

Manteca Zoning Code Update
Public Workshop #1 – 27 October 2009
Issue Identification
Dated October 29, 2009

Overview

On October 27, 2009, the City of Manteca held a public workshop to hear issues identified by the public that should be addressed as part of the Zoning Code Update. Six members of the community participated, including local business owners, a developer, a civil engineer, and a Planning Commission member. City staff and the PMC project team summarized issues identified by City staff, then opened up the workshop for informal discussion. Participants identified numerous issues, as identified below. This input will be used by City staff to refine direction to the PMC project team.

Meeting Summary

Primary input provided by participants from the community is summarized below.

Structure of the Code

- Update formatting and check for consistency.
- Provide one clear, consolidated matrix of allowed uses.
- Simplify the code. Regionally it has a reputation as being one of the hardest to abide by and understand.

Entitlements

- Clarify the processes of for specific plans and development agreements.
- Strengthen the temporary use permit process (e.g., rumors of repeat car washes that are not actually temporary uses for fundraising purposes that should be prohibited). Address itinerant vendors.

Allowed Land Uses and Development Standards

- Adult businesses should not be allowed in downtown. Participants expressed concern that Leon's offered illegal adult uses that negatively affect downtown.
- If densities for residential uses are increased, the zoning code should ensure that adequate parking is still provided.
- Consider creation of a new higher density single family residential district (R-1-4) that allows smaller lot sizes but requires higher parking ratios and allows tandem parking. Perhaps this designation would be available upon request.
- Consider the area required for storage and access in creation of appropriate side yard setbacks. Should account for building pop-outs to provide adequate setbacks.
- Create flexibility to encourage affordable housing, but create standards that ensure adequate parking and setbacks are provided.

Location of Allowed Uses

- Concern that certain appropriate uses in downtown are prevented by the zoning code (e.g., a store across from the Post Office that was not allowed to provide retail uses. According to staff, this was due to an incorrect mapping issue)
- Difficulties with vertical mixed uses and increased insurance costs for building owners. Makes more sense to allow residential uses on perimeter of downtown to avoid any conflict of uses. Perhaps offer incentives to encourage high density residential on the perimeter of downtown (e.g., lowered parking requirements).
- Existing single occupancy rooms and mixed use in downtown (i.e., mixed use in the Warren Building and 108 Sycamore) are low quality and a burden on downtown

- Senior housing in downtown should be encouraged.

Site Planning and General Development Standards

- Regulations for signs need to be simplified (e.g., simplify the calculation for allowed sign area).
- Quality design should be encouraged through the size and style of text, the material the sign is made of, and the sign type (e.g., too many low quality cardboard and a-frame signs).
- Encourage shared parking and avoid scenarios in which parking requirements preclude appropriate development of parcels or change of use.
- City staff should provide the PMC team with existing handouts that clarify zoning standards for the PMC team to incorporate in updated zoning code.

Design Guidelines

- Consolidate all subdivision design guidelines scattered throughout the municipal code.

Enforcement

- Participants expressed concern that Leon's offered illegal adult uses that negatively affect downtown.
- Temporary use permits need to be enforced (e.g., mobile vendors). Offers an underutilized revenue source for the City.