

5. Community Design

The Community Design Element addresses the quality and character of Manteca's urban form, comprising, the built environment, open spaces, and the natural landscaping. The city's existing urban form generally comprises:

- The historic core area, including Downtown, centered around the intersection of Yosemite Avenue and Main Street. The area's development pattern is pedestrian-oriented, comprising a compact grid of well-connected streets and small-scale urban development.
- More recent suburban-style development occurring around the community's periphery. This area's development pattern is generally automobile-oriented, featuring a grid of major streets at 1-mile intervals. Commercial development, predominantly in the form of strip commercial centers, generally occurs along the corridors, while residential development, predominantly in the form of single family detached residences is located in neighborhoods defined by the mile grid system. This development has largely occurred to the north, east, and south of the core area.
- Rural development, including active agricultural uses and large lot single-family residences, continue to occupy the outer fringes of the Planning Area beyond the City's incorporation line.

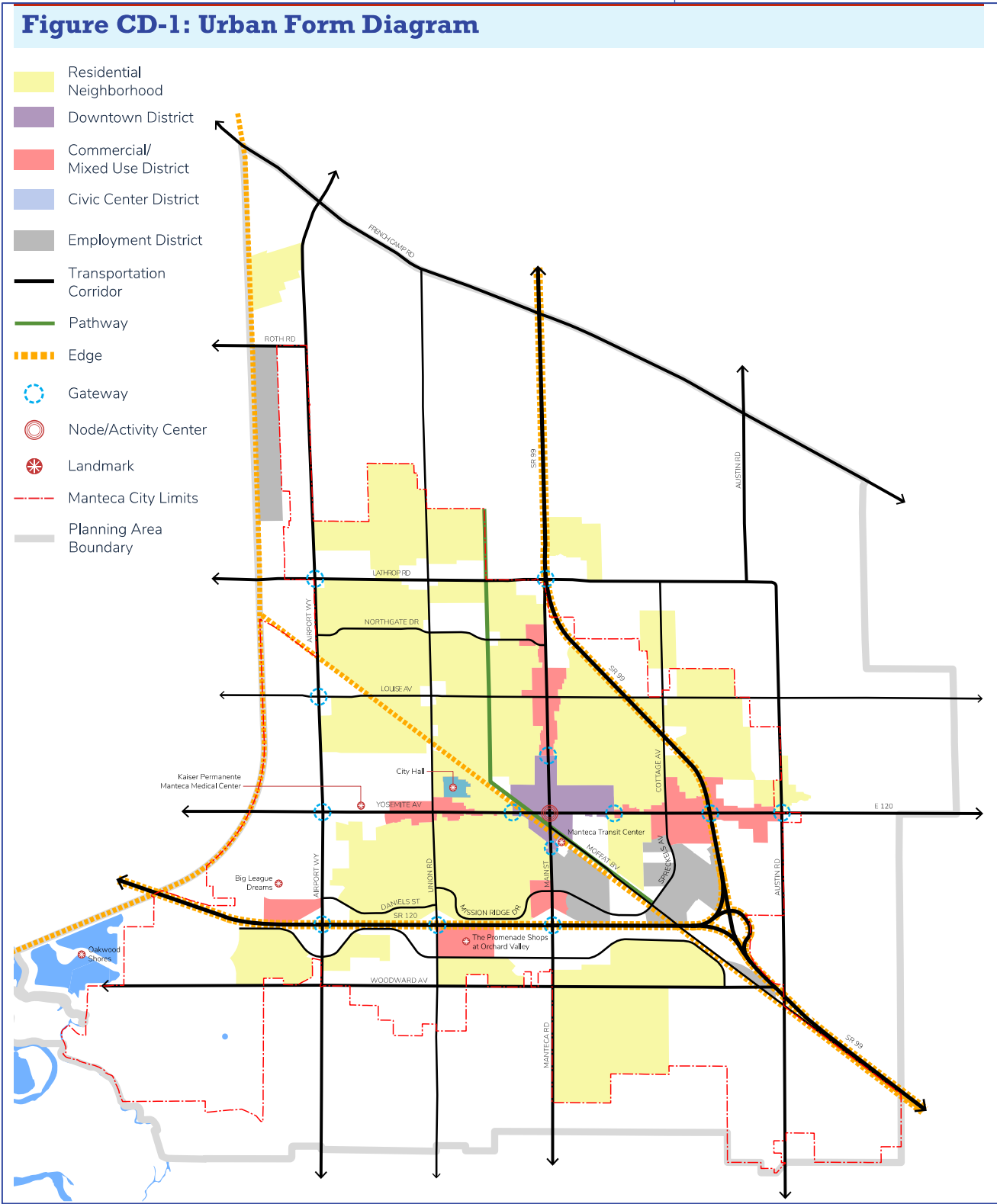


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Urban Form Elements

Manteca's urban form comprises the following elements. To see the location of the components, refer to Figure CD-1: Urban Form Diagram. The Community Design Element's goals, policies, and implementation actions address how to maintain and enhance the elements.

- **Neighborhoods and Districts** are integral areas that possess identifiable character due to design, streetscapes, land use, and/or topography. Neighborhoods refer to areas that comprise residential development, while districts refer to areas that include nonresidential or mixed use development.
- **Corridors and Pathways** are linear elements that provide passage from one location to another and form boundaries. Corridors are major elements that include two subcategories: transportation corridors and open space corridors. Transportation corridors are elements that always facilitate the movement of vehicles, and often accommodate other "active" modes of transportation, such as walking and biking. Transportation corridors include streets, roadways, highways, and expressways. Open space corridors are natural areas that provide visual linkages and habitat along waterways and designated open spaces and parks. Pathways refer to minor elements, such as trails, that exclusively accommodate pedestrians and bicyclists.
- **Edges** are linear elements that serve as a visual or physical boundary, barrier or transition. They include freeways and major roadways, flood channels, natural features, and landforms.
- **Gateways** announce arrival into a community, district, or neighborhood. The elements include arches, piers, public art, landscaping, and unifying architecture.
- **Nodes** are activity centers where uses concentrate, people gather, and/or paths converge. The elements include commercial and mixed use centers, transit station areas, and open spaces.
- **Landmarks** provide a point of reference or serve as community identity marker. The elements include iconic structures, prominent open spaces, and natural features.





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Community Character

Goal CD-1

Strengthen Manteca's identity and sense of place by reinforcing the community's distinctive, high-quality urban form, natural landscape, and character.

Policies

- CD-1.1 Require development projects to preserve positive characteristics and unique features of the site and consider the scale and character of adjacent uses.
- CD-1.2 Maintain and enhance the city's compact and cohesive urban form.
- CD-1.3 Recognize and enhance natural features and protect cultural and historic resources.
- CD-1.4 Emphasize [native, drought-tolerant](#) landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.
- CD-1.5 Require property owners to maintain structures and landscaping to high standards of design, health, and safety.
- CD-1.6 Ensure that all public structures and landscaping are adequately maintained.
- CD-1.7 Minimize the visual impacts of public and private communication, service, and utility facilities by requiring the provider to incorporate sensitive site design techniques, including, but not limited to the placement of facilities in less conspicuous locations, the undergrounding of facilities wherever possible, incorporating aesthetic features such as murals and civic enhancements, and the screening of facilities.

Implementation

- CD-1a *With robust community and volunteer engagement, Consider implementing a program of local improvements, including, but not limited to, street tree planting, annual clean-up days, sidewalk installation and repair, and similar local activities, to enhance the visual quality of the city.*
- CD-1b *Consider establishing an inventory of dilapidated properties as candidates for restoration or removal and an on-going program of community participation in fix-up and clean-up of dilapidated properties.*
- CD-1c *Update the Zoning Code as necessary to maintain consistency with the General Plan current design solutions.*

Project Design

Goal CD-2

Ensure project designs reinforce a sense of place, reflect human scale and orientation, and are cohesive and sensitive to the surrounding built environment and/or natural landscape.

Policies

- CD-2.1 Promote architectural design that exhibits timeless character and is constructed with high quality materials [that support sustainable practices and reduce environmental impacts](#).
- CD-2.2 Utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations for all sides of buildings.
- CD-2.3 Provide purposeful variations in color, texture, materials, articulation, and architectural treatments that coincide with the associated architectural style. Avoid long expanses of blank, monotonous walls or fences through the use of vertical and horizontal façade or fence articulation achieved through stamping, colors, materials, modulation, and landscaping.
- CD-2.4 For projects that include multiple buildings, encourage differing, but complementary architectural styles that incorporate representative characteristics of a given area.
- CD-2.5 Employ design strategies and building materials that evoke a sense of quality and permanence.
- ~~CD-2.6 Orient building entrance toward the street and provide parking in the rear, when possible.~~
- ~~CD-2.7 Where a vertical mix of uses occurs, site retail, restaurants, and other active uses should be located on the ground floor, with residential and/or office uses above. Also, encourage architectural detailing that differentiates each use.~~
- CD-2.8~~6~~ Locate site entries, parking areas, storage bays, and service areas of buildings to minimize conflicts with adjacent properties, especially residential neighborhoods.
- CD-2.9~~7~~ Ensure that new development and redevelopment reinforces desirable elements of its neighborhood, district, or center, including architectural style, scale, and setback patterns.
- ~~CD-2.10 Encourage context-sensitive transitions in architectural scale and character between new and existing residential development.~~
- ~~CD-2.11 Provide special building form elements, such as towers and archways, and other building massing elements to help distinguish activity~~



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~~nodes and establish landmarks within the community.~~

CD-2.12⁸ For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.

~~CD-2.13 Integrate pedestrian elements, including, but not limited to walkways, plazas, and terraces, with buildings to make the pedestrian experience comfortable and convenient, and to protect pedestrians from climatic conditions.~~

~~CD-2.14 Incorporate outdoor plazas or other common areas that provide space for special landscaping, public art, food service, outdoor retail sales, or seating areas for patrons in retail settings appropriate to such pedestrian activity. The plaza or other common area shall be appropriately scaled to the retail use and shall be directly connected to the primary walkway.~~

~~CD-2.15 Where practical, and in compliance with ADA standards, separate common areas that provide seating from the primary walkways by informal barriers, such as planters, bollards, fountains, low fences, and/or changes in elevation.~~

CD-2.16⁹ Design retention/detention basins to be visually attractive and well-integrated with any associated project and with adjacent land uses.

CD-2.17¹⁰ Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination.

CD-2.18¹¹ Encourage the incorporation of lighting into signage design when appropriate in order to minimize glare and light spillage while accentuating the design of the signage.

CD-2.19¹² Integrate project signage into the architectural design and character of new buildings.

CD-2.20 Include public safety consideration in project designs.

~~CD-2.21 Configure buildings to provide "outdoor rooms," including, but not limited to courtyards, paseos, and promenades.~~

CD-2.23¹³ Require that wireless communication equipment within the public right-of-way be integrated and screened from view using techniques such as integration with light standards, streetscape fixtures and, screening with landscaping to the extent allowed by state and federal regulations while providing the desired level of coverage.

Implementation

CD-2a *Adopt and maintain, in consistency with the General Plan, the City's Zoning regulations, and current best practice design solutions, Citywide*

Design Guidelines for the architectural review of discretionary projects.

~~CD-2b — Require development projects to incorporate Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts.~~

Gateways

Goal CD-3

Enhance gateways, key corridors, and wayfinding for an improved sense of arrival and orientation for residents and visitors throughout Manteca.

Policies

CD-3.1 Using special landscaping, decorative monument signage, and similar treatments, create a sense of arrival to Manteca and develop prominent community focal points at key locations in the city, including, but not limited to interchanges, intersections, and along corridors and ensure such strategies do not exclude low income, disadvantaged, and older neighborhoods.

Implementation

- CD-3a *Establish City gateway features at intersections where gateway features can be established, including, but not limited to Lathrop Road/SR 99, Austin Road/SR 99, Main Street/SR 120, Union Road/SR 120, McKinley Road/SR 120, Airport Way/SR 120, and Yosemite Avenue/SR 99.*
- CD-3b *Consider establishing City gateway features along corridors, including, but not limited to Airport Way, Lathrop Road, Louise Avenue, Main Street, Union Road, and Yosemite Avenue.*
- CD-3c *Work with Caltrans to include gateway features in the future design of the designated arterial street and highway interchanges.*
- CD-3d *Construct landmarks to support wayfinding at key locations throughout the city, such as entries to Downtown and other districts, historic neighborhoods, points of interest, significant buildings, and natural features.*

Residential Neighborhoods, Districts, and Centers

Goal CD-4

Maintain and enhance the character and distinct identities of Manteca's residential neighborhoods, districts, and centers.

Policies

- CD-4.1 Strengthen the positive qualities of the City's neighborhoods, districts, and centers.
- CD-4.2 In collaboration with community members, community organizations,



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- [and other stakeholders,](#) support the development and preservation of unique neighborhoods, districts, and centers that exhibit a special sense of place and quality of design.
- CD-4.3 Strengthen the identity of individual neighborhoods, districts, and centers, [including underserved areas](#), through the use of entry monuments, flags, street signs, themed streets, natural features, [native](#) landscaping, and lighting.
- CD-4.4 Encourage [investments in and](#) the rehabilitation of older residential neighborhoods, districts, and centers to prevent blight and maintain the city's character.
- CD-4.5 Encourage new residential development in age-restricted neighborhoods/communities to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately-sized parking spaces.
- CD-4.6 Design neighborhoods, districts, and centers to provide access to adjacent open spaces.
- CD-4.7 Design neighborhoods in new growth areas to incorporate the following characteristics:
- The edges of the neighborhood shall be identifiable by use of landscaped areas along major streets or natural features, such as permanent open space. Primary arterial streets may be used to define the boundaries of neighborhoods. The street system shall be designed to discourage high volume and high speed traffic through the neighborhood.
 - Neighborhoods shall be not more than one mile in length or width.
 - Each neighborhood shall include a distinct center, such as an elementary school, neighborhood park(s), and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.
 - Each neighborhood shall include an extensive pedestrian and bikeway system comprised of [complete street elements](#), [including but not limited to](#) sidewalks and bike lanes along streets and dedicated trails.
- CD-4.8 Design the multi-family residential, mixed use, commercial, and employment-generating development in neighborhoods, districts, and centers to:
- Include open space and/or recreational amenities to provide visual relief from development, form linkages to adjacent uses

and other portions of the neighborhood, district, or center, and serve as buffers between uses, where necessary;

- Locate building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity;
- Create a human-scale ground-floor environment that includes public open areas that separate pedestrian space from auto traffic, or where these intersect, give special regard to pedestrian safety; and
- Provide comfortable pedestrian amenities-quality sitting areas, wide paths and shade-along with specialized and engaging design features, such as interesting fountains or public art, which draw and maintain people's attention.

CD-4.9 Maintain and enhance Downtown's identity as the city's central business and mixed use district.

CD-4.10 Strengthen the aesthetic and functional links between Downtown, the Civic Center, and other surrounding neighborhoods and districts.

CD-4.11 Discourage gated subdivisions because they isolate parts of the community from others, create an unfriendly appearance, and do not support social equity.

Implementation

CD-4a *As part of the design review of development and capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood, district, and center, and contribute to the overall character of the community.*

CD-4b *Create a Downtown Specific Plan, which will replace the ~~Periodically review~~ the Downtown Design Improvement Plan and Streetscape Improvement Program, and update the Downtown Specific Plan as necessary to maintain consistency with the General Plan, the City's Zoning regulations, and current best practice design solutions.*

CD-4c *Approve development projects within new growth areas that support Downtown's identity as the city's central business district.*

CD-4d *Continue to explore opportunities to strengthen Downtown's connections to Civic Center, adjacent parks and open spaces, and surrounding neighborhoods and districts through the use of street trees, groundcover in landscaping and parking strips, sidewalk treatments, street lights, and pedestrian amenities.*



Corridors, Pathways, and Edges

Goal CD-5

Enhance the corridors, pathways, and edges that form physical boundaries and provide transitions and connections that reduce barriers throughout the community.

Policies

- C-5.1 Encourage new and, when necessary, existing streets to improve walkability, bicycling, and transit integration and accessibility; strengthen connectivity; and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.
- CD-5.2 Require major arterial streets to include a common landscape theme that includes primary street trees, groundcover, sidewalks, bus shelters where required, and lighting applied throughout the City.
- CD-5.3 Require the planting of street trees throughout the city to define and enhance the character of the street and the adjacent development and reduce the effects of urban heat exposure.
- CD-5.4 To retain a visual reminder of the city's agricultural heritage, permit the use of non-fruiting species, such as flowering pear and plum, as secondary accent trees in landscape corridors along major streets.
- CD-5.5 Create unifying streetscape elements for enhanced landscape streets, including coordinated streetlights, landscaping, public signage, street furniture, and hardscaping, including in disadvantaged and underserved areas.
- CD-5.6 Apply special paving at major intersections and crosswalks along enhanced corridors to create a visual focal point and slow traffic speeds to promote walking and bicycling.
- CD-5.7 Limit uses that require soundwalls adjacent to the highways. Where soundwalls and other barriers surrounding neighborhoods, districts, and centers are necessary pursuant to the City's street standards and specifications, require the incorporation of aesthetic enhancements that reinforce the area's identity and present an attractive façade along the adjoining corridor. The first development to include construction of a sound wall shall set the design theme to be maintained along the arterial street until a roadway intersection.
- ~~CD-5.8 Allow recreation uses adjacent to the highways, where practical, that are attractive and provide a high level of day and evening activity.~~
- CD-5.~~8~~⁹ Develop special design standards for the perimeter road system comprising Lathrop Road, Austin Road, Woodward Avenue, and Airport Way to ensure their development as divided roadways.

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- CD-5.9~~10~~ Encourage aesthetic enhancements to Main Street and Yosemite Avenue.
- CD-5.10~~1~~ Require the pedestrian and bicycle system within a neighborhood, district, center, or project to connect with other pedestrian and bikeways in adjacent neighborhoods, and ultimately, to the Citywide pedestrian and bikeway trail system.
- CD-5.11~~2~~ Continue to require the Citywide Pedestrian and Bicycle System to provide [a complete network for](#) efficient access to neighborhood and district centers and other key locations.

Implementation

- CD-5a *Establish a street tree program for residential neighborhoods [with input from community members and organizations](#).*
- CD-5b ~~Periodically r~~ *Review the Design Standards for Yosemite Avenue and Main Street and update as necessary to maintain consistency with the General Plan, the City's Municipal Code, and current best practice design solutions.*
- CD-5c *Continue to work with Caltrans on implementing a freeway and interchange [native](#) landscaping planting and maintenance program to improve the appearance of the community from SR 99 and SR 120.*
- CD-5d *Establish design guidelines for non-residential uses within 200 feet of SR 99 and SR 120. The guidelines should address the following concepts.*
- New office and commercial land use shall provide attractive landscaping, lighting, and signage adjacent to all buildings oriented to SR 99 or SR 120.*
 - Encourage buildings that include attractive focal elements, such as a tower or articulated roofline in each non-residential development adjacent to SR 99 or SR 120 to serve as visual landmarks.*
 - New non-residential buildings oriented to SR 99 or SR 120 shall provide an attractive facade similar in articulation, and using the same materials and colors, as the primary facade of the building.*
 - Truck loading and refuse collection areas adjacent to SR 99 and SR 120 shall be screened from view.*
 - The landscape along SR 120 and SR 99 will reflect the natural character of the region in the selection of trees and groundcover.*
- CD-~~5e~~ *Attempt to negotiate an easement along a section of the Union Pacific railroad right-of-way- between South Main Street and North Street and upgrade the area by planting into lawn.*



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Land Use Transitions

Goal CD-6

Provide appropriate transitions between land uses to avoid conflicts and perpetuate the community's harmonious character.

Policies

- CD-6.1 Encourage the mixing of land uses, where appropriate, but provide physical separation and/or buffers between incompatible land uses.
- CD-6.2 Encourage the use of creative [and functional \(for example, stormwater capture\)](#) landscape design to create visual interest and reduce conflicts between different land uses.
- CD-6.3 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, agricultural, and industrial uses.
- CD-6.4 Avoid the blocking of public views by solid walls.
- CD-6.5 Use open space, greenways, recreational lands, and water courses as community separators.

Implementation

- CD-6a *Incorporate visual buffers, including [functional](#) landscaping, equipment and storage area screening, and roof treatments, on properties abutting residentially designated property.*
- CD-6b *Require buffers, such as open space and recreation areas, increased setbacks/step-backs, landscape screening, sensitive site planning, and/or other buffer techniques, to the extent possible, between rural land uses and dissimilar uses.*

Sustainable Design

Goal CD-7

Maintain and enhance Manteca's commitment to sustainable design by minimizing negative environmental impacts and utilizing resources efficiently.

Policies

- CD-7.1 Design buildings to allow the sun to reach adjoining and nearby sidewalks and plazas in the winter and protect pedestrians from the sun and rain.
- CD-7.2 Encourage passive solar design and energy-efficient concepts, including, but not limited to natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.
- CD-7.3 Orient solar collectors away from public view or design the features

as an integral element of the roof structure.

- CD-7.4 Encourage architectural elements that contribute to a building's character, aid in climate control, and enhance pedestrian scale. The elements include, but are not limited to canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.
- CD-7.5 Encourage the expansion of the city's urban forest canopy, comprising [shade trees along City streets](#) ~~trees~~ and trees located on private property and in open spaces. Emphasize the importance of placing trees in locations with significant hardscaping, such as parking areas.

Implementation

CD-7a *As part of the development review process, ensure that projects incorporate sustainable elements, such as passive solar design, energy-efficient features, water conservation measures, street trees, electric vehicle charging stations, and low impact development features to the extent feasible.*

[CD-7b Identify areas of the City for shade tree planting efforts, prioritizing areas of the City with significantly less tree canopy.](#)

Agricultural Heritage

Goal CD-8

Preserve and enhance the character of the city's rural areas and agricultural heritage.

Policies

- CD-8.1 To the extent possible, require new development to retain or incorporate visual reminders of the agricultural heritage of the community.
- CD-8.2 Utilize wood, wrought-iron, or other types of open fencing instead of block walls in rural areas as needed.
- CD-8.3 Allow for the elimination of vertical curbs, paved gutters, and sidewalks in rural areas if adequate drainage conditions are provided.
- CD-8.4 For lighting in rural areas of the community, provide:
- Minimal levels of street, parking, building, site and public area lighting to meet safety standards and provide direction.
 - Directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.
 - Automatic shutoff or motion sensors for lighting features in newly developed areas.



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Implementation

CD-8a Require projects developing on the fringe of the City or adjacent to agricultural or rural residential uses to be compatible with the character of the area, including implementing the City's light and glare standards, use of appropriate materials and design, and siting of more intense uses away from rural and agricultural uses, where feasible.

Public Art

Goal CD-9

Celebrate public art and expand the significant role that the arts play in Manteca's quality of life.

Policies

- CD-9.1 Continue to encourage the use of murals and similar public art on buildings.
- CD-9.2 Incorporate public art along public sidewalks and within parking areas.
- CD-9.3 Where feasible, include public art at key gateways and in major projects and public gathering places.

Implementation

CD-9a Consider creating a public arts program and public arts commission to oversee the program's implementation.

CD-9b Explore grant funding opportunities to increase public art.

Active Transportation and VMT Reduction

Goal CD-10

Promote active transportation and reduction in vehicle miles traveled (VMT) through project and site design.

Policies

- CD-10.1 Orient building entrance toward the street and provide parking in the rear, when possible.
- CD-10.2 Where a vertical mix of uses occurs, site retail, restaurants, and other active uses should be located on the ground floor, with residential and/or office uses above. Also, encourage architectural detailing that differentiates each use.
- CD-10.3 Encourage context-sensitive transitions in architectural scale and character between new and existing residential development.
- CD-10.4 Provide special building-form elements, such as towers and archways.

and other building massing elements to help distinguish activity nodes and establish landmarks within the community and ensure that doing so does not separate low income, disadvantaged, and/or older neighborhoods from market-rate neighborhoods and amenities and services.

CD-10.5 Integrate pedestrian elements, including, but not limited to walkways, plazas, and terraces, with buildings to make the pedestrian experience comfortable and convenient, and to protect pedestrians from climatic conditions.

CD-10.6 Incorporate outdoor plazas or other common areas that provide space for special landscaping, public art, food service, outdoor retail sales, or seating areas for patrons in retail settings appropriate to such pedestrian activity. The plaza or other common area shall be appropriately scaled to the retail use and shall be directly connected to the primary walkway.

CD-10.7 Where practical, and in compliance with ADA standards, separate common areas that provide seating from the primary walkways by informal barriers, such as planters, bollards, fountains, low fences, and/or changes in elevation.

CD-10.8 Configure buildings to provide “outdoor rooms,” including, but not limited to courtyards, paseos, and promenades.

Crime Prevention

Goal CD-11

Improve the design of developments to reduce threats to personal safety and security.

Policies

CD-11.1 Strengthen the public understanding of the important role that physical design plays in helping reduce the incidence and fear of crime to promote the development of a safe and healthy city.

CD-11.2 Consider adopting Crime Prevention through Environmental Design (CPTED) standards to ensure that the built environment supports Manteca as the “The Family City” by applying safer design principles to development projects.

CD-11.3 Review projects in accordance with the four overlapping principles of CPTED of: 1) Natural Surveillance; 2) Natural Access Control; 3) Territorial Reinforcement; and, 4) Maintenance.



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CD-11.4 Develop review processes that take into account CPTED principles that can be applied to address specific sites and situations.

Implementation

CD-11a Encourage development projects to incorporate Crime Prevention through Environmental Design (CPTED) techniques, including natural surveillance, natural access control, territorial reinforcement, and defensible space design concepts and to ensure lighting and landscaping are maintained in a manner consistent with CPTED principles.