



Signs on City Property

ZTA 26-13

April 7, 2026

City of Manteca City Council Public Hearing

Project Information

Zoning Text Amendment to:

- Sections 17.56.030 (General Prohibition); and
- Section 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 (Signs on City Property) of Title 17 of the Manteca Municipal Code.

§ 17.56.030 - Redline

§ 17.56.030 General Prohibition

Unless specifically authorized by this Chapter, no signs may be *installed, erected, displayed, or maintained* on City property by private parties *without a city-approved agreement, franchise, license, or permit*. Any sign posted on City property in violation of this Chapter may be summarily removed by the City as a trespass and a public nuisance.

§ 17.56.040 - Redline

§ 17.56.040 - Signs Allowed on City Property

The following signs may be *installed*, erected, ~~and~~ displayed, *and maintained* on City property:

A. Traffic control and traffic directional signs erected by the City or another governmental *agency*; ~~unit~~;

B. Signs required by law;

C. Signs *owned* ~~erected and maintained by~~ *the City, a governmental agency, a private party, or other non-governmental entity*; ~~a public agency or on public property~~;

Zoning Code Intent & Application

CURRENT INTENT & APPLICATION

- Prevent the deleterious or inappropriate use of city properties by private parties for public forums or economic gain.
- Reserved for authorized by Federal, State, County, or City use to install or erect legal notices or advertisements prescribed by law or of regional interest.

Zoning Code Intent & Application

PROPOSED INTENT & APPLICATION

- ❑ Expand and enhance public-private partnerships, contribute to placemaking, increasing foot traffic, and strengthen sense of identity in key commercial areas.
- ❑ Implements 2025-2026 City Council Goals and Priorities (Goal 2 - Economic Development & Vitality)

Approval Findings & CEQA

- 2043 GENERAL PLAN
- Zoning Text Amendment
- CEQA

Recommendation

Staff recommends the City Council conduct a public hearing and;

Find Zoning Text Amendment 26-13 exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act and waive the first reading by substitution of the title, and introduce an Ordinance of the City of Manteca, State of California, amending Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code.





Thank you

February 19, 2026
City of Manteca Planning Commission Public Hearing