



Legislation Text

File #: 21-399, **Version:** 1

City Council Agenda

Memo to: Manteca City Council
From: Chris Erias, Development Services Director
Date: September 21, 2021
Subject: Medical Office Municipal Code Amendment

Waive the final reading and substitution of the title and adopt an ordinance amending Title 17, Section 17.22.020, Table 17.22.020-1 to allow Medical Office use in the Business Industrial Park (BIP) Zoning District designation citywide.

Background:

This is the final reading and substitution of the title and adoption of an ordinance amending Title 17, Section 17.22.020, Table 17.22.020-1 to allow Medical Office use in the Business Industrial Park (BIP) Zoning District designation citywide. City Council waived the first reading of substitution of the title and introduced the ordinance at the Regular City Council Meeting of September 7, 2021. If approved, this ordinance will be effective thirty days following the adoption.

The proposed Municipal Code Amendment seeks to amend Title 17, Section 17.22.020, Table 17.22.020-1, Allowed Uses and Required Entitlements for Manteca's Base Zoning Districts, to allow Medical Office use in the BIP zone by right. The exclusion of Medical Office use from this zoning district was a clerical error that was brought to staff's attention after several requests were made to the Planning Division to locate this use in the BIP zoning district. Based on the definition of the BIP zoning district in section 17.20.020, Medical Office use is expressly allowed. In addition, the BIP Business Industrial Park land use designation in the General Plan also allows Medical Office use. Since the BIP zoning district is a conforming zoning district to the BIP land use designation, it stands to reason that if the land use designation supports medical office use, the corresponding zoning district should as well. With this amendment, the zoning district will be in conformance and consistent with the BIP land use designation.

At the July 15, 2021 Planning Commission meeting, the Planning Commission voted unanimously and adopted a resolution recommending approval of Municipal Code Amendment allowing Medical Office in the BIP zone to the City Council. There was no public comment on this item.

See attached Planning Commission Staff Report for findings supporting the amendment and a more detailed discussion of the proposed amendment.

Fiscal Impact:

There is no direct fiscal impact of the proposed amendment to the City. However, as more medical office facilities have the opportunity to locate in the BIP zoning district, there may be more opportunities for new business to open in the City which could facilitate additional developer fees, property tax and sales tax revenue.

Documents Attached:

1. Attachment 1 - Ordinance