

December 4, 2024

Chair Judith Blumhorst  
City of Manteca Planning Commission

Sent via electronic mail

**Re: Agenda Item C.1, Recommendation to the City Council regarding a new Zoning Map**

Dear Chair Blumhorst and members of the Planning Commission,

The Planning Commission is being asked to make a recommendation to the City Council regarding a City-wide Zoning Map update. The Special Meeting Agenda notice for this item was received yesterday, December 3rd at 3:44 pm. As per Government Code section 65854, any zoning amendment requires notice by publication 10 days prior to the hearing (Gov. Code sec. 65090) and, as is the case here, where the zoning amendment affects the permitted uses of real property, mailed notice to affected property owners 10 days prior to the hearing (Gov. Code sec. 65091).

The proposed Zoning Map indicates that a portion of the property at the Kaiser Permanente Manteca Medical Center located at 1777 W. Yosemite Ave. is proposed to be rezoned to BP which we understand is a brand-new zoning designation. However, there is no text amendment to accompany the zoning map before the Planning Commission. Affected properties include APN 200-180-160; -170; -350; -390; -400; -410; -420; -430; -440.

In the absense of the zoning text to accompany the map, Kaiser Permanente and other affected property owners are not able to determine the impact of the proposed rezone on development rights and we question how the Planning Commission can make a recommendation to City Council without the text which provides the allowed uses and development standards. How can General Plan consistency and appropriateness of environmental document tiering be gauged by the Planning Commission without the zoning text? The proposed zoning amendments may ultimately be appropriate but without the text it is impossible to complete the required analysis.

Kaiser Permanente respectfully asks that this item be continued to a future meeting where all relevant information is transparently provided and published for public review.

Sincerely,

Tina Wehrmeister  
Senior Land Use Manager  
Kaiser Permanente

Cc: Barbara Harb, Interim Development Services Director