



Site Plan Review SPC-24-81
Conditional Use Permit UPJ-25-02
Lot Line Adjustment LLA-24-82
Master Sign Program MSP-25-05
Kaiser Permanente Emergency Department Expansion Project
121 St. Dominics Dr. & 1777 W. Yosemite Ave.

October 16, 2025
City of Manteca Planning Commission Public Hearing

Project Information

Project Description: 27,000 sq ft expansion of the existing Emergency Room Department

Project Size: 6.79± acres property with proposed 27,476 sq ft commercial addition.

Project Location: NW corner of W Yosemite Avenue and St. Dominics Drive.

MMC Entitlement Procedures:

- MMC 16.19 Lot Line Adjustments
- MMC 17.10.060(B)(2) Site Plan and Design Review
- MMC 17.10.090 Master Sign Program
- MMC 17.10.130 Conditional Use Permit
- MMC 17.20.020 Zoning Districts
- MMC 17.22.020 Allowed Land Uses and Requirements
- MMC Chapter 17.42 through 54 (Site Planning Standards)
- MMC Chapter 17.58 Performance Standards



Adjacent Uses

320 Airport Way
Subdivision

Existing Medical
Office Uses

Existing residence
but mostly vacant

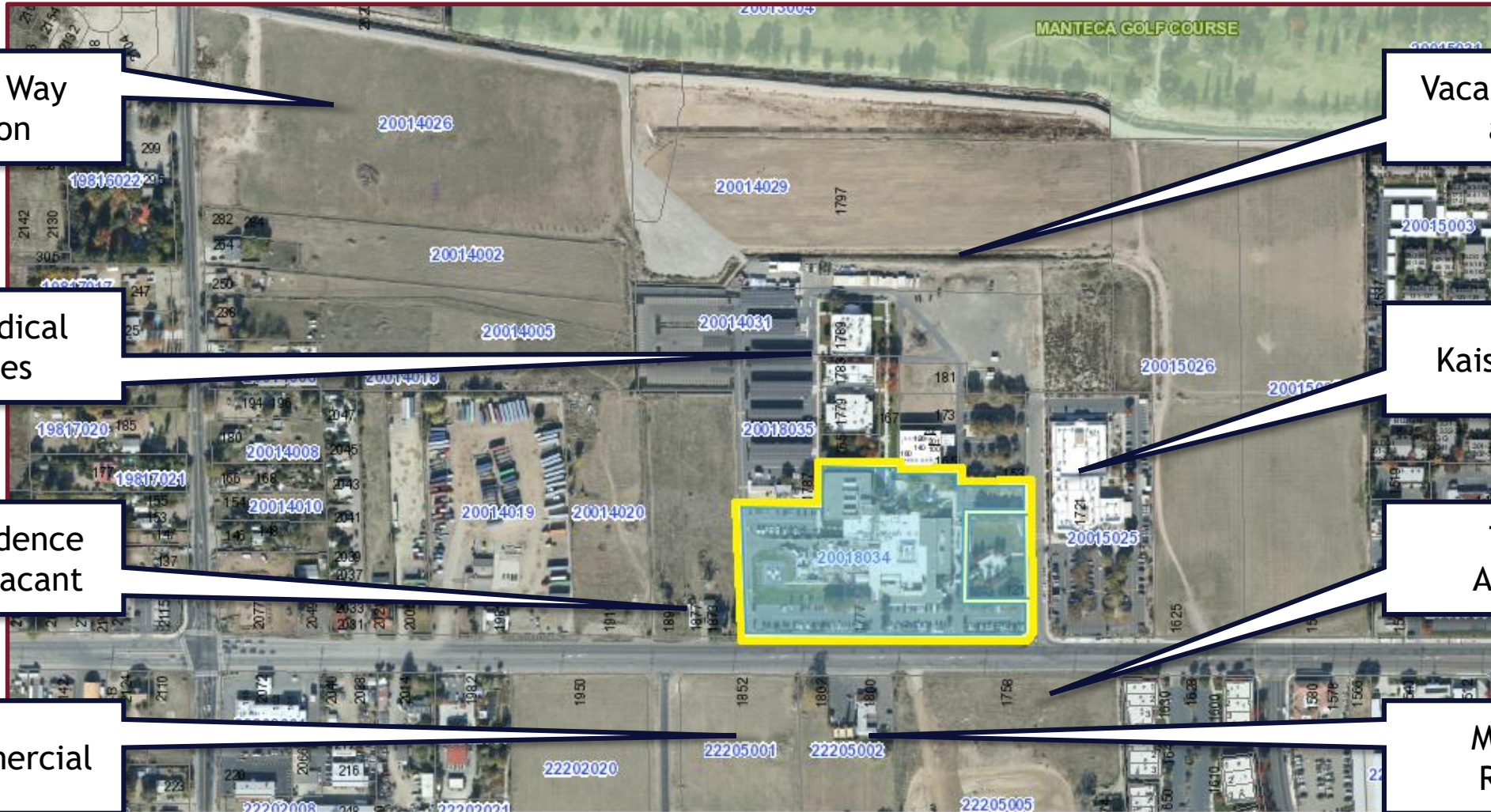
Vacant Commercial

Vacant Kaiser land
and basin

Kaiser Pharmacy

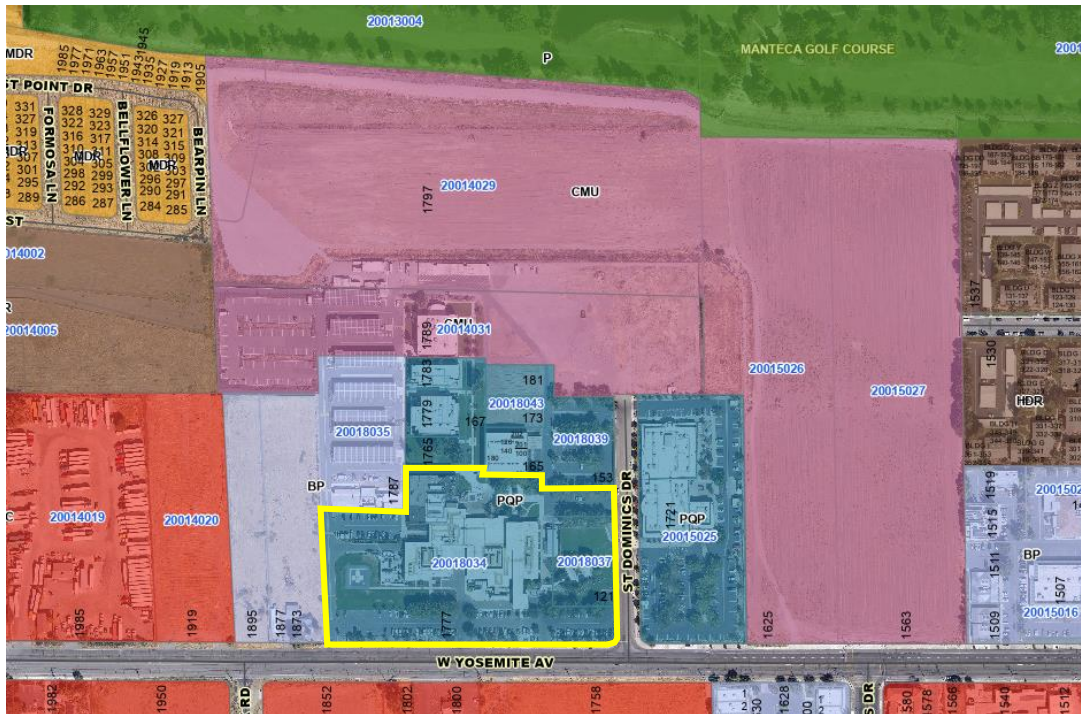
TPC West
Apartments

Masa Latina
Restaurant



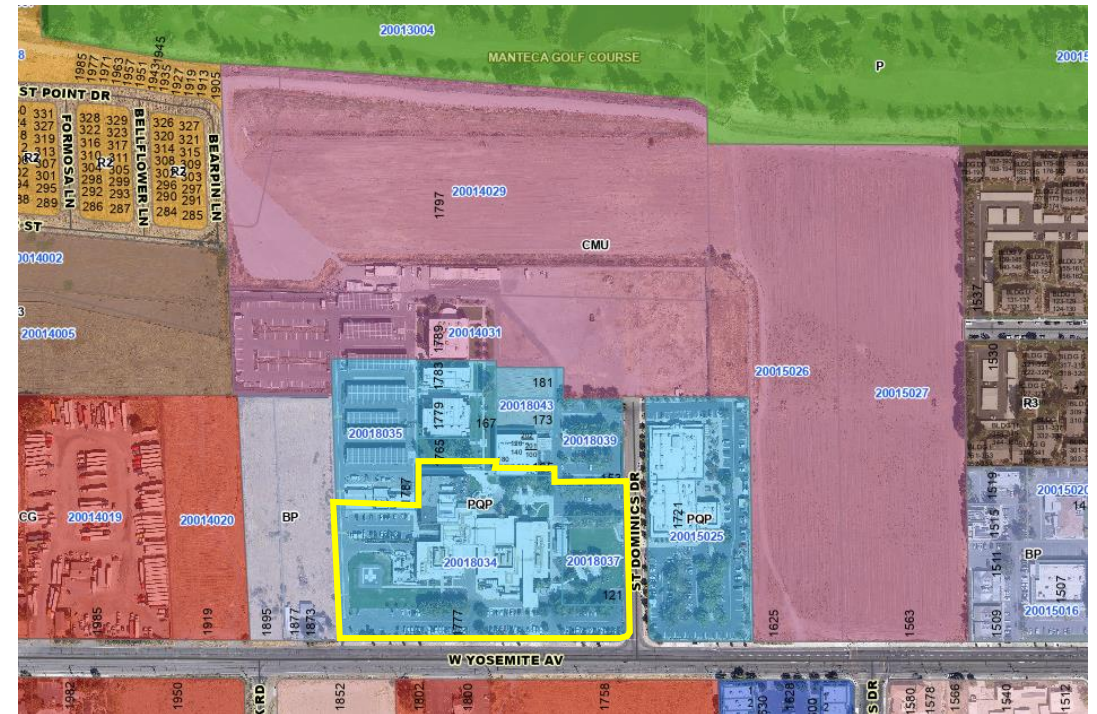
General Plan and Zoning

GENERAL PLAN



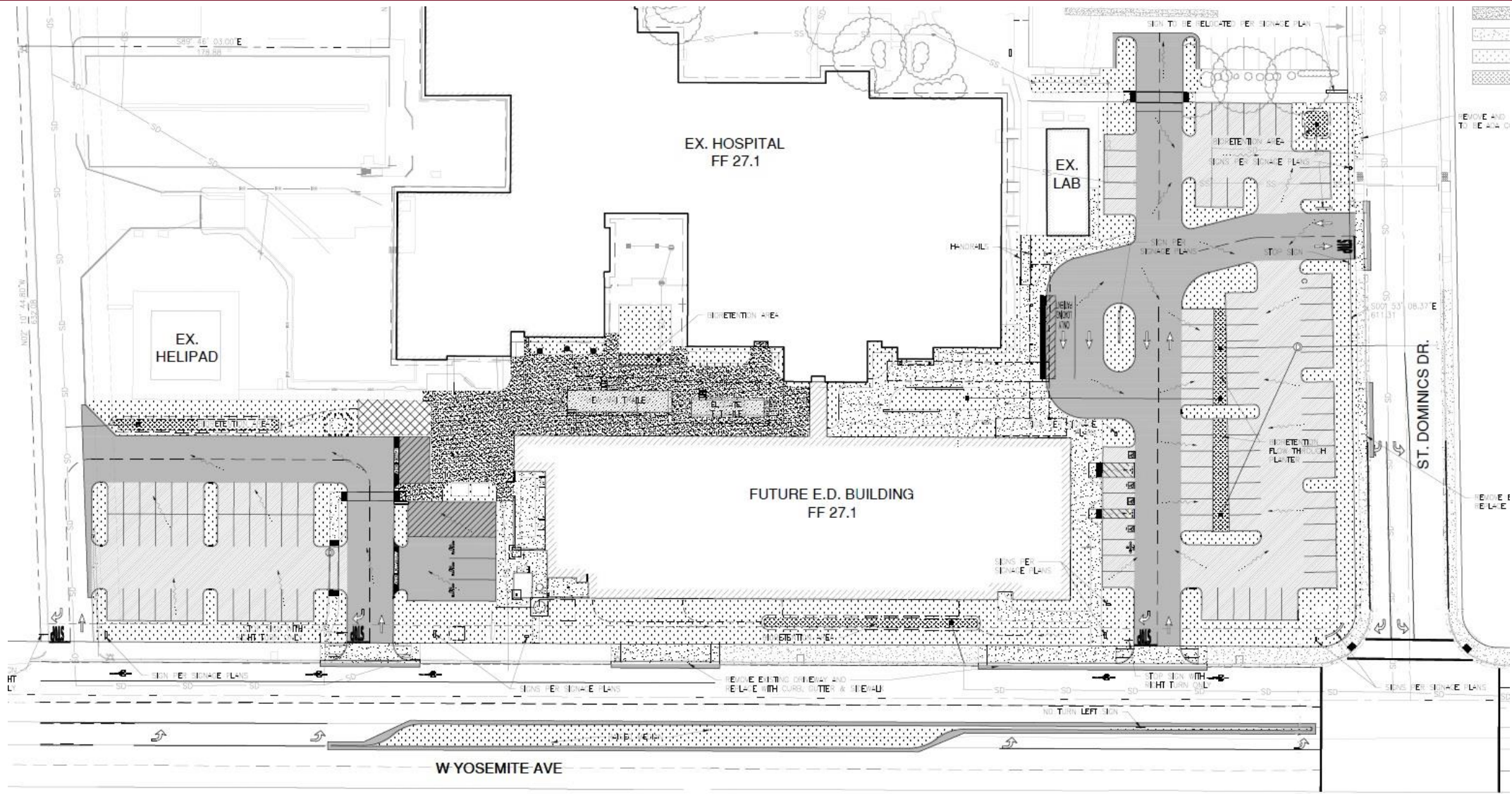
Public/Quasi-Public (PQP) Designation. This provides for government owned facilities, public and private schools, institutions, civic uses, assembly uses, and public utilities, and quasi- public uses such as hospitals and churches.

ZONE DISTRICT



Public/Quasi-Public (PQP) Zoning District. This district provides for government-owned facilities, public and private schools, institutions, civic uses and public utilities, and quasi-public uses such as hospitals and religious institutions.

Site Plan



Building Elevations



St. Dominics driveway and main ED entrance

CEQA

- An Initial Study / MND was prepared for the project pursuant to California Public Resources Code [PRC] Section 21000 et seq. and its Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.)
- The Initial Study / MND was published to the California State Clearinghouse under SCH # 2025080633
- Mandatory Findings Of Significance determined that any potential impacts can be reduced to a less than significant level with the implementation of the proposed mitigations contained in the MMRP.



Recommendation

Staff recommends Planning Commission conduct a public hearing and consider the following:

Adopt a resolution making the necessary findings and adopt an Initial Study (SCH #2025080633) and Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program prepared for Kaiser Emergency Department Expansion; and

Adopt a resolution approving Site Plan and Design Review (SPC-24-81), Conditional Use Permit (UPJ-25-02), a Lot Line Adjustment (LLA-24-82), and Master Sign Program (MSP-25-05) for the Kaiser Emergency Department Expansion, located at 121, 153 and 167 St. Dominics Drive, and 1765, 1777, 1779, 1783, 1787 and 1795 W. Yosemite.





Thank you

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