



Checklist for Zoning Text Amendment



The purpose of a Zoning Amendment is to allow modification to any provisions of this Title (including the adoption of new regulations or deletion of existing regulations) or to rezone or change the zoning designation on the Zoning Map for any parcel(s). This Section is consistent with California Government Code Section 65853.

The designated Approving Authority for Zoning Amendments is the City Council. The Development Services Director and Planning Commission provide recommendations, and the City Council may approve, conditionally approve, deny, or deny without prejudice the Zoning Amendment in accordance with the requirements of this Title.

A Zoning Amendment to this Title may be initiated by motion of the Planning Commission or City Council, by application by property owner(s) of parcel(s) to be affected by the Zoning Amendment, or by recommendation of the Community Development Director to clarify text, address changes mandated by state law, maintain General Plan consistency, address boundary adjustments affecting land use designation(s), or for any other reason beneficial to the city.

Zoning Amendments shall be granted only when the City Council makes the following findings:

1. The proposed Zoning Amendment (text or map) is consistent with the General Plan and any applicable Specific Plan goals, policies, and implementation programs;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
3. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA);
4. If a map amendment, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested zoning designations and anticipated land uses/development; and
5. If a text amendment, the amendment is internally consistent with other applicable provisions of this Zoning Code.

When considering an application for a Zoning Amendment to rezone property, the City Council has the authority to impose restrictions on property including use restriction. Conditions imposed by the City Council shall run with the land and shall not be automatically removed by subsequent rezonings of the property. Conditions may only be modified or removed by the City Council in accordance with Section 17.14.070 (Permit Revocation or Modification).

Adoption of the Zoning Amendment by ordinance of the City Council shall constitute final

action and approval of the amendment. Authorization for construction or occupancy in

accordance with the amendment may only be granted upon or after the effective date of the action.

All submittal information shall be provided to the Community Development Department. All submittal information shall be presented along with the Uniform Application, related fees, and any additional information required by the Community Development Department before the application can be accepted as complete. After review of the submitted application, additional information (i.e special studies or addressing project issues) may be required. The Zoning Ordinance, Title 17, is available on the Planning Division's website which lists all development standards.

Some of the following requirements may be adjusted or waived according to the relevancy of the information to the application under request. Planning Staff will assist in making this determination.

For any questions regarding these submittal requirements, contact the Development Services Department at (209) 456-8500 or by email: planning@ci.manteca.ca.us

Size and Scale

All plans and documents submitted with this application shall be provided in electronic format (PDF) or sent by Dropbox to: planning@ci.manteca.ca.us

Plans shall be drawn to scale. The scale used on the plans shall generally be at a maximum 1/8" = 1'10" for the architectural plans and minimum 1" = 20' for site engineering plans. Please include a north arrow, and scale on all plans.

<u>Applicant</u>	(Please Check)	<u>City</u>
_____	1) Uniform Application. <i>One (1) Electronic Copy</i> Completed and signed.	_____
_____	a) <i>Project Description.</i> <i>One (1) Electronic Copy</i> A letter describing the project in detail. The statement should clearly indicate the justification for the project.	_____
_____	b) <i>Site Photographs.</i> <i>One (1) Electronic Set</i> Include photographs to clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken; from and in which direction they were taken. Label the pictures accordingly. It is sometimes desirable to take a series of overlapping photographs which, when taped together, show panoramic view. (Polaroid is acceptable).	_____
_____	c) <i>Title Report.</i> <i>One (1) Electronic Copy</i> A current conditional title report prepared within six (6) months prior to filing the application.	_____

- _____ d) Hazardous Materials Survey Form. One (1) ~~Electronic~~ Copy _____
Completed and signed.

- _____ 2) **Fees.** See Schedule of Fees. _____
Check(s) payable to the "City of Manteca." A brief letter
that illustrates the breakdown of the fees is required.

- _____ 3) **Location/Vicinity Map.** One (1) Electronic Copy _____
An 11"x17" rendering that shows the subject parcel(s) and
adjacent streets and parcels, and existing land uses (i.e.
business name and type of land use) of adjacent parcels.