

ORDINANCE O2024-27

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING SECTION 17.20.040 OF CHAPTER 17.20 OF TITLE 17 OF THE MANTECA MUNICIPAL CODE RELATING TO THE CITY OF MANTECA ZONING MAP BY REZONING APN'S 224-040-52, 224-040-06, 224-040-07 AND 224-040-11 FROM THE COMMERCIAL MIXED-USE (CMU) ZONE DISTRICT TO THE MULTIPLE-FAMILY DWELLING (R-3) AND ONE FAMILY DWELLING (R-1) ZONE DISTRICTS RESPECTIVELY

WHEREAS, the Manteca City Council at their duly noticed public hearing of November 19, 2024 considered Rezone No. REZ-22-91, Tentative Subdivision Map No. SDJ-22-68, and Site Plan and Design Review No. SPC-22-67 for the 144-490 Quintal Rd, filed by Quarterra; and,

WHEREAS, the current zoning for the project site is Commercial Mixed Use (CMU) which requires a rezone for consistency with the project proposal; and

WHEREAS, the applicant has requested a Rezone (REZ 22-91) for a portion of the APNs 224-040-06, 224-040-07, 224-040-11 and 224-040-52 totaling approximately 40.41 gross acres to be changed from Commercial Mixed-use (CMU) to Multiple-Family Dwelling (R-3); and

WHEREAS, the applicant has requested a Rezone (REZ 22-91) for a portion of the APNs 224-040-44 and 224-040-52 totaling approximately 23.7 gross acres to be changed from Commercial Mixed-use (CMU) to One Family Dwelling (R-1); and

WHEREAS, a Mitigated Negative Declaration was filed with the State Clearinghouse (SCH# 2024080853) which determined that the construction of the proposed project, with the implementation of the suggested mitigations, would cause a less than significant environmental impact in all categories and the proposed project would also not result in potentially significant cumulative impacts that were not evaluated in the City's General Plan EIR; and,

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of October 17, 2024 approved a Resolution recommending to the City Council approval of the General Plan Amendment for the 144-490 Quintal Road project; and,

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of October 17, 2024 approved a Resolution recommending to the City Council approval of the Rezone, Site Plan and Design Review, and Tentative Subdivision Map for the 144-490 Quintal Road project; 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.** Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code relating to the City of Manteca Zoning Map is hereby amended by rezoning APN's 224-040-52, 224-040-06, 224-040-07 and 224-040-11 from the Commercial Mixed-use (CMU) zone district to the Multiple-Family Dwelling (R-3) and One Family Dwelling (R-1) zone districts respectively, attached hereto as Exhibit A and made a part hereof.

**SECTION 2: 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 19<sup>th</sup> day of November, 2024, and had its second reading and was adopted and passed during the public meeting of the City Council on the 3<sup>rd</sup> day of December, 2024, by the following vote:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:   
CASSANDRA CANDINI-TILTON  
City Clerk

**Exhibits:**  
Exhibit A: Rezone Map

# 144-490 QUINTAL RD. (REZ 22-91)

## Existing Zoning



## Proposed Zoning

