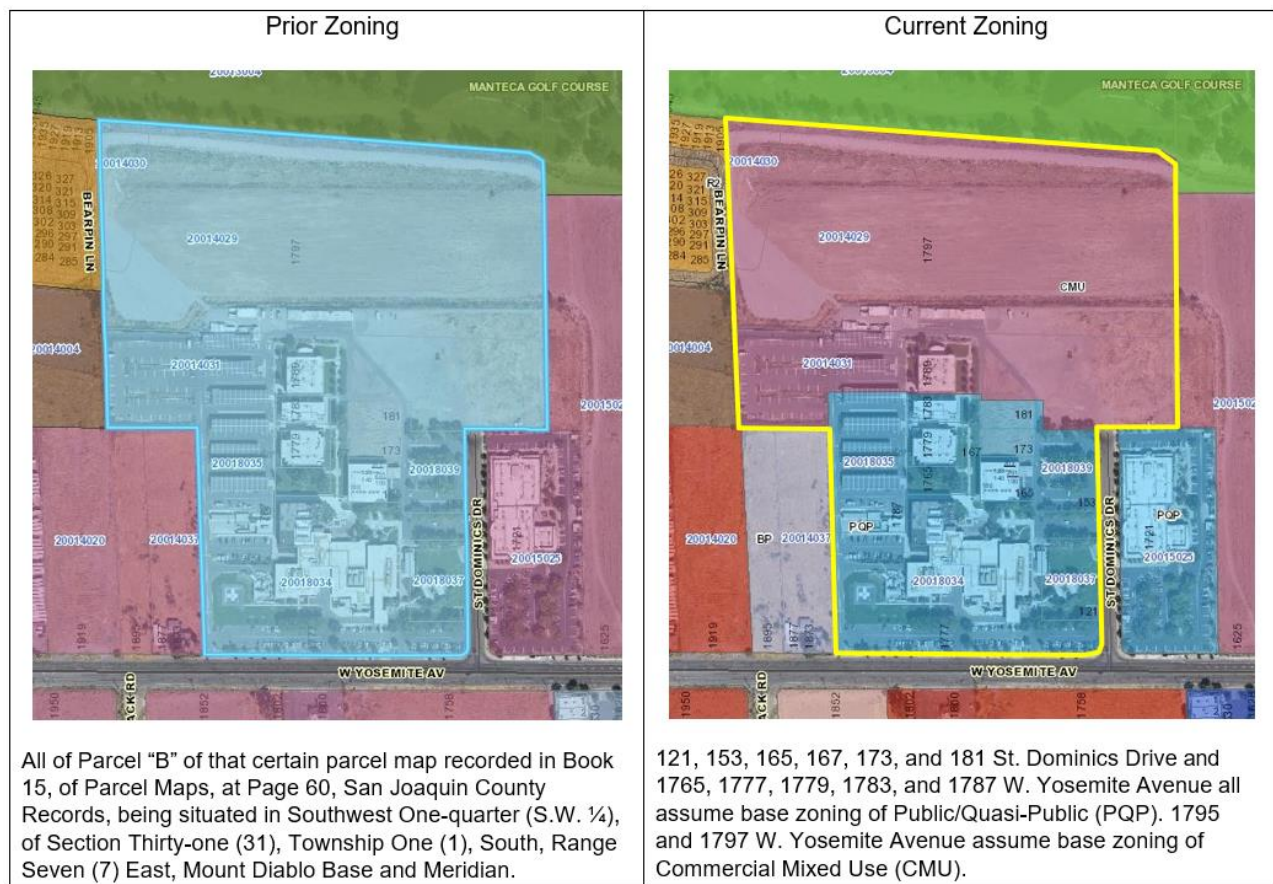


Figure 2 – Prior and Existing Zoning

PROJECT SITE EXISTING CONDITIONS

The southern half of the 34.31± acre site is currently developed with a hospital, Emergency Department, parking, solar canopy structures, and landscaping areas, and adjacent medical office buildings. The northern half contains mostly open land and a large detention basin. There is no proposed development being considered as part of this action.

GENERAL PLAN CONFORMANCE

The project site has a General Plan Land Use designation of Public/Quasi Public (PQP) and Commercial Mixed Use (CMU). The PQP land use designation provides for government-owned facilities, public and private schools, institutions, civic uses, assembly uses, public utilities, and quasi-public uses such as hospitals and churches. The CMU land use designation provides for a mixture of vertical and horizontal developments that incorporate high-density residential, employment centers, retail, commercial, and professional offices.

At present, all existing uses are consistent with both the PQP and CMU land use designations. While Ordinance 779 is not in direct conflict with the General Plan, its repeal does ensure any residual or overlapping regulations on the Project site do not create inconsistencies between the General Plan and Zoning for future development on the site.

ZONING ORDINANCE CONFORMANCE

Zoning

The southern half of the site is in the Public/Quasi Public zone district, and the northern half is in the Commercial Mixed-Use zone district. As previously mentioned, the site was rezoned from the PD zone district to the current zone as part of a City-wide Rezone. The zoning map was updated, but the development standards and guidelines for the site remained in place.

Planned Development

PD Overlay Zone District

The Planned Development is one of the overlay zone districts pursuant to MMC 17.20.020 that requires subsequent site planning in the form of a Planned Development entitlement.

PD Entitlement

The Planned Development entitlement, also referred to as the "PD document" or site plan for a project area. The PD document is required in conjunction with the rezoning into a Planned Development Overlay Zone pursuant to MMC 17.10.140. Both actions are approved by the City Council and codified by ordinance. While the Planned Development Overlay Zone District is referenced on the Zoning Map, the PD Document with all supporting development standards is adopted by reference pursuant to MMC 17.30.030.

Repeal, Revocation, and Modification

Noting that the PD Overlay Zone District and Document are adopted by ordinance, any repeal, revocation, or modification of the same must also occur by ordinance.

Since the PD Overlay Zone District is no longer in place due to the City-wide Rezone, the PD Document cannot be enforced without the corresponding zoning. Therefore, in order to prevent any conflicting regulations or inconsistencies with current development standards, the repeal of Ordinance 779 and any subsequent amendments to the same is necessary.

ENVIRONMENTAL DETERMINATION

The proposed request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), the "Common Sense" Exemption. This exemption applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

RECOMMENDATION

Based on the facts in this staff report, Planning Staff recommends the City of Manteca Planning Commission recommend to the City Council find the Project exempt from further environmental review pursuant to Section 15061(b)(3), "Common Sense" of the California Environmental Quality Act, and adopt an ordinance repealing Ordinance 779 approving Rezone Map 87-8 to rezone a site into a Planned Development Overlay Zone District and

adopting the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines and subsequent amendments for Project parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 and 200-140-29, -30, and -31.

Report prepared by: Jesus R. Orozco, Deputy Director – Planning

Attachments:

Attachment 2 – PC Resolution

Attachment 3 – Exhibit A – Repeal Ordinance

Attachment 4 – Ordinance 779 & St. Dominic's Standards & Design Guidelines

Attachment 5 – Project PowerPoint Presentation

Reviewed and Approved by:

Brad Wungluck, Development Services Director

Date