

Planning Commission Agenda

Memo to: Manteca Planning Commission
From: Jesus Orozco, Deputy Director-Planning
Prepared by: Scott Speer Senior Planner
Date: September 5, 2024
Subject: Zoning Code Updates, CMU, Commercial Mixed Use & DMU, Downtown Mixed Use

Title

Adopt a resolution recommending City Council waive the first reading by substitution of the title to Amend Title 17 of the Manteca Municipal Code creating a new Mixed Use Downtown Zoning District and Updating the Mixed Use Commercial Zoning District to conform to the 2043 General Plan Update and further recommend adoption of the Supplemental Environmental Impact Report (SEIR) (SCH# 2024050901).

Body

The City proposes focused revisions to the City’s Zoning Code to implement the goals and policies of the Commercial Mixed Use (CMU) and Downtown (DW) mixed-use land use designations included in the City’s updated 2043 General Plan. These changes would include:

- Revisions to the existing Mixed Use Commercial Zoning District (CMU) to include zoning-level development standards, including mixed-use performance standards, building heights, setbacks, lot coverage, FAR standards, open space requirements, off-street parking requirements, and other objective standards that would give clear guidance to proposed developments.

- Establishment of a new Mixed Use Downtown Zoning District (DMU) to include zoning-level development standards, including mixed-use performance standards, building heights, setbacks, lot coverage, floor area ratio (FAR) standards, open space requirements, and other objective standards that would give clear guidance to proposed developments.

The proposed Zoning Code revisions are formatted to show where each section, chapter, table, and portion of table are to be inserted into the Manteca Municipal Code.

The proposed Zoning Code revisions are consistent with the Project Objectives that were included in the City's 2023 recirculated 2043 General Plan Update and EIR, below:

1. Reflect the current goals and vision expressed by city residents, businesses, decisionmakers, and other stakeholders;
2. Address issues and concerns identified by city residents, businesses, decision-makers, and other stakeholders;
3. Provide for logical, orderly growth from the city's compact, historic center extending to well-delineated residential neighborhoods, employment centers, and community amenities;
4. Maintain Manteca's family-oriented community character with gathering places, activities, and parks/recreation opportunities for all ages located in attractive, sustainable, and safe neighborhoods and throughout the community;
5. Preserve access to the area's agricultural and natural characteristics, including green space, farmland, and orchards;
6. Revitalize and enhance the Downtown;
7. Provide and encourage high-quality housing options and a variety of housing types for all income levels;
8. Provide and promote high-paying, local employment opportunities and retain and attract high-quality businesses and industry so that residents can live, shop, and work in Manteca;
9. Maintain strong fiscal sustainability that ensure efficient and adequate public services and amenities and supports improved multimodal transportation opportunities, and, through promoting land uses that increase local revenues and ensuring development pays its fair share;
10. Provide a basis for City decision-makers, City departments, other public agencies, and private developers to design projects that enhance the character of the community and achieve the City's desired growth, safety, and conservation objectives; and,
11. Address requirements of State law, including addressing environmental justice, safety, climate adaptation and resilience, and transportation, including complete streets and vehicle miles traveled (VMT).

Planning Commission Study Session

A study session was held on August 15, 2024, to afford the public and the Planning Commission additional time to consider the Zoning Code updates and to provide feedback to staff and the project consultant.

Based on Planning Commission comments received at the study session, the City's consultant AECOM will provide an updated presentation on the proposed Code updates to the Commission that includes further discussion on parking and future parking demand, front yard setback and sidewalk space.

Other items that the Planning Commission discussed were potential impacts to existing historical buildings and would elevators be required in new downtown residential construction. The proposed Zoning Code updates would have no new significant impacts on existing or potential historic structures and cultural resources in downtown Manteca. However, individual projects proposed in conformance with the 2043 General Plan and Zoning Code could have potential impacts and those projects would require analysis of environmental impacts pursuant to CEQA Guidelines and the City's 2043 General Plan. To assess potential impacts, an historical evaluation of an existing building or site proposed for development in the project area may be required. Consistent with the City's updated 2043 General Plan Conservation Element, Goal RC-10, the City could benefit by documenting an inventory of potentially historical buildings and sites and then incorporating that inventory into its 2043 General Plan Conservation Element. Such information would be helpful to city planning staff and prospective downtown developers in the early project discussions and planning stages.

Regarding elevators, according to the City Building Official, elevators would generally be required for new residential and mixed-use construction if the development could not accommodate sufficient ADA accessible units on the ground floor. There may be some greater flexibility on code requirements for existing buildings. The City's 2043 General Plan Land Use Element Policy 6.10 encourages the reuse of existing buildings within Downtown and in other developed locations designated for mixed-use development by utilizing the California Existing Building Code which provides some flexibility in the retrofitting of buildings. Each building project will have to be evaluated on a case-by-case basis.

Environmental Review

The proposed Zoning Code updates are subject to CEQA Guidelines, and it was determined that a Supplemental Environmental Impact Report (SEIR) is the appropriate level of review. As the lead agency for the project, the City engaged a consultant, AECOM, to prepare a Supplemental Environmental Impact Report (SEIR) for the City of Manteca Zoning Code Update (the "proposed project") (SCH# 2024050901). The Draft SEIR will supplement the previously certified City of Manteca (City) 2043 General Plan Update EIR and Revised Addendum to the 2043 General Plan Update EIR (State Clearinghouse #2020019010). The Draft SEIR and all documents referenced in the Draft SEIR may be viewed on the City's website at <https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-385>

The Draft SEIR describes the environmental effects associated with the proposed Zoning Code Update. The analysis in the Draft SEIR shows the revisions to the Zoning Code would have no new significant impacts and no increase in severity of any of the significant and unavoidable impacts disclosed in the 2043 General Plan Update EIR.

The following items are attached to this report:

Attachment 1 - Planning Commission Resolution 1670

Attachment 1a - CMU Zoning District Draft

Attachment 1b - DMU Zoning District Draft

Attachment 2 - Draft City Ordinance

Attachment 3 - Downtown Manteca Parking Supply Memo (amended to include demand forecast)

Attachment 4 - Planning Commission Presentation prepared by AECOM



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1670

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
RECOMMENDING THAT THE CITY COUNCIL WAIVE THE FIRST READING BY
SUBSTITUTION OF THE TITLE TO AMEND TITLE 17 OF THE MANTECA MUNICIPAL
CODE CREATING A NEW MIXED USE DOWNTOWN ZONING DISTRICT AND UPDATING
THE MIXED USE COMMERCIAL ZONING DISTRICT TO CONFORM TO THE 2043
GENERAL PLAN UPDATE AND FURTHER RECOMMEND ADOPTION OF THE
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) (SCH# 2024050901).**

WHEREAS, the Manteca Planning Commission on September 5, 2024, at a duly noticed public hearing considered a proposed Municipal Code Amendment No. MCA-2024-63, to amend the Manteca Zoning Ordinance; and,

WHEREAS, California Government Code Section 65800, et seq. authorizes the adoption and administration of zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, The draft General Plan Housing Element Policy H-1-2: "Mixed Use Development." encourages mixed use development opportunities within appropriate zoning designations in the downtown. Encourage diversity in the type, density, size, affordability, and tenure of residential development in Manteca, and an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031." and,

WHEREAS, the draft General Plan Housing Element Policy H-3-3 calls to, "ensure parking standards for affordable and special needs housing and housing near public transit promote development at or near maximum densities, focusing on unit sizes or development types with parking demand below current requirements.;" and,

WHEREAS, the General plan Land Use Element Policy LU-1-B calls to, "Provide for a Downtown zone that permits the vibrant mixing of residential, commercial, office, business-professional, and institutional uses within the Central Business District." and,

WHEREAS, the General Plan Land Use Element Policy LU 6-4 calls to, "Encourage the development of projects that include residential uses to help create an economically healthy and vibrant Downtown throughout the day and night." And

WHEREAS, the General Plan Land Use Element Policy LU 6 calls to, "increase the presence of mixed-use development to revitalize Downtown and aging commercial centers and create vibrant centers in new growth areas." And

WHEREAS, in order to accomplish these Policies and Goals, the City has prepared Municipal Code Amendment, MCA-2024-63 (Zoning Code Text Amendments) to the City's Municipal Code, attached hereto as exhibits "A" and "B" and the accompanying ordinance; and

WHEREAS, the Planning Commission hereby finds and determines that the proposed Zoning Code Updates, the "Project", are subject to CEQA Guidelines and it was determined that a Supplemental EIR is

the appropriate level of environmental review and that the Draft SEIR will supplement the previously certified City of Manteca (City) General Plan Update EIR and Revised Addendum to the General Plan Update EIR (State Clearinghouse #2020019010); and

WHEREAS, the Planning Commission has considered all information related to this matter, as presented at the public meetings of the Planning Commission identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, as follows:

1. The Planning Commission hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the Planning Commission's adoption of this Resolution.
2. In accordance with Section 17.10.190 of the Manteca Municipal Code, the Planning Commission hereby adopts each of the findings and evidence in support thereof for the Zoning Code Amendments as stated in the Planning Commission Staff Report and related exhibits dated September 05, 2024, and incorporates them herein as if stated in full.
3. The Planning Commission finds that the proposed amendment is consistent with the General Plan and any applicable Specific Plan goals, policies, and implementation programs in that allowing.
4. The Planning Commission finds that the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
5. The Planning Commission finds that the City, as lead agency under CEQA, has completed the Supplemental Environmental Impact Report ("SEIR") for the Project and that the SEIR assesses the potential environmental effects of implementation of the "Project", identifies means to eliminate or reduce potential adverse impacts, and evaluates a reasonable range of alternatives to the Project;
6. The Planning Commission finds and determines that the SEIR will supplement the previously certified City of Manteca (City) General Plan Update EIR and Revised Addendum to the General Plan Update EIR (State Clearinghouse #2020019010).
7. The Planning Commission finds and determines that the analysis in the Draft SEIR shows the revisions to the Zoning Code would have no new significant impacts and no increase in severity of any of the significant and unavoidable impacts disclosed in the General Plan Update EIR.
8. The Planning Commission further finds that the proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
9. The Planning Commission does hereby recommend that the Manteca City Council make the necessary findings in compliance with CEQA and the CEQA Guidelines to certify the SEIR for the Project and further recommends that the City Council waive the first reading by substitution of the title to Amend Title 17 of the Manteca Municipal Code creating a new Mixed Use Downtown Zoning District and Updating the Mixed Use Commercial Zoning District to conform to the 2043 General Plan Update as detailed as attached hereto as exhibits "A" and "B".
10. This Resolution shall take effect immediately upon its adoption.

I hereby certify that Resolution No. 1670 was passed and adopted by the Planning Commission of the City of Manteca on September 05, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Judy Blumhorst, Chair

Date

Attachments:

Exhibit A – CMU Zoning District Draft
Exhibit B – DMU Zoning District Draft

Chapter 17.20 ESTABLISHMENT OF ZONING DISTRICTS AND LAND USE CLASSIFICATIONS SYSTEM

Table 17.20.020-1 ZONING DISTRICTS

Commercial, Office, Industrial, and Mixed Use Zoning Districts		
CMU	Mixed Use Commercial Zoning District. This designation is characterized by interconnected streets, wide sidewalks, outdoor public spaces and activities, and accommodates a mix of primarily retail and service commercial uses complemented by office and/or residential uses. By allowing compatible land uses near each other, the CMU zoning district aims to improve accessibility, walkability, and overall quality of life for residents, employees, and visitors.	Commercial Mixed Use

§ 17.22.020 Allowed Uses and Requirements.

Table 17.22.020-1 (Allowed Uses and Required Entitlements for Manteca's Base Zoning Districts) below identifies allowed uses and corresponding requirements for planning entitlements for all Base Zoning Districts within the City of Manteca other than Special Purpose Zoning Districts [see Chapter 17.28 (Special Purpose Zoning Districts)]. Definitions for the land uses listed herein (use classifications) are provided in Chapter 17.24 (Allowed Use Definitions). See additional use requirements in Article IV (Standards for Specific Land Uses). In the table below, an "A" indicates that the land use is permitted by right, a "C" indicates that the land use is permitted in the designated Zoning District upon issuance of a Conditional Use Permit [pursuant to Section 17.10.130 (Conditional Use Permit)], an "M" indicates that the land use is permitted in the designated Zoning District upon issuance of a Minor Use Permit, and an "N" indicates that the use is not allowed. Except as otherwise provided for in this Title, uses not shown in the table are not permitted.

Zoning district names for the Zoning District symbols used in the table are as follows:

CMU	Mixed Use Commercial
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Table 17.22.020-1 Allowed Uses and Required Entitlements for Manteca’s Base Zoning Districts

Land Use	Zoning District
	CMU
Residential Uses	
Accessory Dwelling Unit ¹	A
Adult Day Care Home	M
Caretaker Housing	A
Dwelling, Single Family, Duplex	N
Dwelling, Multi-Family	A

¹ See additional regulations for Accessory Dwelling Units in Chapter 17.82.

Land Use	Zoning District
	CMU
Emergency Shelter ²	A
Employee Housing	A
Family Day Care Home ³	M
Group Residential	A
Home Occupations ⁴	A
Live-Work Facility	A
Residential Care Facility	C
Residential Care Home	A
Single-Room Occupancy (SRO) Facility	A
Supportive Housing	A
Transitional Housing	A
Agricultural and Animal-Related Uses	
Animal Keeping, Domestic Pet	A
Animal Keeping, Exotic Animals	C
Animal Keeping, Other Animal Keeping	N
Animal Sales and Grooming	A
Kennel, Commercial ⁵	C
Veterinary Facility ⁶	A
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses	
Assembly Uses	C
Church/Place of Worship	A
Community Garden	A
Indoor Amusement/ Entertainment Facility, Fitness and Sports Facility	A
Library and Museum	A
Outdoor Commercial Recreation	C
Park and Public Plaza	A
School, Academic- Private	A
School, Academic- Public	A
School, Specialized Education and Training/Studio	C
Theater/Auditorium	A
Utility, Transportation, Public Facility, and Communication Uses	
Airport, Fuel Storage and Distribution	N

² See additional regulations for Emergency Shelters in Chapter 17.76.

³ See additional regulations for Family Day Care Home under Section 17.10.030 Zoning conformance approval.

⁴ See additional regulations for Home Occupations in Chapter 17.78.

⁵ 200-foot minimum setback from all property lines.

⁶ Where veterinary facilities include any outdoor uses, such facilities shall maintain a minimum 50-foot setback from any residential district, restaurant, or hotel or motel. However, this minimum separation standard may be reduced where an applicant produces a noise analysis by a qualified acoustical professional to demonstrate that the proposed noise source will meet all of the City's adopted noise standards for nearby residences.

Land Use	Zoning District
	CMU
Ambulance Service	C
Heliport	C
Park and Ride Facility	A
Parking Facility	A
Public Safety Facility	A
Transit Facility	A
Transit Station/Terminal	A
Utility Facility and Infrastructure	A
Wireless Telecommunication Facility – Major	C
Wireless Telecommunication Facility – Minor	A
Retail, Service, and Office Uses	
Adult Day Health Care Center	A
Adult-Oriented Business ⁷	N
Alcoholic Beverage Sales	A
Bar/Nightclub	C
Brew Pub	A
Business Support Services ⁸	A
Cannabis Retailers ⁹	C
Child Day Care Center	A
Convenience Store	A
Drive-In and Drive-Through Use ¹⁰	M
Grocery Store/Supermarket, Neighborhood Market	A
Hotel, Motel, Bed and Breakfast Inn	A
Massage Therapy ¹¹	A
Medical Services, General and Extended Care	A
Medical Services, Hospital	C
Mobile Food Vending ¹²	A
Mortuary/ Funeral Home	A
Office, Business and Professional	A
Personal Services	A
Restaurant	A
Retail	A

⁷ See additional regulations for Adult-Oriented Businesses in Chapter 17.70.

⁸ Business occupying more than 25,000 square feet shall require approval of a Minor Use Permit to ensure that potential impacts associated with the larger business (e.g., noise, odor) are mitigated to a less than significant level.

⁹ Cannabis Retailers must also obtain a Cannabis Business Permit pursuant to Chapter 5.64.

¹⁰ See additional regulations for Drive-In and Drive-Through Facilities in Chapter 17.74.

¹¹ See additional regulations for Massage Therapy in Chapter 17.86.

¹² See additional regulations for Mobile Food Vending in Chapter 10.70.

Land Use	Zoning District
	CMU
Tasting Room	A
Temporary Uses (including expositions, concerts, carnivals, clinics, amusement rides, flea markets, Certified farmers markets, outdoor sales and display of goods, seasonal sales, temporary dwellings, and temporary sales and construction offices) ¹³	A
Tobacco Related Uses ¹⁴	C
Sidewalk Vending ¹⁵	A
Automobile and Vehicle Uses	
Auto and Vehicle Rental	N
Auto and Vehicle Sales	C
Auto and Vehicle Storage, Dismantling	N
Auto Parts Sales	A
Car Washing and Detailing	A
Fueling Station	M
Vehicle Services–Major	N
Vehicle Services–Minor	M
Industrial, Manufacturing, and Processing Uses	
Agricultural Products Processing	N
Freight Yard/Truck Terminal	N
Manufacturing, Major, Minor ¹⁶	N
Manufacturing, Small Scale	C
Recycling Facility – Collection ¹⁷	C
Recycling Facility – Processing, Scrap and Dismantling	N
Research and Development	N
Storage Facilities	N
Wholesaling and Distribution	N

¹³ See additional regulations for Temporary Uses in Chapter 17.84.

¹⁴ 100-foot minimum distance from any school.

¹⁵ See additional regulations for Sidewalk Vending in Chapter 12.24.

¹⁶ 1,000-foot minimum setback from any residential Zoning District.

¹⁷ Facilities located within 150 feet of a property zoned or used residential shall operate only during the hours of 9:00 a.m. and 5:00 p.m.

§ 17.26.020 Development Standards

Table 17.26.020-1 (Development Standards for Manteca's Base Zoning Districts) includes lot area, allowed density, building setbacks, height, and lot coverage requirements for each of the City's Base Zoning Districts. Section 17.26.030 (Additional Standards for Multi-Family Zoning Districts) establishes additional development standards for multi-family Zoning Districts, and Section 17.26.040 (Standards for Small-Lot Single-Family Development) establishes additional standards for small-lot single-family residential development. Additional site planning requirements (e.g., landscaping, lighting) are listed in Article III (Site Planning Standards). Development within the City of Manteca is also subject to compliance with all adopted Uniform Building and Fire Codes. Zoning District names for the Zoning District symbols used in the table are as follows:

AG	Agricultural Zoning District
R-E	Residential Estate Zoning District
R-1	One-Family Dwelling Zoning District
R-2	Limited Multiple-Family Dwelling Zoning District
R-3	Multiple-Family Dwelling Zoning District
DMU	Mixed Use Downtown Zoning District
CMU	Mixed Use Commercial Zoning District
BIP	Business Industrial Park Zoning District
CN	Neighborhood Commercial Zoning District
CG	General Commercial Zoning District
CM	Commercial Manufacturing Zoning District
M1	Light Industrial Zoning District
M2	Heavy Industrial Zoning District
OS	Open Space Zoning District
A	Park Zoning District
PQP	Public/Quasi-Public Zoning District

Table 17.26.020-1 Development Standards for Manteca’s Base Zoning Districts

Development Standard	CMU
Allowed Density	
Minimum Density (du/ac)	20.1
Maximum Density (du/ac)	30
Setback (min. distance between structure and property line in feet)²	
Front Yard	10 ft
Front Yard to Porch	n/a
Side Yard	10 ft ¹¹
Street Side Yard	10 ft
Rear Yard	10 ft ¹¹
Stepback (The min. horizontal distance a building facade is stepped back from the building facade immediately below)	
Side Yard	0 ft ⁸
Street Side Yard	0 ft
Building Height (max.)	

Building Height	Within 30 feet of a One-Family Dwelling Unit Property Line: 35 ft All Other Projects: 75 ft
Floor Area Ratio (maximum ratio of building to lot square footage) and Open Space (min. per dwelling unit)	
Floor area Ratio	1.0 ^{9,12}
Open Space	10%
Minimum Non-Residential Uses ^{9,13}	25% of the gross building square footage is required to be in non-residential use. ¹⁴
Notes:	
1. See additional standards for small-lot single-family development in Section 17.26.040 .	
2. Setbacks shall be at least the minimum required under the City's adopted Building Code.	
3. When adjacent to a residential district, all structures shall at a minimum be forty feet when a commercial or industrial-zoned parcel shares a property line with an adjacent residential district. Pursuant to Table 17.08.060-1, the Approving Authority may reduce this setback upon finding compliance with the Performance Standards in Chapter 17.58 . Pursuant to Section 17.10.120, a variance shall be required to reduce commercial or industrial use to less than the required setback of an adjacent residential property.	
4. Garages attached to a main building may encroach into the required rear yard by not more than ten feet if: (a) it is less than six hundred square feet in area; and (b) it shares a common wall of five feet or more in length, or is located less than six feet from the main building and is connected to the main building by a roofed area (e.g., breezeway) a minimum of five feet in width.	
5. Minimum thirty percent of multi-family projects shall be designed for community open space and each unit shall include four hundred square feet of private open space as described in Section 17.26.030 .	
6. See additional standards for small-lot single-family development in Section 17.26.040 .	
7. For the portion of a property adjacent to a one-family dwelling unit property line, Side and Rear Setbacks are 5 feet.	
8. For the portion of a property adjacent to a one-family dwelling unit property line, buildings from the second story and higher shall be stepped back by at least 10 feet on the side (or sides) of a building.	
9. Excludes square footage of structured parking.	
10. Active uses are those that are accessible to the general public, generate walk-in clientele, and contribute to pedestrian activity in the public realm, including retail, commercial services, restaurants, entertainment, civic and community uses, grocery or food markets, medical and veterinary uses, educational facilities, lodging, and similar non-residential uses, as well as residential uses with patios, stoops, porches, lobby areas that are oriented to the adjacent sidewalk	
11. For the portion of a property adjacent to a one-family dwelling unit property line, Side and Rear Setbacks are 15 feet.	
12. Mixed-use properties that include residential and non-residential development: max FAR 1.75	
13. Non-residential uses may include uses that are accessible to the general public, generate walk-in clientele, and contribute to pedestrian activity in the public realm, including retail, commercial services, restaurants, entertainment, civic and community uses, grocery or food markets, medical and veterinary uses, educational facilities, lodging, and other non-residential uses such as residential amenities.	
14. 25% non-residential requirement only applies to parcels of 2 or more net acres (existing lot size excluding any required dedications of public right-of-way improvements), and the Community Development Director may waive this requirement if they determine that non-residential uses are infeasible or would introduce compatibility issues.	

§ 17.26.070 Mixed Use Commercial (CMU) Building Standards

- A. Intent. The ground floor residential building frontage is designed to allow residential privacy while enlivening the public realm, enhance the pedestrian experience, and incorporate architectural features that reduce the perceived mass of buildings from the pedestrian’s perspective. The ground floor non-residential building frontage is inviting to the general public, creates visual interest from the pedestrian’s perspective, and incorporates architectural features that reduce the perceived mass of buildings from the pedestrian’s perspective.
- B. Standards. The following standards address specific criteria related to the design of buildings, with a focus on the ground floor.

- a. Entrances: Separate entrances shall be required for residential and non-residential uses when occupying the same structure. This does not preclude secondary interior access between non-residential and residential uses, in addition to the required separate accesses.
- b. Residential Entry Grade and Access: Ground floor residential uses with individual entrances to the dwelling units from a sidewalk (i.e. without a common entrance) shall be elevated a minimum of 4 feet above the sidewalk grade to ensure privacy.
- c. Ground Floor Height: Ground-floor height (floor-to-ceiling) shall be a minimum of 13 feet.
- d. Non-Residential Access: The primary entrance to each non-residential space on the ground floor shall be located on the front facade and open onto the public frontage. Each tenant or business space located on the ground floor shall have direct access to a sidewalk, public plaza, or other type of public space with a direct pedestrian connection. Orient front entrances to face the primary frontage with a direct connection, direct pedestrian connection, or for corner properties, orient entrances to either adjoining streets or sidewalks. Storefront and lobby entrances shall have a recessed entrance of at least 30 inches, measured from the facade.
- e. Facade Treatment:
 - i. A minimum of 25 percent of the surface area of the ground floor of façades adjacent to public rights-of-way, and a minimum of 25 percent of the surface area of upper floor façades shall be occupied by windows.
 - ii. The maximum length of any blank wall shall be limited to 30 feet, measured horizontally. Façade articulation shall be achieved by providing material and plane changes or by providing a rhythmic pattern of bays, columns, balconies, windows, doors, and other architectural elements.
 - iii. Building elements such as bays, windows, and balconies that project from facades must have at least two feet of plane change.
- f. Street Trees
 - i. Projects shall comply with tree and shrub standards in accordance with Chapter 12.08.
- g. Open Space Orientation: Where open spaces areas such as courtyards, paseos, or greenways are proposed, these open spaces shall be oriented to windows, doors, and/or outdoor patios.
- h. Awning and Signs: Awnings, signs, and similar features are not required, but where provided, shall be located at least 8 feet above the adjacent sidewalk and only cover individual storefronts and openings, , and shall comply with standards in accordance with §17.54.
- i. Fences and Walls: Fences, walls, and similar features shall comply with standards in accordance with §17.46.

§ 17.26.080 Mixed Use Commercial (CMU) Open Space for Proposed Residential Uses

- A. Intent. The CMU zoning district Open Space requirements are intended to ensure that residential developments contribute to useable parks and open spaces for residents, such as, but not limited to, courtyards, balconies, rooftop gardens, plazas, playgrounds, trails, and public parks, to enhance the quality of life and provide recreational opportunities.
- B. Minimum Project Open Space. Projects shall provide private open space on a per-unit basis, as required in subsection (c) below.

- C. Open Space. Residential and mixed-use developments that include residential uses in the CMU zoning district shall provide open space in accordance with the below standards in **Table 17.26.080-1**.

Table 17.26.080-1. Open Space Standards

Open Space by Lot Size	Lot Size	Minimum Private Open Space Required
	<5,999 sf	500 sf total
	>6,000 sf	40 sf per unit
Open Space Dimensions	Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimensions less than 6 feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than 4 feet.	
Open Space Types	Balconies, courtyards, decks, gardens, and patios, as well as types of open space that provide satisfy similar open space function. Rooftop decks and terraces may be used to satisfy these requirements provided that these areas are accessible to all residents within the building.	

- D. Privately-Owned Public Open Space. Private open space requirements may be fulfilled by providing up to 50 percent of the private open space requirement in privately-owned and maintained public open space meeting the following standards:

a. Type of Open Space:

- i. Unenclosed park, garden, or otherwise landscaped area at street grade.
- ii. Unenclosed plaza or courtyard with seating areas and landscaping with no more than 25 percent of the total floor area devoted to facilities for food or beverage services, exclusive of seating areas, at street grade.
- iii. Unenclosed pedestrian pathway with a width of at least 10 feet and provide ample pedestrian lighting to ensure pedestrian comfort and safety.

b. Minimum Height-to-Width Ratios. In order to achieve sunlight and air circulation in required open space areas, the following minimum height-to-width ratios shall be provided:

- i. Enclosed open space (i.e., open space that is enclosed on four sides, such as a courtyard): The ratio of height to width should be 2:1. For every one unit of height, there should be at least half that width of open space adjacent to the building's façade, measured perpendicular to it. This requirement applies to all sides of the enclosed open space.
- ii. Open space with one or more sides open: The ratio of height to width should be 3:1. For every one unit of height, there should be at least one-third of that width of open space adjacent to the building's façade measured perpendicular to it. This requirement applies to all sides of the open space.

c. Public Access. All privately-owned and maintained public open spaces shall be publicly accessible, at a minimum, from 7:00 am to sunset every day.

- i. Entrances to outdoor spaces must directly connect to a publicly accessible sidewalk or outdoor area. Informational markers or placards, positioned within six feet of each entrance, must provide details such as the public's

- rights to use the space, operating hours, and contact information for the responsible owner overseeing access and maintenance.
- d. Maintenance. All privately-owned and maintained, public open space shall be maintained at the expense of the property owner or other designated sponsor, and not at the expense of the public.
- e. Exceptions and Conditions. Exceptions and conditions, such as those intended to ensure continued maintenance of the open space for the actual lifetime of the project, may be imposed by the Director in accordance with §17.06.060.

§ 17.52.170 Mixed Use Commercial (CMU) Parking Standards

- A. Intent. The CMU zoning district parking standards are intended to provide sufficient parking capacity while avoiding oversupply of parking that can create constraints for new infill development and can represent a barrier to pedestrian and bicycle access.
- B. Requirements. For the CMU zones, **Table 17.52.170-1** establishes the minimum parking space requirements by use.

Table 17.52.170-1 Parking Requirements

Land Use	Required Parking Spaces
Residential	
0-1 Bedroom	0.5 per unit
2 Bedrooms	1.0 per unit
3 or more bedrooms	1.5 per unit
Boardinghouses and Group Quarters	1.0 per sleeping room or per 100 sf of sleeping area
Guest Parking	1.0 per 5 units
Adult Day Care Home, Family Day Care Home, Residential Care Facility, Residential Care Home	1.0 per 3 beds
Bicycle Parking	1.0 per unit
Non-Residential	
2,000 sf or less of gross floor area	None required
Above 2,000 sf of gross floor area	1.0 per 500 sf of gross floor area above the initial 2,000 sf
Bicycle Parking	1.0 per 2,000 sf. A minimum of 4 (four) spaces shall be provided in all cases.

Notes: Proposed Accessory Dwelling Units (ADUs) do not require any additional vehicular parking spaces or bicycle parking spaces.

- C. Parking Design and Development Standards.
 - a. Parking in the CMU zoning district shall comply with design and development standards in accordance with § 17.52.090.
 - b. For projects with multiple land uses (for example, within vertical mixed-use development combining retail and residential), the parking requirements for each land use are applicable and will be added together to determine the total parking requirements for the project.
 - c. Driveways shall not be located on frontages less than 200 feet where there is access from a secondary street or alley. If access from side streets or alleys is not possible due to lot location and/or configuration, vehicular access shall be

constructed to minimize the disruption of the pedestrian right-of-way along, with written approval by the Director. Access to parking shall be located behind the building, internal to the block, or below grade and provided from side streets or alleys.

- d. If new surface parking spaces are proposed, compliance with the following standards is required:
 - i. Behind Buildings: Parking spaces are to be placed behind the buildings.
 - ii. To the Side of Buildings: If parking cannot be placed behind the building, it may be located to the side, as long as it is set back from the front property line at least 10 feet.
 - iii. If multiple buildings are proposed or if multiple buildings would exist on-site after a proposed development, proposed surface parking spaces are not required to be behind or to the side of all buildings, but shall be placed behind or to the side of the primary building or buildings on the property frontage, such as within an interior court area surrounded by, or partially surrounded by buildings.
 - iv. No New Surface Parking on Property Frontage: Any proposed surface parking spaces shall not be located directly in front of the primary building or buildings on the property frontage, an area that is reserved for pedestrian access, landscaping, outdoor seating, and aesthetic features.

D. Shared Parking and Parking Reductions. Eligible mixed-use projects in the CMU zoning district may also request a reduction in the minimum number of parking spaces required in accordance with § 17.52.060 Reductions in Parking.

§ 17.58.130 Mixed-Use Performance Standards

- A. Intent. The CMU zoning district mixed use performance standards ensure compatibility among residential and non-residential uses in relation to noise, safety, odors, glare, and security.
- B. Standards. All new developments within the CMU zoning district shall be designed to meet the performance standards outlined in § 17.58 Performance Standards and the following performance standards:
 - a. All residential units in a building or property that also accommodates commercial development shall have walls, floors, and ceilings with a minimum Impact Insulation Class (IIC) of 60.
 - b. Commercial uses in mixed-use buildings shall be limited to hours of operation between 7:00 a.m. and 10:00 pm.
 - c. Outdoor lighting associated with commercial uses shall be designed to provide a sufficient level of illumination for access and security purposes without adversely impacting surrounding residential uses. Such lighting shall not blink, flash, or oscillate.
 - d. Shared elevators in buildings with residential and non-residential development shall have restricted and secured access for residents to reach residential floors.
 - e. Commercial outdoor storage yards, loading docks, and mechanical equipment including HVAC equipment, shall be shielded from the line of sight of outdoor activity areas associated with on- and off-site residences within 300 feet by a building or a solid structure with no gaps.

- f. Residential units shall maintain a separate refuse storage container from that used by commercial uses. It shall be clearly marked for residential use only. Outdoor waste management facilities and recycling centers for commercial and residential uses shall primarily be located away from residential, open space, and park uses. Screening measures shall be implemented if not feasible. Developments located near open spaces and natural features shall be designed to include these features as an attraction and amenity while also providing for their conservation where appropriate.

§ 17.58.140 Development Incentives

- A. Intent. The CMU Development Incentives provide incentives for the development of certain land uses to help implement the goals and policies of the City's General Plan.
- B. Infill Development.
 - a. Proposed developments on a site that meets the definition of Lot, Infill outlined in Chapter 17.100.060 shall qualify for the following incentives:
 - i. Reduction in required parking for a mixed-use project when approved in compliance with Chapter 17.52.060.
 - ii. Increase in maximum floor area ratio (FAR) up to a maximum of 10 percent.
 - iii. Reduction in public and/or private open space requirements, up to a maximum of 10 percent.
- C. Lot Consolidation.
 - a. In order to encourage the assembly of smaller existing lots into larger lots that can be more efficiently developed into a mixed-use project, the following incentives are offered:
 - i. Reduction in required parking for a mixed-use project when approved in compliance with Chapter 17.52.060.
 - ii. Increase in maximum floor area ratio (FAR) up to a maximum of 10 percent.
 - iii. Reduction in public and/or private open space requirements, up to a maximum of 10 percent.
 - b. Eligibility for Incentives.
 - i. Consolidation of existing small lots into a development project site of one acre or greater up to two acres shall be eligible for any two of the allowable incentives identified above.
 - ii. Consolidation of existing small lots into a development project site of two acres or greater shall be eligible for all three of the allowable incentives identified above.
 - c. Lot Area Requirements.
 - i. The size and shape of each newly created lot shall be adequate to allow the full development of the allowed uses in a manner consistent with the following:
 - 1. The lot consolidation is consistent with the City's adopted General Plan and all applicable requirements of the Subdivision Map Act, Zoning Code and/or Building Code.

2. The lot consolidation does not require relocation of existing easements, utilities, or infrastructure serving adjacent lots, parcels, public lands, or streets.
3. The lot consolidation will not impair existing access or create a need for access to adjacent lots or parcels.

C. Grocery Stores and Food Markets.

- a. Development incentives. Any proposed grocery or food market that devotes 30 percent or more of selling space to perishable fresh food items, proposed in an area where there is no other grocery or food market within a one-mile buffer as measured from closest points of each property, shall qualify to utilize the following incentives. Incentives may be used individually or together where the configuration requirements are met.
 - i. Intensity Incentive. The total gross square footage (GFA) of a grocery market shall not count toward the maximum FAR of a parcel or project.
 - ii. Parking Incentives. Grocery or food market required parking spaces:
 1. Shall be counted as guest spaces for any residential units developed as part of a horizontal or vertical mixed-use project;
 2. Shall reduce by 1 space per 1,000 sf if located within a 1/4 mile of a transit stop and bicycle parking is provided on-site, or if the grocery market is developed in a vertical mixed-use format.
 3. Up to 25 percent of proposed surface parking spaces may be placed between the property frontage and the proposed primary building.

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Chapter 17.20 ESTABLISHMENT OF ZONING DISTRICTS AND LAND USE CLASSIFICATIONS SYSTEM

Table 17.20.020-1 ZONING DISTRICTS

Commercial, Office, Industrial, and Mixed Use Zoning Districts		
DMU	Mixed Use Downtown Zoning District. 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.	Downtown

§ 17.22.020 Allowed Uses and Requirements.

Table 17.22.020-1 (Allowed Uses and Required Entitlements for Manteca's Base Zoning Districts) below identifies allowed uses and corresponding requirements for planning entitlements for all Base Zoning Districts within the City of Manteca other than Special Purpose Zoning Districts [see Chapter 17.28 (Special Purpose Zoning Districts)]. Definitions for the land uses listed herein (use classifications) are provided in Chapter 17.24 (Allowed Use Definitions). See additional use requirements in Article IV (Standards for Specific Land Uses). In the table below, an "A" indicates that the land use is permitted by right, a "C" indicates that the land use is permitted in the designated Zoning District upon issuance of a Conditional Use Permit [pursuant to Section 17.10.130 (Conditional Use Permit)], an "M" indicates that the land use is permitted in the designated Zoning District upon issuance of a Minor Use Permit, and an "N" indicates that the use is not allowed. Except as otherwise provided for in this Title, uses not shown in the table are not permitted.

Zoning district names for the Zoning District symbols used in the table are as follows:

DMU	Mixed Use Downtown Zoning District
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Table 17.22.020-1 Allowed Uses and Required Entitlements for Manteca’s Base Zoning Districts

Land Use	Zoning District
	DMU
Residential Uses	
Accessory Dwelling Unit ¹	A
Adult Day Care Home	M
Caretaker Housing	A
Dwelling, Single-family, Duplex	N
Dwelling, Multi-Family	A
Emergency Shelter ²	A
Employee Housing	A

¹ See additional regulations for Accessory Dwelling Units in Chapter 17.82.

² See additional regulations for Emergency Shelters in Chapter 17.76.

Land Use	Zoning District
	DMU
Family Day Care Home ³	M
Group Residential	A
Home Occupations ⁴	A
Live-Work Facility	A
Residential Care Facility	C
Residential Care Home	A
Single-Room Occupancy (SRO) Facility	A
Supportive Housing	A
Transitional Housing	A
Agricultural and Animal-Related Uses	
Animal Keeping, Domestic Pet	A
Animal Keeping, Exotic Animals	N
Animal Keeping, Other Animal Keeping	N
Animal Sales and Grooming	A
Kennel, Commercial ⁵	N
Veterinary Facility ⁶	A
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses	
Assembly Uses	C
Church/Place of Worship	A
Community Garden	A
Indoor Amusement/ Entertainment Facility, Fitness and Sports Facility	C
Library and Museum	A
Outdoor Commercial Recreation	C
Park and Public Plaza	A
School, Academic- Private	A
School, Academic- Public	A
School, Specialized Education and Training/Studio	C
Theater/Auditorium	A
Utility, Transportation, Public Facility, and Communication Uses	
Airport, Fuel Storage and Distribution	N
Ambulance Service	N
Heliport	N

³ See additional regulations for Family Day Care Home under Chapter 17.10.030 Zoning conformance approval.

⁴ See additional regulations for Home Occupations in Chapter 17.78.

⁵ 200-foot minimum setback from all property lines.

⁶ Where veterinary facilities include any outdoor uses, such facilities shall maintain a minimum 50-foot setback from any residential district, restaurant, or hotel or motel. However, this minimum separation standard may be reduced where an applicant produces a noise analysis by a qualified acoustical professional to demonstrate that the proposed noise source will meet all of the City's adopted noise standards for nearby residences.

Land Use	Zoning District
	DMU
Park and Ride Facility	N
Parking Facility	C
Public Safety Facility	A
Transit Facility	A
Transit Station/Terminal	A
Utility Facility and Infrastructure	A
Wireless Telecommunication Facility – Major	C
Wireless Telecommunication Facility – Minor	A
Retail, Service, and Office Uses	
Adult Day Health Care Center	A
Adult-Oriented Business ⁷	N
Alcoholic Beverage Sales	N
Bar/Nightclub	C
Brew Pub	A
Business Support Services ⁸	A
Cannabis Retailers ⁹	C
Child Day Care Center	A
Convenience Store	A
Drive-In and Drive-Through Use ¹⁰	N
Grocery Store/Supermarket, Neighborhood Market	A
Hotel, Motel, Bed and Breakfast Inn	C
Massage Therapy ¹¹	A
Medical Services, General and Extended Care	A
Medical Services, Hospital	C
Mobile Food Vending ¹²	A
Mortuary/ Funeral Home	A
Office, Business and Professional	A
Personal Services	A
Restaurant	A
Retail	A
Tasting Room	A
Temporary Uses (including expositions, concerts, carnivals, clinics, amusement rides, flea markets, Certified farmers markets, outdoor	A

⁷ See additional regulations for Adult-Oriented Businesses in Chapter 17.70.

⁸ Business occupying more than 25,000 square feet shall require approval of a Minor Use Permit to ensure that potential impacts associated with the larger business (e.g., noise, odor) are mitigated to a less than significant level.

⁹ Cannabis Retailers must also obtain a Cannabis Business Permit pursuant to Chapter 5.64.

¹⁰ See additional regulations for Drive-In and Drive-Through Facilities in Chapter 17.74.

¹¹ See additional regulations for Massage Therapy in Chapter 17.86.

¹² See additional regulations for Mobile Food Vending in Chapter 10.70.

Land Use	Zoning District
	DMU
sales and display of goods, seasonal sales, temporary dwellings, and temporary sales and construction offices) ¹³	
Tobacco Related Uses ¹⁴	C
Sidewalk Vending ¹⁵	A
Automobile and Vehicle Uses	
Auto and Vehicle Rental	N
Auto and Vehicle Sales	N
Auto and Vehicle Storage, Dismantling	N
Auto Parts Sales	A
Car Washing and Detailing	N
Fueling Station	N
Vehicle Services–Major	N
Vehicle Services–Minor	N
Industrial, Manufacturing, and Processing Uses	
Agricultural Products Processing	N
Freight Yard/Truck Terminal	N
Manufacturing, Major, Minor ¹⁶	N
Manufacturing, Small Scale	N
Recycling Facility – Collection ¹⁷	N
Recycling Facility – Processing, Scrap and Dismantling	N
Research and Development	N
Storage Facilities	N
Wholesaling and Distribution	N

¹³ See additional regulations for Temporary Uses in Chapter 17.84.

¹⁴ 100-foot minimum distance from any school.

¹⁵ See additional regulations for Sidewalk Vending in Chapter 12.24.

¹⁶ 1,000-foot minimum setback from any residential Zoning District.

¹⁷ Facilities located within 150 feet of a property zoned or used residential shall operate only during the hours of 9:00 a.m. and 5:00 p.m.

§ 17.26.020 Development Standards.

Table 17.26.020-1 (Development Standards for Manteca’s Base Zoning Districts) includes lot area, allowed density, building setbacks, height, and lot coverage requirements for each of the City’s Base Zoning Districts. Section 17.26.030 (Additional Standards for Multi-Family Zoning Districts) establishes additional development standards for multi-family Zoning Districts, and Section 17.26.040 (Standards for Small-Lot Single-Family Development) establishes additional standards for small-lot single-family residential development. Additional site planning requirements (e.g., landscaping, lighting) are listed in Article III (Site Planning Standards). Development within the City of Manteca is also subject to compliance with all adopted Uniform Building and Fire Codes. Zoning District names for the Zoning District symbols used in the table are as follows:

AG	Agricultural Zoning District
R-E	Residential Estate Zoning District
R-1	One-Family Dwelling Zoning District
R-2	Limited Multiple-Family Dwelling Zoning District
R-3	Multiple-Family Dwelling Zoning District
DMU	Mixed Use Downtown Zoning District
CMU	Mixed Use Commercial Zoning District
BIP	Business Industrial Park Zoning District
CN	Neighborhood Commercial Zoning District
CG	General Commercial Zoning District
CM	Commercial Manufacturing Zoning District
M1	Light Industrial Zoning District
M2	Heavy Industrial Zoning District
OS	Open Space Zoning District
A	Park Zoning District
PQP	Public/Quasi-Public Zoning District

Table 17.26.020-1 Development Standards for Manteca’s Base Zoning Districts

Development Standard	DMU
Allowed Density	
Minimum Density (du/ac)	20.1
Maximum Density (du/ac)	30
Setback (min. distance between structure and property line in feet)²	
Front Yard	0 ft
Front Yard to Porch	n/a
Side Yard	0 ft ⁷
Street Side Yard	0 ft
Rear Yard	5 ft ⁷
Stepback (The min. horizontal distance a building facade is stepped back from the building facade immediately below)	
Side Yard	0 ft ⁸
Street Side Yard	0 ft
Building Height (max.)	
Building Height	Within 30 feet of a One-Family Dwelling Unit Property Line: 35 ft

	All Other Projects: 55 ft
Floor Area Ratio (maximum ratio of building to lot square footage) and Open Space (min. per dwelling unit)	
Floor area Ratio	2.5 ⁹
Open Space	10%
Minimum Active Ground Floor Condition ^{9,10}	25% of total gross floor area of the total enclosed building square footage on a parcel.
Notes:	
1. See additional standards for small-lot single-family development in Section 17.26.040 .	
2. Setbacks shall be at least the minimum required under the City's adopted Building Code.	
3. When adjacent to a residential district, all structures shall at a minimum be forty feet when a commercial or industrial-zoned parcel shares a property line with an adjacent residential district. Pursuant to Table 17.08.060-1, the Approving Authority may reduce this setback upon finding compliance with the Performance Standards in Chapter 17.58 . Pursuant to Section 17.10.120, a variance shall be required to reduce commercial or industrial use to less than the required setback of an adjacent residential property.	
4. Garages attached to a main building may encroach into the required rear yard by not more than ten feet if: (a) it is less than six hundred square feet in area; and (b) it shares a common wall of five feet or more in length, or is located less than six feet from the main building and is connected to the main building by a roofed area (e.g., breezeway) a minimum of five feet in width.	
5. Minimum thirty percent of multi-family projects shall be designed for community open space and each unit shall include four hundred square feet of private open space as described in Section 17.26.030 .	
6. See additional standards for small-lot single-family development in Section 17.26.040 .	
7. For the portion of a property adjacent to a one-family dwelling unit property line, Side and Rear Setbacks are 5 feet.	
8. For the portion of a property adjacent to a one-family dwelling unit property line, buildings from the second story and higher shall be stepped back by at least 10 feet on the side (or sides) of a building.	
9. Excludes square footage of structured parking.	
10. Active uses are those that are accessible to the general public, generate walk-in clientele, and contribute to pedestrian activity in the public realm, including retail, commercial services, restaurants, entertainment, civic and community uses, grocery or food markets, medical and veterinary uses, educational facilities, lodging, and similar non-residential uses, as well as residential uses with patios, stoops, porches, lobby areas that are oriented to the adjacent sidewalk	
11. For the portion of a property adjacent to a one-family dwelling unit property line, Side and Rear Setbacks are 15 feet.	
12. Mixed-use properties that include residential and non-residential development: max FAR 1.75	
13. Non-residential uses may include uses that are accessible to the general public, generate walk-in clientele, and contribute to pedestrian activity in the public realm, including retail, commercial services, restaurants, entertainment, civic and community uses, grocery or food markets, medical and veterinary uses, educational facilities, lodging, and other non-residential uses such as residential amenities.	
14. 25% non-residential requirement only applies to parcels of 2 or more net acres (existing lot size excluding any required dedications of public right-of-way improvements), and the Community Development Director may waive this requirement if they determine that non-residential uses are infeasible or would introduce compatibility issues.	

§ 17.26.050 Mixed Use Downtown (DMU) Building Standards

- A. Intent. The ground floor residential building frontage is designed to allow residential privacy while enlivening the public realm, enhance the pedestrian experience, and incorporate architectural features that reduce the perceived mass of buildings from the pedestrian's perspective. The ground floor non-residential building frontage is inviting to the general public, creates visual interest from the pedestrian's perspective, and incorporates architectural features that reduce the perceived mass of buildings from the pedestrian's perspective.

B. Standards. The following standards address specific criteria related to the design of buildings, with a focus on the ground floor.

- a. Entrances: Separate entrances shall be required for residential and non-residential uses when occupying the same structure. This does not preclude secondary interior access between non-residential and residential uses, in addition to the required separate accesses.
- b. Residential Entry Grade and Access: Ground floor residential uses with individual entrances to the dwelling units from a sidewalk (i.e. without a common entrance) shall be elevated a minimum of 4 feet above the sidewalk grade to ensure privacy.
- c. Ground Floor Height: Ground-floor height (floor-to-ceiling) shall be a minimum of 13 feet.
- d. Non-Residential Access: The primary entrance to each non-residential space on the ground floor shall be located on the front facade and open onto the public frontage. Each tenant or business space located on the ground floor shall have direct access to a sidewalk, public plaza, or other type of public space with a direct pedestrian connection. Orient front entrances to face the primary frontage with a direct connection, direct pedestrian connection, or for corner properties, orient entrances to either adjoining streets or sidewalks. Storefront and lobby entrances shall have a recessed entrance of at least 30 inches, measured from the facade.
- e. Facade Treatment:
 - i. A minimum of 25 percent of the surface area of the ground floor of façades adjacent to public rights-of-way, and a minimum of 25 percent of the surface area of upper floor façades shall be occupied by windows.
 - ii. At least 50 percent of the surface area of ground floor facades adjacent to public rights-of-way within 10 feet of the building floor grade shall be occupied by windows.
 - iii. The maximum length of any blank wall shall be limited to 20 feet, measured horizontally. Façade articulation shall be achieved by providing material and plane changes or by providing a rhythmic pattern of bays, columns, balconies, windows, doors, and other architectural elements.
 - iv. Building elements such as bays, windows, and balconies that project from facades must have at least two feet of plane change.
- f. Street Trees
 - i. Projects shall comply with tree and shrub standards in accordance with Chapter 12.08.
 - ii. Existing public sidewalks 10 feet in width or wider shall be improved with street trees in tree wells of at least four feet in width with an average tree spacing of no more than 30 feet on-center. The City may approve an alternative location for street trees within the streetscape, such as a planter that is not located in the sidewalk with the same minimum required street tree spacing.
- g. Open Space Orientation: Where open spaces areas such as courtyards, paseos, or greenways are proposed, these open spaces shall be oriented to windows, doors, and/or outdoor patios.
- h. Awning and Signs: Awnings, signs, and similar features are not required, but where provided, shall be located at least 8 feet above the adjacent sidewalk and only cover individual storefronts and openings, and shall comply with standards in accordance with §17.54.
- i. Fences and Walls: Fences, walls, and similar features shall comply with standards in accordance with §17.46.

§ 17.26.060 Mixed Use Downtown (DMU) Open Space for Proposed Residential Uses

- A. Intent. The DMU zoning district Open Space requirements are intended to ensure that residential developments contribute towards useable parks and open spaces for residents, such as but not limited to courtyards, balconies, rooftop gardens, plazas, playgrounds, trails, and public parks to enhance the quality of life and provide recreational opportunities.
- B. Minimum Project Open Space. In the DMU Zone, projects shall provide private open space on a per unit basis, and public open space based on lot size, as required in subsection (c) below.
- C. Open Space. Residential and mixed-use developments that include residential uses in the DMU Zone shall provide open space in accordance with the below standards in **Table 17.26.060-1**.

Table 17.26.060-1 Open Space Standards

Open Space by Lot Size	Lot Size	Minimum Private Open Space Required Per Unit
	<5,999 sf	40 sf
	>6,000 sf	50 sf
	Lot Size	Minimum Common Open Space Required
	<5,999 sf	None required
	>6,000 sf	500 sf
Open Space Dimensions	Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimensions less than 6 feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than 4 feet.	
Open Space Types	Balconies, courtyards, decks, gardens, and patios, as well as types of open space that provide similar open space function. Rooftop decks and terraces may be used to satisfy these requirements provided that these areas are accessible to all residents within the building.	

- D. Privately-Owned, Public Open Space. Private open space requirements may be fulfilled by providing a maximum of 50 percent of the private open space requirement to public open space. Open space credited as privately-owned and maintained, public open space by this Code shall meet the following standards:
 - a. Type of Open Space:
 - i. Unenclosed park, garden, or otherwise landscaped area at street grade.
 - ii. Unenclosed plaza or courtyard with seating areas and landscaping with no more than 25 percent of the total floor area devoted to facilities for food or beverage services, exclusive of seating areas, at street grade.
 - iii. Unenclosed pedestrian pathway with a width of at least 10 feet and provide ample pedestrian lighting to ensure pedestrian comfort and safety.

- b. Minimum Height-to-Width Ratios. In order to achieve sunlight and air circulation in required open space areas, the following minimum height to width ratios shall be provided:
 - i. Enclosed open space (i.e., open space that is enclosed on four sides, such as a courtyard): The ratio of height to width should be 2:1. For every one unit of height, there should be at least half that width of open space adjacent to the building's façade, measured perpendicular to it. This requirement applies to all sides of the enclosed open space.
 - ii. Open space with one or more sides open: The ratio of height to width should be 3:1. For every one unit of height, there should be at least one-third of that width of open space adjacent to the building's façade measured perpendicular to it. This requirement applies to all sides of the open space.
- c. Public Access. All privately-owned and maintained, public open spaces shall be publicly accessible, at a minimum, from 7:00 am to sunset every day.
 - i. Entrances to outdoor spaces must directly connect to a publicly accessible sidewalk or outdoor area. Informational markers or placards, positioned within six feet of each entrance, must provide details such as the public's rights to use the space, operating hours, and contact information for the responsible owner overseeing access and maintenance
- d. Maintenance. All privately-owned and maintained, public open space shall be maintained at the expense of the property owner or other designated sponsor, and not at the expense of the public.
- e. Exceptions and conditions. Exceptions and conditions, such as those intended to assure continued maintenance of the open space for the actual lifetime of the project, may be imposed by the Director in accordance with §17.06.060.

§ 17.52.160 Mixed Use Downtown (DMU) Parking Standards

- A. Intent. The DMU parking standards are intended to allow for infill development by allowing flexibility in off-street parking locations and a minimum number of spaces.
- B. Requirements.
 - a. Bicycle Parking. For residential projects, a minimum of 1.0 bicycle parking spaces per unit is required. For non-residential projects, a minimum of 1.0 bicycle parking spaces per 2,000 sf is required. A minimum of 4 (four) spaces shall be provided in all cases. For projects with multiple land uses (for example, within vertical mixed-use development combining retail and residential), the bicycle parking requirements for each land use are applicable and will be added together to determine the total parking requirements for the project.
 - b. Parking Spaces. No minimum off-street parking space requirements shall be imposed for new developments within the DMU Zone. If off-street parking is proposed by new developments within the DMU Zone, such parking and associated design shall meet the applicable requirements of §17.52 and below standards:
- C. Parking Design and Development Standards.

- a. If new surface parking spaces are proposed, compliance with the following standards is required:
 - i. Behind Buildings: Parking spaces are to be placed behind the buildings.
 - ii. To the Side of Buildings: If parking cannot be placed behind the building, it may be located to the side, as long as it is set back from the front property line by at least 10 feet.
 - iii. If multiple buildings are proposed or if multiple buildings would exist on-site after a proposed development, proposed surface parking spaces are not required to be behind or to the side of all buildings, but shall be placed behind or to the side of the primary building or buildings on the property frontage, such as within an interior court area surrounded by, or partially surrounded by buildings.
 - iv. No New Surface Parking on Property Frontage: Any proposed surface parking spaces shall not be located directly in front of the primary building or buildings on the property frontage, an area that is reserved for pedestrian access, landscaping, outdoor seating, and aesthetic features.

§ 17.58.110 Mixed Use Downtown (DMU) Performance Standards

- A. Intent. The DMU mixed-use performance standards ensure compatibility among residential and non-residential uses in relation to noise, safety, odors, glare, and security.
- B. Standards. All new developments within the DMU Zone shall be designed to meet the performance standards outlined in § 17.58 Performance Standards and the following performance standards:
 - a. All residential units in a building or property that also accommodates commercial development shall have walls, floors, and ceilings with a minimum Impact Insulation Class (IIC) of 60.
 - b. Commercial uses in mixed-use buildings that include residential uses shall be limited to hours of operation between 7:00a.m. and 10:00pm.
 - c. Outdoor lighting associated with commercial uses shall be designed to provide a sufficient level of illumination for access and security purposes without adversely impacting surrounding residential uses. Such lighting shall not blink, flash, or oscillate.
 - d. Shared elevators in buildings with residential and non-residential development shall have restricted and secured access for residents to reach residential floors.
 - e. Commercial outdoor storage yards, loading docks, and mechanical equipment including HVAC equipment, shall be shielded from the line of sight of outdoor activity areas associated with on- and off-site residences within 300 feet by a building or a solid structure with no gaps.
 - f. Residential units shall maintain a separate refuse storage container from that used by commercial uses. It shall be clearly marked for residential use only. Outdoor waste management facilities and recycling centers for commercial and residential uses shall primarily be located away from residential, open space, and park uses. Screening measures shall be implemented if not feasible. Developments located near open spaces and natural features shall be designed to include these features as an attraction and amenity while also providing for their conservation where appropriate.

§ 17.58.120 Mixed Use Downtown (DMU) Development Incentives

- A. Intent. The DMU Development Incentives provide incentives for the development of certain land uses to help implement the goals and policies of the City's General Plan.
- B. Lot Consolidation.
 - a. In order to encourage the assembly of smaller existing lots into larger lots that can be more efficiently developed into a mixed-use project, the following incentives are offered:
 - i. Reduction in required parking for a mixed-use project when approved in compliance with Chapter 17.52.060.
 - ii. Increase in maximum floor area ratio (FAR) up to a maximum of 10 percent.
 - iii. Reduction in public and/or private open space requirements, up to a maximum of 10 percent.
 - a. Eligibility for Incentives.
 - i. Consolidation of existing small lots into a development project site of one acre or greater up to two acres shall be eligible for any two of the allowable incentives identified above.
 - ii. Consolidation of existing small lots into a development project site of two acres or greater shall be eligible for all three of the allowable incentives identified above.
 - b. Lot Area Requirements.
 - i. The size and shape of each newly created lot shall be adequate to allow the full development of the allowed uses in a manner consistent with the following:
 - 1. The lot consolidation is consistent with the City's adopted General Plan and all applicable requirements of the Subdivision Map Act, Zoning Code and/or Building Code.
 - 2. The lot consolidation does not require relocation of existing easements, utilities, or infrastructure serving adjacent lots, parcels, public lands, or streets.
 - 3. The lot consolidation will not impair existing access or create a need for access to adjacent lots or parcels.
- B. Grocery Stores and Food Markets.
 - a. Development incentives. Any proposed grocery or food market that devotes 30 percent or more of selling space to perishable fresh food items, proposed in an area where there is no other grocery or food market within a one-mile buffer as measured from closest points of each property, shall qualify to utilize the following incentives.
 - i. Intensity Incentive. The total gross square footage (GFA) of a grocery market shall not count toward the maximum FAR of a parcel or project.
 - ii. Up to 25 percent of proposed surface parking spaces may be placed between the property frontage and the proposed primary building.

DRAFT

ORDINANCE O24-XX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING MUNICIPAL CODE TITLE 17 CREATING A NEW MIXED USE DOWNTOWN ZONING DISTRICT AND UPDATING THE MIXED USE COMMERCIAL ZONING DISTRICT TO CONFORM TO THE 2043 GENERAL PLAN UPDATE.

WHEREAS, California Government Code Section 65800, et seq. authorizes the adoption and administration of zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and,

WHEREAS, the draft General Plan Housing Element Policy H-1-2: “Mixed Use Development” calls for mixed use development opportunities within appropriate zoning designations in the downtown, and encourages diversity in the type, density, size, affordability, and tenure of residential development in Manteca, and an adequate supply of mixed-use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2031.” and,

WHEREAS, the draft General Plan Housing Element Policy H-3-3 calls to, “ensure parking standards for affordable and special needs housing and housing near public transit promote development at or near maximum densities, focusing on unit sizes or development types with parking demand below current requirements.,” and,

WHEREAS, the General plan Land Use Element Policy LU-1-B calls to, “Provide for a Downtown zone that permits the vibrant mixing of residential, commercial, office, business-professional, and institutional uses within the Central Business District.” and,

WHEREAS, the General Plan Land Use Element Policy LU 6-4 calls to, “Encourage the development of projects that include residential uses to help create an economically healthy and vibrant Downtown throughout the day and night.” and,

WHEREAS, the General Plan Land Use Element Policy LU 6 calls to, “increase the presence of mixed-use development to revitalize Downtown and aging commercial centers and create vibrant centers in new growth areas.” and,

WHEREAS, in order to accomplish these Policies and Goals, the City has prepared Municipal Code Amendment, MCA-2024-63 (Zoning Code Text Amendments) to the City’s Municipal Code, attached as exhibits “A” and “B”; and,

WHEREAS, the City Council hereby finds and determines that the proposed Zoning Code Updates, the “Project”, are subject to CEQA Guidelines and it was

determined that a Supplemental EIR is the appropriate level of environmental review and that the Draft SEIR will supplement the previously certified City of Manteca (City) General Plan Update EIR and Revised Addendum to the General Plan Update EIR (State Clearinghouse #2020019010); and,

WHEREAS, General Plan Land Use Element Implementation Measure, LU-1-B, directs that, the City shall “Regularly review and revise, as necessary, the Zoning Ordinance to [...] ensure consistency with the General Plan in terms of zoning districts and development standards.”; 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 title 17 is hereby amended to update the Mixed Use Commercial zoning district to conform with the 2043 General Plan as outlined in attached hereto as Exhibit “A” and incorporated by reference herein.

SECTION 2: Amendment. Manteca Municipal Code title 17 is hereby amended to establish the Mixed Use Downtown zoning district as outlined in attached hereto as Exhibit “B” and incorporated by reference herein.

SECTION 3: Severability. If any section, sub-section, subdivision, paragraph, 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: _____
GARY SINGH

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 ___ day of ____, 20__, 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:

To: Barbara Harb, Interim Director of Development Services, Carl Cahill, Interim Deputy Director of Development Services, and Scott Spear, Acting Senior Planner

From: Matthew Gerken, Emily Biro, and Mary Nooristani, AECOM

Date: August 28, 2024

INTRODUCTION

In response to the Planning Commission's interest regarding parking availability in the proposed Downtown (DMU) Zoning District, AECOM assessed the current parking supply in potential new development areas and potential impact of new development on existing parking availability, focusing on identifying high-demand zones.

This memo briefly summarizes the potential for new development to impact parking demand throughout the proposed DMU Zoning District. The analysis presented in this Memo builds on the Memo dated June 21, 2024 that evaluated existing parking demand and supply throughout the proposed DMU Zoning District.

In general, Downtown Manteca has a surplus of parking supply – both under existing conditions and also under future conditions with additional infill development. There are some peak times and locations where parking is at a premium, but even during those times and in those areas, there is available parking the general vicinity of these parking “hot spots.”

BACKGROUND

The supply, perceived convenience, and price of parking is often a prominent issue for policy planning and proposed development projects. Parking facilities are a critical part of a transportation system, as vehicles are typically stored in a parking space for approximately 23 hours of every day and require a parking space at every destination. However, parking also requires space that could otherwise be used for housing, businesses, services, open space, or other uses. The abundant supply of parking also increases driving and can make walking and bicycling to reach destinations less pleasant and convenient.¹ Parking is also expensive, but often the users of parking do not pay for the parking, and the costs associated with parking are instead made a part of rent, the purchase price of a home or passed along to consumers through higher prices or to taxpayers – even those that do not drive.²

¹ Please see more detail on the consequences and tradeoffs related to parking here: <https://ops.fhwa.dot.gov/publications/fhwahop23023/ch2.htm>.

² Considering land, construction, and operating expenses, the annual per parking space typically range from about \$2,000 to \$20,000 for a basic surface lot on inexpensive land to \$50,000 to \$80,000 per space for structured parking. Each on-street parking space is estimated to cost approximately \$1,750 to build and \$400 to maintain annually. For more information, please review research published by the Victoria Transport Policy Institute, including this article related to parking costs and supply here: <https://www.vtpi.org/pscp.pdf>.

For these and other reasons, some cities have eliminated requirements to build parking with new development. For example, in 2022, Culver City, California; Olympia, Washington; Raleigh, North Carolina; Nashville, Tennessee; Anchorage, Alaska; and 48 cities in Oregon have eliminated parking minimums either on a citywide basis or within a downtown core area.³ Many cities are considering whether to eliminate parking minimums today – either on a citywide basis, for a targeted reinvestment area, or for specific uses.

ANALYSIS

The future parking demand analysis combines existing demand with the anticipated demand from new developments to offer a comprehensive view of future parking needs in the proposed DMU Zoning District.

As explained in Memo dated June 21, 2024, the City commissioned a comprehensive count of existing parking spaces and parking occupancy for a representative weekday and a representative weekend day. Both counts evaluated parking occupancy from 9:00am until 8:00pm.

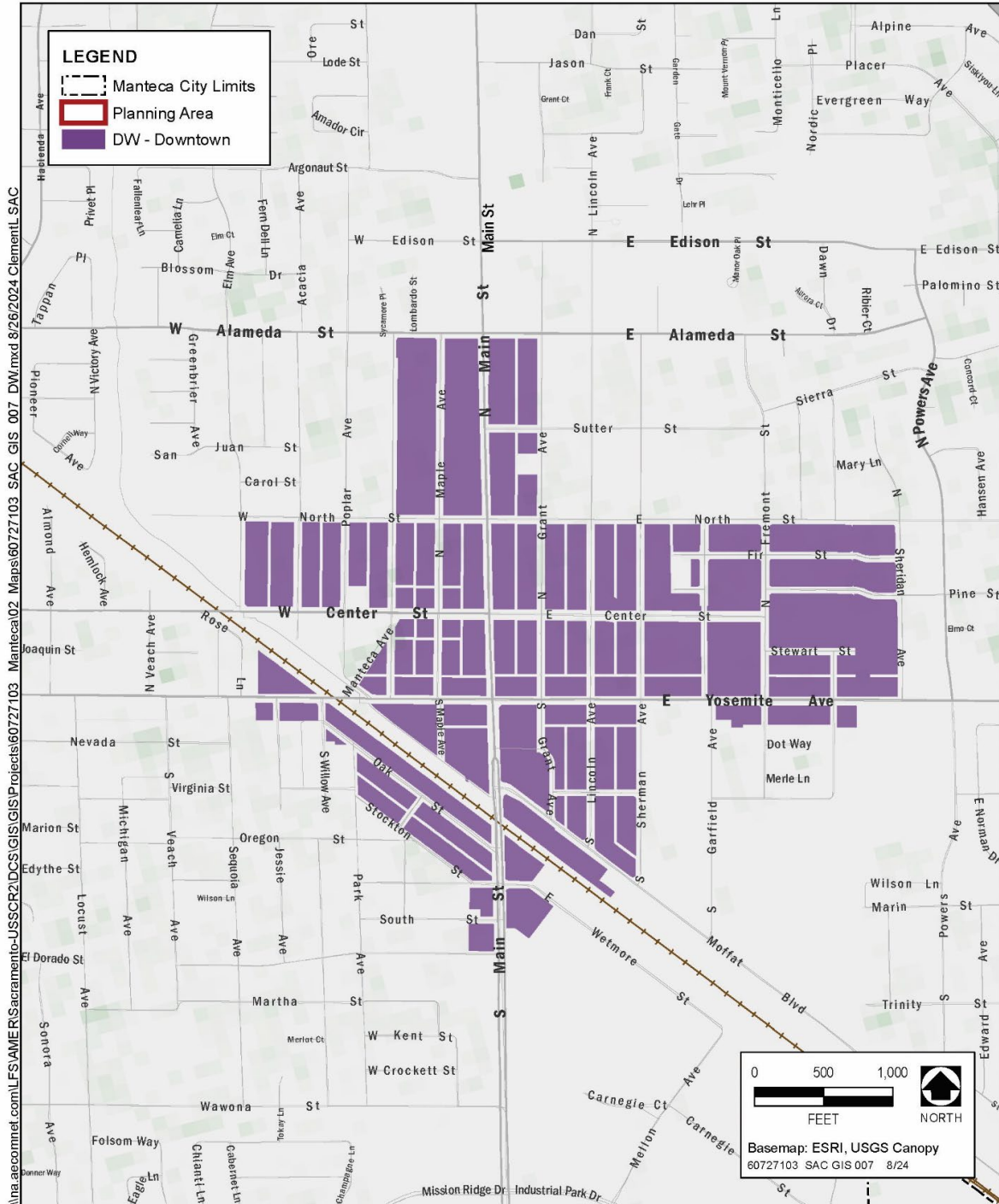
The results of the existing parking supply and occupancy survey have been collected, and spatially sorted. The geographies used to disaggregate the DMU Zoning District are called “traffic analysis zones.” Normally, traffic analysis zones are used in evaluating existing and future traffic volumes and congestion levels along selected street segments and intersections, but in this case, traffic analysis zones were used to identify the location of parking supply and demand issues within Manteca’s downtown area. The following traffic analysis zones were included in this analysis: 261, 262, 263, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 296, 301, 302, 306.

The following maps show the proposed DMU Zoning District and the traffic analysis zones.

³ For more information, please see: <https://www.strongtowns.org/journal/2023/1/12/5-cities-that-repealed-parking-minimums-in-2022>.

Exhibit 1:

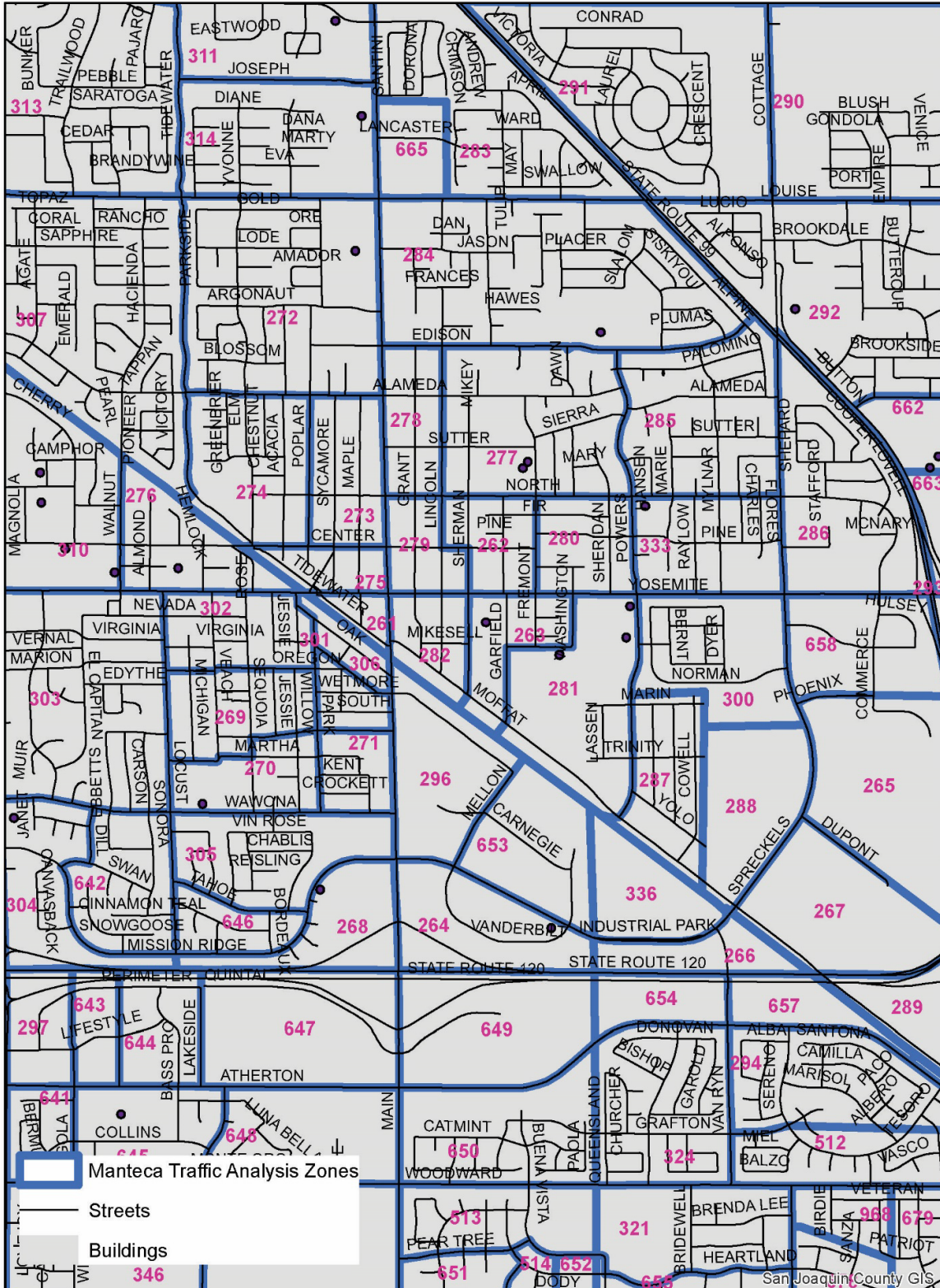
Proposed Downtown Mixed Use Zoning District



Source: City of Manteca 2022, adapted by AECOM 2024

Exhibit 2:

Traffic Analysis Zones



Maximum Parking Demand

The existing parking demand, as derived from the comprehensive parking supply and occupancy study, was added to future demand associated with assumed new development Downtown. Future development is assumed to include 616 new dwelling units, 71,000 square feet of new retail/commercial service space, and 71,000 square feet of new restaurant square footage. Development assumptions are additive – in other words, while it is possible that new development would supplant existing development and associated parking demand, that assumption is not used in our analysis, in order ensure more conservative results.

Based on the assumed new uses, the Urban Land Institute’s Shared Parking manual was consulted for parking demand rates. These parking demand rates are presented on a per dwelling unit basis for residential development and per thousand square feet of building space for non-residential development, and parking demand rates account for residents, visitors, employees, and commercial patrons. The Urban Land Institute sponsored a national study that established a basic methodology for analyzing parking demand in mixed-use environments and developed averages for parking rates by land use.

Time Adjustments

After developing the database of assumed new uses and identifying a corresponding use category with a parking demand rate, parking demand was calculated according to the time of day. Different land uses have different peak times of day. For example, a health club or gym tends to have high parking demand in the early morning, whereas shopping centers’ peak demand periods tend to be in the early afternoon and late afternoon. For each parking district, all land uses were organized in rows, with different hours of day organized by column. This allowed the analyst to identify the peak parking demand period for all uses within each traffic analysis zone.

FINDINGS

As noted, in general, there is a parking surplus today, based on the development assumptions for the Downtown area, there is anticipated to be general parking surplus in the future. The existing average hourly demand for parking during weekdays is 1,428, and the existing total parking supply is 5,319. The existing average hourly demand for parking on the weekend is 1,386. Since weekday parking demand is higher than weekend demand, the balance of the results in this Memo focus on weekday parking demand and supply.

Total Existing Parking Demand	Existing Demand	Existing Supply
Hourly Average Weekday Lots	718	2,644
Hourly Average Weekday On-Street	710	2,675
Hourly Average Weekday	1,428	5,319
Hourly Average Weekend Lots	698	2,644
Hourly Average Weekend On-Street	688	2,675
Hourly Average Weekend	1,386	5,319

Examining average hourly parking demand versus existing supply, all traffic analysis zones have a surplus of parking with the exception of traffic analysis zone 276, which is located just southwest of the railroad line, and where there is very little existing parking demand or supply.

For all weekday hours, the maximum parking demand is estimated to be at 1:00pm. At this time of day, for weekdays, the total surplus parking in the DMU Zoning District is estimated to be 1,338 spaces. However, this is not anticipated to be evenly distributed. As shown in the table below, all traffic analysis zones would have a surplus of parking during this peak parking demand period with the exception of traffic analysis zones 276 and 282, where there is substantial assumed new development. While traffic analysis zone would have a deficit of parking supply if new development in this area does not provide any parking, nearby traffic analysis zones 274 and 275 have substantial surpluses at this time (203 and 255, respectively).

ATTACHMENT 5

Total Existing Average Hourly Parking Demand + Supply	261	262	263	271	272	273	274	275	276	277	278	279	280	281	282	296	301	302	306
Hourly Average Weekday Lots	29	103	10	-	-	105	7	92	4	-	41	133	69	6	92	3	14	4	1
Hourly Average Weekday On-Street	18	98	19	2	1	78	38	63	4	14	45	93	96	3	72	-	33	15	16
Hourly Average Weekday Demand	47	201	29	2	1	183	44	154	8	14	86	226	165	10	164	3	47	19	16
Existing Supply	226	671	214	6	15	845	247	409	-	58	362	721	500	31	628	40	186	74	86
Supply Minus Demand	179	470	185	4	15	662	203	255	(8)	44	276	495	335	22	464	37	139	55	70

TAZ	261	262	263	271	272	273	274	275	276	277	278	279	280	281	282	296	301	302	306
Weekday, 1pm (peak)																			
Existing Lots Demand	45	129	9	-	-	144	14	136	4	-	41	139	70	6	129	4	19	4	1
Existing On-Street Demand	21	102	20	3	1	79	33	82	8	15	35	107	93	4	82	-	43	18	17
New Development Demand	-	394	98		-	446	-	119	89	-	-	194	273	-	572	-	121	18	-
Total Demand	66	625	127	3	1	669	47	337	101	15	76	440	436	10	783	4	183	40	18
Lots Supply	184	332	103	-	-	378	55	232		-	187	461	175	27	386	15	52	43	14
On-Street Supply	42	339	111	6	15	467	192	177		58	175	260	325	4	242	25	134	31	72
Total Supply	226	671	214	6	15	845	247	409	-	58	362	721	500	31	628	40	186	74	86
Supply Minus Demand	160	46	87	3	14	176	200	72	(101)	43	286	281	64	21	(155)	36	3	34	68

Proposed Zoning Code Update

Planning Commission

September 5, 2024



September 5, 2024
Planning
Commission
Objectives

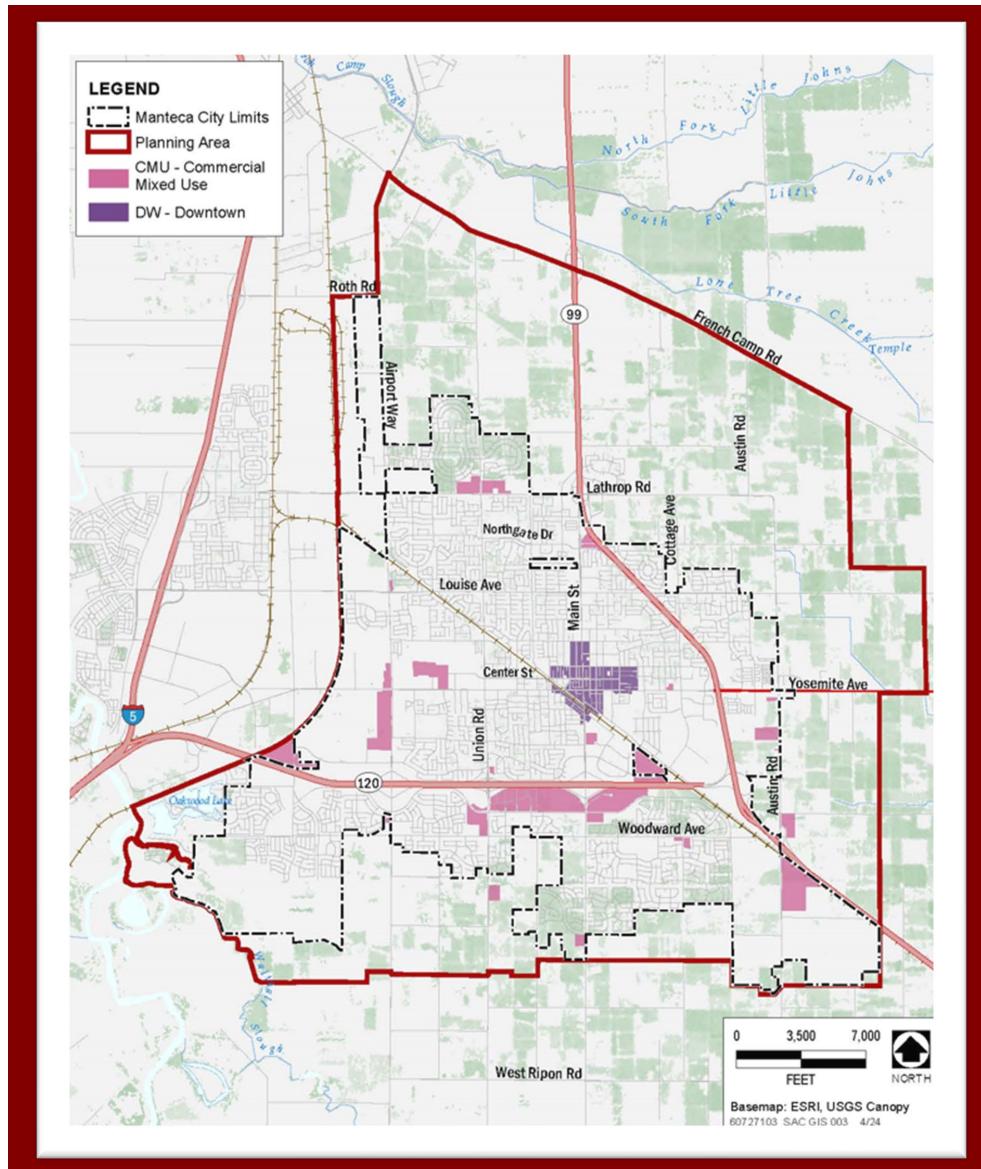
- Address comments from August 15, 2024 Planning Commission Study Session on Proposed Zoning Code Update
- Review future parking demand findings



Overview

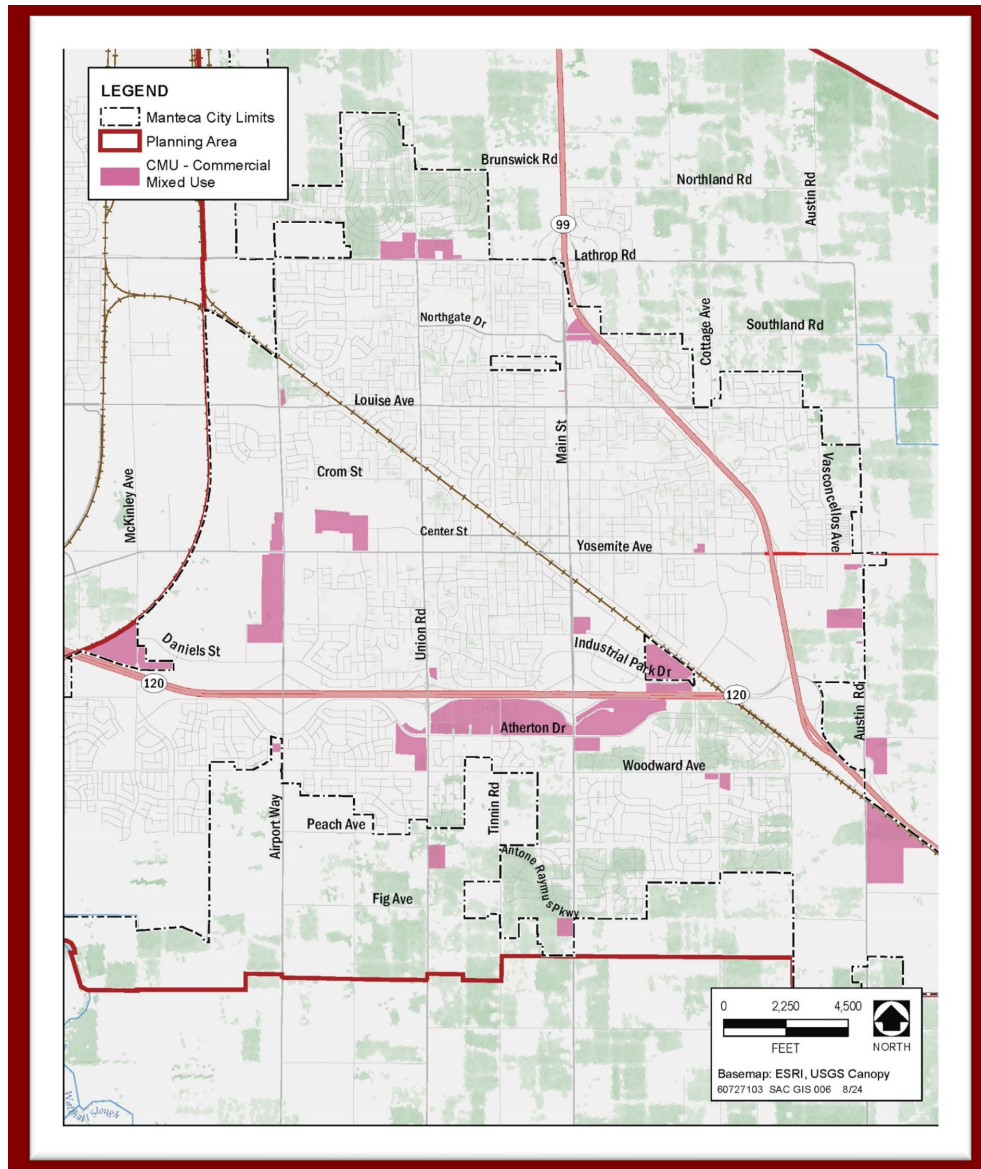
- Update supported by the Local Early Action Planning (LEAP) Grant
- Focused on revisions to the City's Zoning Code to implement the Commercial Mixed Use (CMU) and Downtown (DW) mixed-use land use designations included in the City's updated General Plan
 - **Applies to proposed *new* land uses or structures in these areas.**
- Supports sustainable growth and addresses housing demands in key areas and Manteca's vision for Downtown and mixed-use corridors





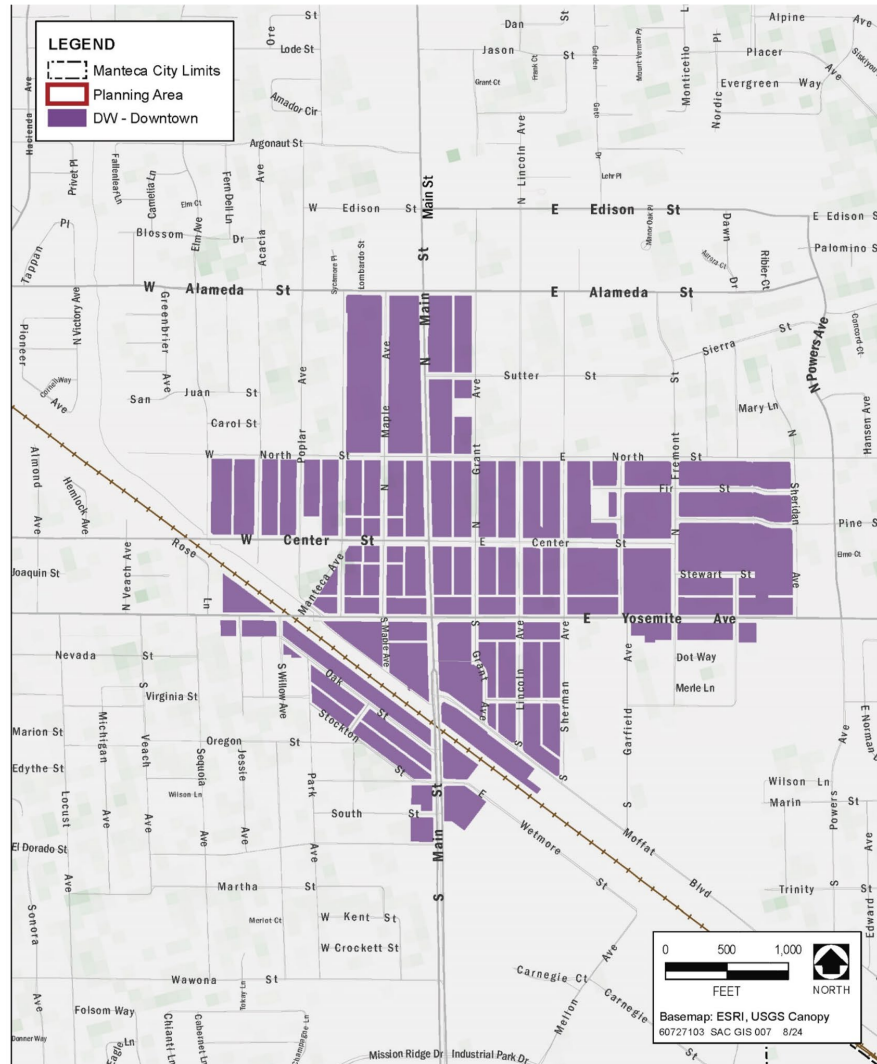
Zoning Districts

- General plan conformance and support mixed-use development
- Revised **Mixed Use Commercial** Zoning District (CMU)
- New **Mixed Use Downtown** Zoning District (DMU)



Zoning Districts

- General plan conformance and support mixed-use development
- Revised **Mixed Use Commercial** Zoning District (CMU)



Zoning Districts

- General plan conformance and support mixed-use development
- **New Mixed Use Downtown Zoning District (DMU)**

Purpose of Zoning Code Update



Support Housing Production

Facilitate housing production to meet community needs



Enhance Downtown

Revitalize Downtown Manteca with mixed-use development



Economic Growth

Promote sustainable economic growth through updated zoning standards



Alignment with State and Local Goals

Consistency with state and local housing goals

Revised CMU Zoning District

- Tailored Allowed Land Uses table
- Updated zoning-level development standards, including:
 - FAR
 - Building height
 - Setbacks
 - Stepbacks
 - Revised open space requirements
 - Revised off-street parking requirements

Development Standard	Revised CMU		Existing CMU
Maximum Floor Area Ratio (FAR)	Non-residential-only properties: 1.0 Residential-only properties: 1.0 Mixed-use properties that include residential and non-residential development: 1.75		Non-residential: Up to 1.0 FAR Density (du/ac) of 15.1 to 20.0
Maximum Site Coverage	50% (as stated in General Plan Update)		None
Maximum Building Height	Within 30 feet of a One-Family Dwelling Unit Property Line: 35 feet All Other Projects: 75 feet		75 feet
Minimum Setbacks	Front Setback	10 feet	0 feet
	Side Setbacks	10 feet	0 feet
	Rear Setback	10 feet	0 feet
	Side and Rear setbacks for the portion of a property adjacent to a one-family dwelling unit property line	15 feet	0 feet
Minimum Stepback	Adjacent to a One-Family Dwelling Unit Property Line		None
	Buildings from the second story and higher shall be stepped back by at least 10 feet on the side (or sides) of a building adjacent to a one-family dwelling unit property line.		
	All Other Projects		
	Not required.		
Minimum Non-Residential Uses	25% of the gross building square footage (as stated in General Plan Update) is required to be in non-residential use – this only applies to parcels of 2 or more net acres (existing lot size excluding any required dedications of public right-of-way improvements)		None

New DMU Zoning District

- Tailored Allowed Land Uses table
- Zoning-level development standards, including:
 - FAR
 - Building height
 - Setbacks
 - Steppbacks
 - Open space
- No off-street parking requirements

Development Standard	DMU	
Maximum Floor Area Ratio (FAR) ^{1, 2}	2.5	
Maximum Site Coverage	90%	
Maximum Building Height	Within 30 feet of a One-Family Dwelling Unit Property Line: 35 feet All Other Projects: 55 feet	
Minimum Setbacks	Front Setback	None required
	Side Setbacks	None required
	Rear Setback	5 feet
	Side and Rear Setbacks for the portion of a property adjacent to a one-family dwelling unit property line	5 feet
Minimum Steppback	Adjacent to a One-Family Dwelling Unit Property Line: Buildings from the second story and higher shall be stepped back by at least 10 feet on the side (or sides) of a building adjacent to a one-family dwelling unit property line.	
	All Other Projects: Not required	
Minimum Active Ground Floor Condition	25% of total gross floor area of the total enclosed building square footage on a parcel.	

CMU + DMU Building Standards

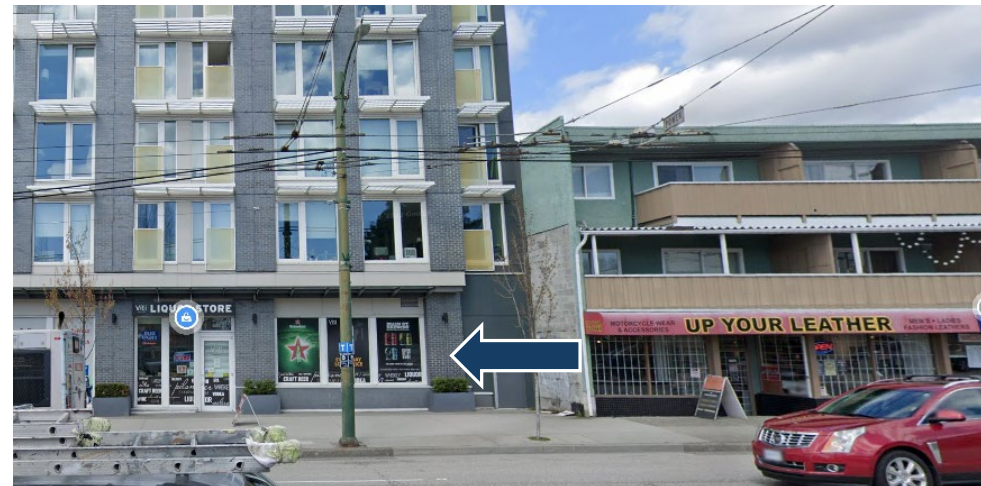
- Entrances and access
- Ground floor height
- Façade treatment
- Street trees
- Awning and signs
- Fences and walls



Building Standards - Examples



Recessed entrances



Minimum ground floor height

Building Standards - Examples



Plane change for projected elements, such as windows, balconies, bays



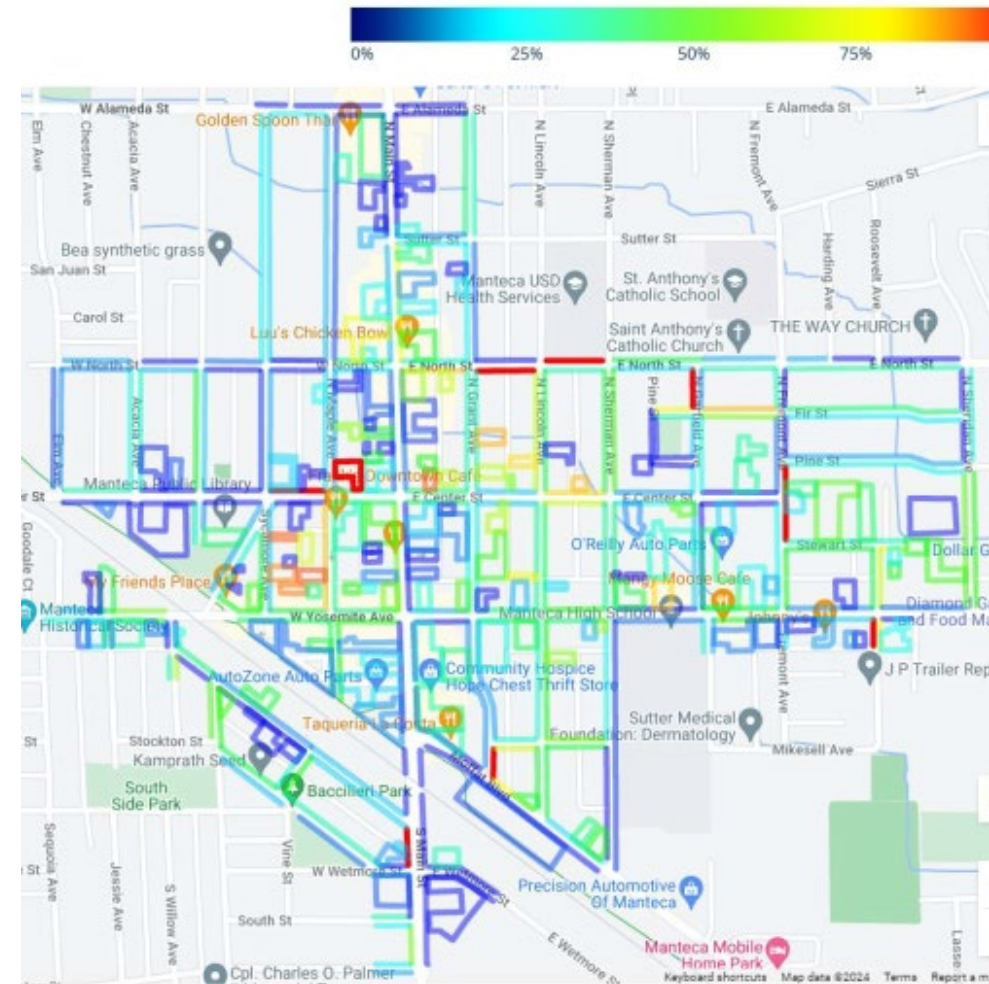
Elevated ground floor residential



Minimum 25 percent of ground floor to include windows

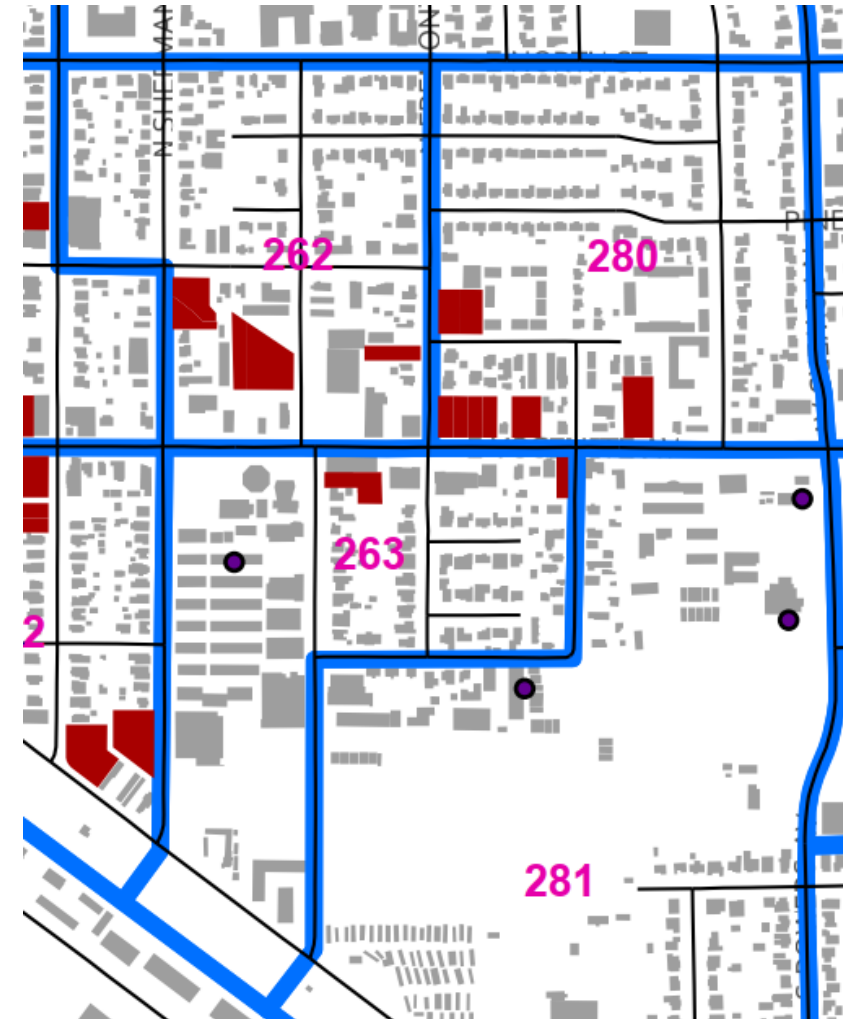
Analysis of Existing Parking Demand

- Weekday Hot Spots
 - Brief periods of high parking demand near food establishments, retail, and services on Center St., N. Maple Ave., N. Main St., and W. Yosemite Ave
 - High occupancy adjacent to residential areas near Fir St. and E. North St. (close to Manteca Unified health services)
- Weekend Hot Spots
 - High occupancy near retail/services on N. Maple Ave., N. Main St., and Yosemite Ave.
 - High occupancy adjacent to residential areas near Stewart St. and Fir St.
- Where hot spots of high occupancy occurred, additional parking spaces were available within 1-2 blocks



Analysis of New Development Parking Demand

- Focused on evaluating the impact of *new* developments on existing parking demand within specific Traffic Analysis Zones (TAZs) in the downtown area
 - TAZs are used to model and analyze traffic patterns, including parking demand, by breaking down the city into smaller geographic areas
- Observed peak parking demand in areas that were greater than 90% parking occupancy, this included on-street parking and parking lots
- Peak parking demand represents the highest number of parking spaces that were occupied at the peak time for May 30th (a weekday) and June 8th (a weekend)
- TAZ 280 had the highest peak parking demand at 7 PM on the weekday and weekend



TAZ 280 is bounded by E North St, Powers Ave, E Yosemite Ave and N Fremont Ave

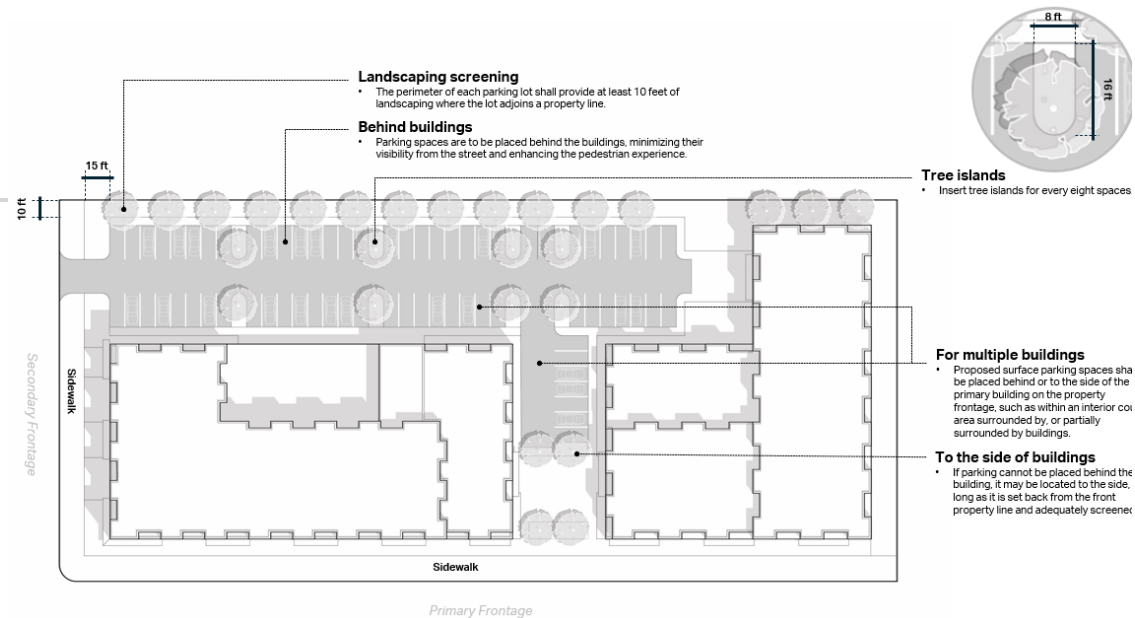
Findings

- The analysis shows a deficit of 115 spaces in TAZ 280 after considering both existing and new development demand during the peak hour
- Adjacent TAZs 262 and 263 have a surplus of 216 spaces, which could accommodate the deficit in TAZ 280
- TAZ 280 is the “worst-case” parking supply versus demand location – other areas would have surplus parking supply
- Would be additional surplus with multiple-purpose trips

TAZ	Description	Weekday at 7 PM	Weekend at 7 PM
280	Existing Demand	175 spaces	127 spaces
280	New Development Demand	455 spaces	333 spaces
280	Total Demand	630 spaces	460 spaces
280	Available Spaces	515 spaces	515 spaces
262 & 263	Existing Demand	271 spaces	-
262 & 263	New Development Demand	393 spaces	
262 & 263	Total Available Spaces	880 spaces	-
262 & 263	Surplus (after New Development)	216 spaces	-

Recommended Parking Standards*

Residential	
0-1 Bedroom	0.5 per unit
2 Bedrooms	1.0 per unit
3 or more bedrooms	1.5 per unit
Boardinghouses and Group Quarters	1.0 per sleeping room or per 100 sf of sleeping area
Guest Parking	1.0 per 5 units
Adult Day Care Home, Family Day Care Home, Residential Care Facility, Residential Care Home	1.0 per 3 beds
Bicycle Parking	1.0 per unit
Non-Residential	
2,000 sf or less of gross floor area	None required
Above 2,000 sf of gross floor area	1.0 per 500 sf of gross floor area above the initial 2,000 sf
Bicycle Parking	1.0 per 2,000 sf. A minimum of 4 (four) spaces shall be provided in all cases.



**only applies to CMU zoning district; no off-street parking requirements proposed in the DMU zoning district*

Next Steps



RECEIVE INPUT FROM
PLANNING COMMISSION



FINALIZE ZONING CODE UPDATE
AND SUPPLEMENTAL EIR

Questions

