

Kathy -

Sorry I held on
to these files, I
didn't know I was
supposed to put
them back!

Renee



MEMORANDUM

To: Joe Hulseley, Public Works Department
Ron Waddle, Fire Department
Rex Osborn, Police Department
Steve Houx, Parks and Recreation Department

From: Donald Ross, Community Development Department

Date: June 12, 2001

Subject: 702 West Yosemite Ave – Permission to convert a church into a dance studio and professional offices.

The applicants have submitted a General Plan Amendment GPA-01-02 from Public/Quasi-Public to Office Professional, a Rezone Application REZ-01-02 from Public/Quasi-Public to Commercial Office, a Major Use Permit UPJ-01-01 and a Site Plan (Commercial) Application SPC-01-10 for the conversion of a building previously occupied by a church into a dance studio and professional offices.

Please review the attached site plan and get any comments/concerns back to this department by July 3, 2001.

Thank you.



June 7, 2001

Mrs. Kathy Wold
Community Development Department
City of Manteca
1001 West Center Street
Manteca, CA 95337

Subject: **Cornerstone - 702 West Yosemite Avenue, Manteca**

Dear Kathy:

Pete Silva purchased the church located at the southwest corner of Yosemite Avenue and Veach Street. He is requesting a General Plan Amendment, Rezone, Site Plan and Use Permit to allow a dance studio and professional offices. Mr. Silva intends to remodel this facility by adding parking and remodeling the building as well as new landscaping.

Attached you will find the following items necessary to process his request.

- 1) GPA / Rezone Application
- 2) Environmental Questionnaire for GPA/Rezone
- 3) Site Plan / Major Use Permit Application
- 4) Environmental Questionnaire for Use Permit and Site Plan
- 5) Check in the amount of \$4,700 to cover the associated fees (GPA, \$1500; Rezone, \$1,000; Environmental Questionnaire 2 @ \$175/each; Negative Declaration Fee, \$200; Site Plan Application Fee, \$750; and, Major Use Permit, \$900)
- 6) Thirteen (13) copies of the Site Plan
- 7) 8-1/2" x 11" reduction of the Site Plan
- 8) 8-1/2" x 11" reduction of the GPA/Rezone Map

No sewer allocation is required since the sewerage will decrease from its current amount based on the following calculations:

- A) Prior to changes, the building was used for a 200 seat church with dining facilities
 $(200 \text{ seats}) \times (5 \text{ gal/seat/day}) = 1,000 \text{ gpd}$

Community Development
Cornerstone - Yosemite & Veach
June 7, 2001 - Page 2 of 2

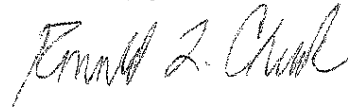
- B) After the remodel, the use will change to provide 1,935 square feet for a dance studio; 1,165 square feet of offices with 150 square feet of storage. Sewerage used is based on 0.10 gal/SF/day.

$$(3,859 \text{ SF}) \times (0.10 \text{ gal/SF/day}) = 386 \text{ gpd}$$

The Use Permit Application is to allow for a dance studio (Universal Dance Company, 506 North Union Road), which will have a maximum of 3 classes of 25 students, 5 times per day, 5 days per week. Most students are dropped off at the school for their lessons.

Please call with any questions.

Very truly yours,



RONALD L. CHEEK
RLC Associates

cc: Pete Silva

RLC:cgc
01.648MN



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

January 16, 2002

Pete Silva
605 Sequoia Avenue
Manteca, CA 95337

SUBJECT: MAJOR USE PERMIT NO. UPJ-01-01 & SITE PLAN NO. SPC-01-10, 702 W.
YOSEMITE AVENUE, CORNERSTONE CHURCH.

At its regular meeting of January 15, 2002, the Manteca Planning Commission voted to continue Major Use Permit No. UPJ-01-01 and Site Plan No. SPC-01-10 to the regularly scheduled Planning Commission meeting of February 26, 2002.

If there should be any questions, please contact this office at 239-8427.

Sincerely,

Benjamin J. Cantu
Deputy Community Development Director

Cc: Ron Cheek, RLC Associates, 250 Cherry Lane, #208, Manteca, CA 95337

Any decision by the Planning Commission may be appealed to the City Council within ten days of the decision. This may be accomplished by submitting a letter to the City Council accompanied by a \$100.00 fee.

1001 W. CENTER ST. • MANTECA, CA 95337 • (209) 239-8427 • FAX (209) 825-2349

Email: planning@ci.manteca.ca.us

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CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

March 27, 2002

Pete Silva
605 Sequoia Avenue
Manteca, CA 95337

SUBJECT: SITE PLAN NO. SPC-01-10 AND MAJOR USE PERMIT NO. UPJ-01-01,
CORNERSTONE CHURCH, 702 W. YOSEMITE AVENUE.

At its regular meeting of March 26, 2002, the Manteca Planning Commission voted to continue the public hearing for Site Plan No. SPC-01-10 and Major Use Permit No. UPJ-01-01 to the next regularly scheduled meeting of April 23, 2002.

If there should be any questions, please contact this office at 239-8427.

Sincerely,

Benjamin J. Cantu
Deputy Community Development Director

Cc: Ron Cheek, RLC Associates, 250 Cherry Lane, #208, Manteca, CA 95337

Any decision by the Planning Commission may be appealed to the City Council within ten days of the decision. This may be accomplished by submitting a letter to the City Council accompanied by a \$100.00 fee.

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Email: planning@ci.manteca.ca.us

CITY OF MANTECA

AFFIDAVIT OF MAILING NOTICE

STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN) SS.
CITY OF MANTECA)

AFFIDAVIT OF MAILING
NOTICE OF PUBLIC
HEARING - UPJ-01-01
702 Yosemite Ave, Peter Silva
Cornerstone Church

I, RACHÉL NIELSEN, declare as follows:

That I am the Office Coordinator of the City of Manteca Community Development Department; that a copy of the Notice of Public Hearing before the Planning Commission of the City of Manteca, was mailed to each and every person set forth on the attached list on the 4 day of January 2002. A copy of said Notice is attached.

Said mailing was completed by placing a copy of said Notice in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Manteca, California.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on 1/4/02 at Manteca, California.



RACHEL NIELSEN
OFFICE COORDINATOR

NOTICE OF PUBLIC HEARING BY THE MANTECA
PLANNING COMMISSION FOR THE CONSIDERATION
OF A PROPOSED MAJOR USE PERMIT NO. UPJ-01-01

BEFORE THE PLANNING COMMISSION OF THE CITY OF MANTECA NOTICE IS
HEREBY GIVEN that on January 15, 2002, at 7:00 p.m., a public hearing will be held in
the City Council Chambers, 1001 W. Center Street, Manteca, California, for the purpose of
hearing and receiving evidence, both oral and documentary, in support of or in opposition
to the following:

PROJECT: The Planning Commission will be conducting a public hearing to
consider Major Use Permit No. UPJ-01-01 for the remodeling of an
existing church into a dance studio in a C-O (Office Commercial) zone
designation.

PROJECT LOCATION: 702 W. Yosemite Avenue
APN: 219-210-05

APPLICANT: Pete Silva
605 Sequoia Avenue
Manteca, CA 95337

Environmental review of the project has resulted in a Negative Declaration being prepared.
A copy of the initial study is available in the Community Development Department.

ALL persons having any interest in the foregoing subject are invited to be present and
submit statements orally or in writing. Further information may be obtained by contacting
the Community Development Department, 1001 W. Center Street, Manteca, CA 95337 or
209-239-8427.

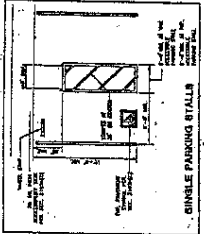
If you challenge the Use Permit or Negative Declaration in court, you may be limited to
raising only those issues you or someone else raised at the public hearing described in
this notice, or in written correspondence delivered to the Planning Commission at, or prior
to, the public hearing.

DATE	
BY	
REVISIONS	

SITE PLAN
 702 ROSEMATE AVE
 VAN WYCK, N.Y.

(SEE PLAN) (SEE PLAN) (SEE PLAN)
 (SEE PLAN) (SEE PLAN) (SEE PLAN)
 (SEE PLAN) (SEE PLAN) (SEE PLAN)

PROJECT NO.	2
DATE	11-11-60
BY	JAVIER GARCIA
CHECKED BY	
SCALE	AS SHOWN



SUMMARY:

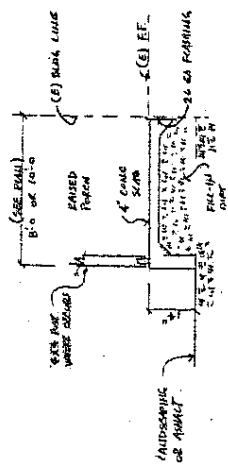
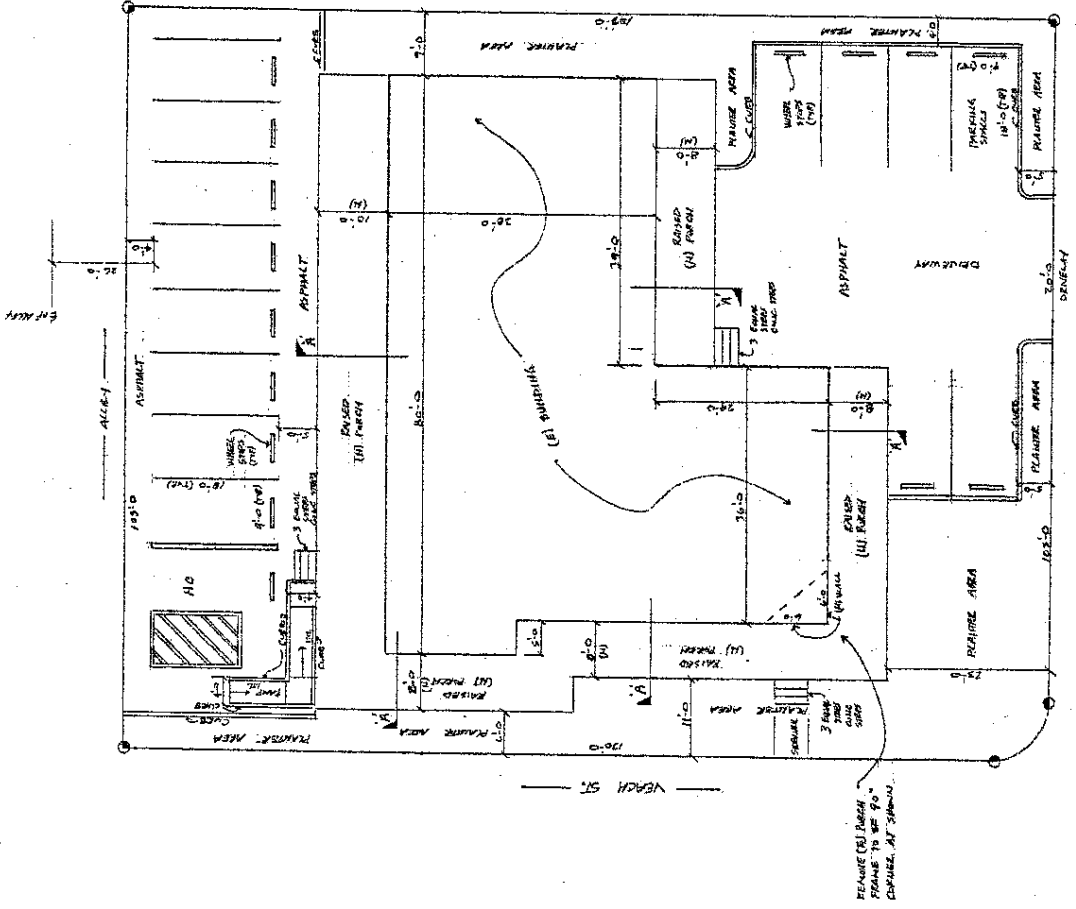
PARCEL SIZE = 13,390
 CONSIDERING = 2,500 SQ. FT. / 17% = 1,500 REQUIRED

(A) TRUCK GARAGE = 3,857 SQ. FT.
 PALACE SHOWING GARAGE = 4,925
 OFFICE 50 FT. = 1,144
 STORAGE 30 FT. = 150 SQ. FT.

PARKING PROVIDED = 14 SPACES
 (STANDARD)

H.C. PARKING = ONE SPACE

LANDSCAPING TO INCLUDE TREES THAT WILL SHADE SOUTH SIDE PARKING AREA.



JAVIER GARCIA
 SLIVE CONSTRUCTION CO.
 GENERAL CONTRACTOR

P. O. BOX 1000
 VAN WYCK, N.Y. 11404
 (516) 467-2000



City Council Agenda
Community Development Department

December 3, 2001
Public Hearing

Reviewed by
City Manager Office: LSA

To: Manteca City Council

Via: Kyle Kollar, Community Development Director *kk*

From: Benjamin Cantu, Jr., Deputy Community Development Director *BCJ*

Date: November 26, 2001

Subject: Consider Negative Declaration No. 01-20, General Plan Amendment No. GPA-01-02, and Rezone No. REZ-01-02, 702 W. Yosemite Avenue, Pete Silva.

Recommendation

Based on the October 23, 2001, action of the Planning Commission, the City Council should consider the following action.

- A. Deny Negative Declaration No. 01-20. And, require in accord with the California Environmental Quality Act (CEQA) that the applicant prepare an Environmental Impact Report
- B. Deny General Plan Amendment No. GPA-01-02.
- C. Deny Rezone No. REZ-01-02.

Background

The subject property is located on the southwest corner of Veach Avenue and Yosemite Avenue, and is developed with a church building and with improved parking off the alley. It lies within a neighborhood that is single-family residential in use and character, and there is no commercially zoned property in the immediate vicinity.

The applicant proposes to change the General Plan land use designation and the zoning in order to allow conversion of the building and property to office commercial use.

The Environmental Review Committee (ERC) evaluated the application on September 26, 2001. Staff recommended a significant effect determination and the preparation of an Environmental Impact Report, because the proposed General Plan amendment and rezone could—in conflict with established General Plan policy regarding preservation of existing residential neighborhoods—initiate a parcel-by-parcel commercial transition of an established single-family residential neighborhood. However, the Committee determined that alteration of the subject parcel to commercial use would not adversely affect the character of the surrounding single-

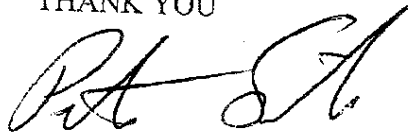
1/8/02

TO THE PLANNING COMMISSION OF THE CITY OF MANTECA.

ATTN CATHY WOLD

PLEASE EXTEND THE MEETING ON JAN 15 CONCERNING THE MAJOR USE PERMIT NO UPJ-01-01 FOR THE REMODELING OF AN EXISTING CHURCH INTO DANCE STUDIO & PROFESSIONAL OFFICES. TO FEB 26TH 2002.

THANK YOU

A handwritten signature in black ink, appearing to be 'Pat SA', written in a cursive style.

TO THE PLANNING COMMISSION OF THE CITY OF MANTECA

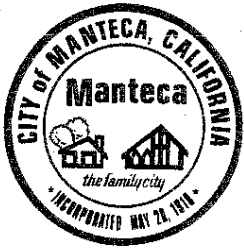
02/26/02

ATT KATHLEEN WOLD

Please extend the meeting on Feb 26th concerning the major use permit
NO.UPJ-01-01; Site plan NO.SPC-01-10; 702 Yosemite AVE
Cornerstone Church. To March 12th2002.

THANK YOU

Pete Silva



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

February 27, 2002

Pete Silva
605 Sequoia Avenue
Manteca, CA 95337

SUBJECT: MAJOR USE PERMIT NO. UPJ-01-01 AND SITE PLAN NO. SPC-01-10,
CORNERSTONE CHURCH AT 702 W. YOSEMITE AVENUE.

At its regular meeting of February 26, 2002, the Manteca Planning Commission voted to continue the item to the March 12, 2002 meeting.

If there should be any questions, please contact this office at 239-8427.

Sincerely,

Benjamin J. Cantu
Deputy Community Development Director

Cc: Ron Cheek, RLC Associates, 250 Cherry Lane, #208; Manteca, CA 95337.

Any decision by the Planning Commission may be appealed to the City Council within ten days of the decision. This may be accomplished by submitting a letter to the City Council accompanied by a \$100.00 fee.

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Email: planning@ci.manteca.ca.us

TO THE PLANNING COMMITIONION OF THE CITY OF MANTECA

3/21/02

Attention: Kathleen Wold

Please extend the meeting on April 9, 2002 concerning the major use permit No. IPJ 01-01; Site plan NO.SPC 0110; 702 Yosemite Ave, Cornerstone Church to May 14, 2002.

Thank you


Pete Silva



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

April 24, 2002

Pete Silva
605 Sequoia Way
Manteca, CA 95337

SUBJECT: MAJOR USE PERMIT NO. UPJ-01-01 AND SITE PLAN NO. SPC-01-10, 702
W. YOSEMITE AVENUE, CORNERSTONE CHURCH.

At its regular meeting of April 23, 2002, the Manteca Planning Commission voted to remove Major Use Permit and Site Plan request from the agenda.

When the item is ready to go before the Planning Commission it will be necessary to re-notice this project. The cost for noticing in the newspaper and mailing to surrounding property owners is \$55.00, which you will be required to provide to the City in advance of the noticing process.

If there should be any questions, please contact this office at 239-8427.

Sincerely,

Benjamin J. Cantu
Deputy Community Development Director

Any decision by the Planning Commission may be appealed to the City Council within ten days of the decision. This may be accomplished by submitting a letter to the City Council accompanied by a \$100.00 fee.

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NOTICE OF PUBLIC HEARING BY THE MANTECA
PLANNING COMMISSION FOR THE CONSIDERATION
OF A PROPOSED SITE PLAN NO. SPC-01-10.

BEFORE THE PLANNING COMMISSION OF THE CITY OF MANTECA NOTICE IS
HEREBY GIVEN that on May 13, 2003, at 7:00 p.m., a public hearing will be held in the
City Council Chambers, 1001 W. Center Street, Manteca, California, for the purpose of
hearing and receiving evidence, both oral and documentary, in support of or in opposition
to the following:

PROJECT NO.: Site Plan No. SPC-01-10

PROJECT: Site Plan approval to remodel an existing church into a dance studio
and office in a C-O (Office Commercial) zone designation.

PROJECT LOCATION: 702 W. Yosemite Avenue
APN: 219-210-05

APPLICANT: Pete Silva
1433 Andrew Lane
Manteca, CA 95337

ALL persons having any interest in the foregoing subject are invited to be present and
submit statements orally or in writing. Further information may be obtained by contacting
the Community Development Department, 1001 W. Center Street, Manteca, CA 95337 or
209-239-8427.

The Site Plan is available for review at the Manteca Community Development Department,
1001 W. Center Street, Manteca, CA 95337 or 209-239-8427.

If you challenge the Site Plan in court, you may be limited to raising only those issues you
or someone else raised at the public hearing described in this notice, or in written
correspondence delivered to the Planning Commission at, or prior to, the public hearing.



NOTICE OF PUBLIC HEARING BY THE MANTECA
PLANNING COMMISSION FOR THE CONSIDERATION
OF A PROPOSED MAJOR USE PERMIT NO. UPJ-01-01.

BEFORE THE PLANNING COMMISSION OF THE CITY OF MANTECA NOTICE IS
HEREBY GIVEN that on May 13, 2003, at 7:00 p.m., a public hearing will be held in the
City Council Chambers, 1001 W. Center Street, Manteca, California, for the purpose of
hearing and receiving evidence, both oral and documentary, in support of or in opposition
to the following:

PROJECT NO.: Major Use Permit No. UPJ-01-01

PROJECT: The Planning Commission will be conducting a public hearing to
consider Major Use Permit No. UPJ-01-01 for the remodeling of an
existing church into a dance studio and office in a C-O (Office
Commercial) zone designation.

PROJECT LOCATION: 702 W. Yosemite Avenue
APN: 219-210-05

APPLICANT: Pete Silva
1433 Andrew Lane
Manteca, CA 95337

ALL persons having any interest in the foregoing subject are invited to be present and
submit statements orally or in writing. Further information may be obtained by contacting
the Community Development Department, 1001 W. Center Street, Manteca, CA 95337 or
209-239-8427.

If you challenge the Major Use Permit in court, you may be limited to raising only those
issues you or someone else raised at the public hearing described in this notice, or in
written correspondence delivered to the Planning Commission at, or prior to, the public
hearing.

217-120-21
RAMOS, MARIA
624 JOAQUIN ST.
MANTECA, CA 95337

217-120-23
FERNANDEZ, RUBEN & NANCY ETAL
642 JOAQUIN ST.
MANTECA, CA 95337

217-120-24
BENNETT, RAYMOND & M.A.
112 N. VEACH AVENUE
MANTECA, CA 95337

217-120-27
HAFER PROPERTIES LTD PTP
232 N. LINCOLN AVENUE
MANTECA, CA 95336

217-120-28
BALLARD, ARTHUR & D.
425 CHESTNUT STREET
MANTECA, CA 95336

217-120-29
MILLER, JOHN & BILLIE
629 W. YOSEMITE AVENUE
MANTECA, CA 95337

217-120-32
JONES, KENNETH & C. TRS.
703 W. YOSEMITE AVENUE
MANTECA, CA 95337

217-120-33
BRAGAN, DAVID & CAROL TR.
1043 BUTTERCUP PLACE
MANTECA, CA 95336

217-120-34
MUELLER, DAVID & F.
111 N. VEACH AVENUE
MANTECA, CA 95337

217-120-39
MANTECA UNIFIED SCHOOL DIST.
P.O. BOX 32
MANTECA, CA 95336

217-120-40
CANADY, ROBERT W. TR. ETAL
4417 BRIARWOOD DR.
SACRAMENTO, CA 95821

217-120-41
ELDER, SEAN
665 W. YOSEMITE AVE.
MANTECA, CA 95337

219-200-06
DIMOTAKIS, GEORGE ETAL
P.O. BOX 695
MANTECA, CA 95336

219-200-07
CATALANO, JOHN & FRED A
724 W. YOSEMITE AVENUE
MANTECA, CA 95337

219-200-08
MOLLI CA, ANN ETAL
741 NEVADA ST.
MANTECA, CA 95337

219-210-03
PRESTON, JAMES & LINDA
710 W. YOSEMITE AVENUE
MANTECA, CA 95337

219-210-04
LINDSEY, SIDNEY & DONNA
708 W. YOSEMITE AVENUE
MANTECA, CA 95337

219-210-05
SILVA, PETER & RENEE
1433 ANDREW LANE
MANTECA, CA 95336

219-210-06
AIKEN, WILLIAM & S.
115 S. VEACH AVENUE
MANTECA, CA 95337

217-210-07
CARROLL, CLIFFORD & PAULA
2163 DOROTHY LANE
TRACY, CA 95376

219-210-08
JACOBS, JIMMIE & L.
729 NEVADA STREET
MANTECA, CA 95337

219-210-10
WOLFE, JOHN & S.
737 NEVADA STREET
MANTECA, CA 95337

219-210-11
VALENTINE, DIANE
332 E. YOSEMITE AVENUE
MANTECA, CA 95336

219-210-16
CANADY, LONNIE & TERESA
730 NEVADA STREET
MANTECA, CA 95337

219-210-18
MATEOS, FELIX & M.
726 NEVADA STREET
MANTECA, CA 95337

219-210-19
COLLINS, WILLIE & J.
716 NEVADA STREET
MANTECA, CA 95337

219-210-20
ESPINOSA, JOSE GUADALUPE
205 S. VEACH AVENUE
MANTECA, CA 95337

219-210-21
CANADY, DONALD & LAURA
732 NEVADA STREET
MANTECA, CA 95337

219-210-23
FROST, JOHN
714 W. YOSEMITE AVENUE
MANTECA, CA 95337

219-220-11
FRANK, JOHN TR.
14317 GREENHORN ACCESS DRIVE
GRASS VALLEY, CA 95945-9635

219-300-01
CARROLL, JACK & G.
630 W. YOSEMITE AVENUE
MANTECA, CA 95337

219-300-02
RHODES, JOHN & L.
622 W. YOSEMITE AVENUE
MANTECA, CA 95337

219-300-09
WOODS, TAMARA ETAL
615 NEVADA STREET
MANTECA, CA 95337

219-300-10
DUNDEE, MICKEY & IRENE
617 NEVADA STREET
MANTECA, CA 95337

219-300-11
MILLER, LARRY
621 NEVADA STREET
MANTECA, CA 95337

219-300-12
BENNETT, KEITH & SHELLY
1964 CORK OAK LANE
MANTECA, CA 95336

219-200-13
GREEN, FRED TR.
110 S. VEACH AVENUE
MANTECA, CA 95337

219-300-14
NUNES, ROBERT & LYNNE
P.O. BOX 499
MANTECA, CA 95336

219-300-15
CHAPMAN, STEPHANIE RENEE
630 NEVADA STREET
MANTECA, CA 95337

219-300-16
GAMEZ, RUBEN & M.
624 NEVADA STREET
MANTECA, CA 95337

219-300-17
BROCCHINI, ALLEN & ANN
620 NEVADA STREET
MANTECA, CA 95337

219-300-35
RODRIGUEZ, EDWARD & ALICE
614 W. YOSEMITE AVENUE
MANTECA, CA 95337

MINUTES OF THE PLANNING COMMISSION
MEETING HELD TUESDAY, FEBRUARY 26, 2002

The regular meeting of the Manteca City Planning Commission held on Tuesday, February 26, 2002, was called to order by Chairman Wilson at 7:00 p.m. and then turned the meeting over to Vice-Chairman Hayes.

The following Commissioners were present: Marion Elliott, Brian Gookins, Eric Hayes and Tom Wilson. Commissioner Charleen Carroll was absent. Also present: John Brinton; City Attorney; Kyle Kollar, Community Development Director; Kathy Wold, Senior Planner; Daniel De La O, Assistant Planner and Rachél Nielsen, Office Coordinator.

MINUTES

A motion was made and seconded (Gookins-Wilson) to approve the minutes of the October 23, 2001 Planning Commission meeting.

Motion passes 3-0-1 (Hayes abstain)

A motion was made and seconded (Hayes-Elliott) to approve the minutes of the February 12, 2002 Planning Commission meeting.

Motion passes 3-0-1 (Gookins abstain).

MEMBERS OF THE PUBLIC

None.

AGENDA MODIFICATIONS

None.

PUBLIC HEARINGS

6.1 MAJOR USE PERMIT NO. UPJ-01-01
SITE PLAN NO SPC-01-10
702 YOSEMITE AVENUE
CORNERSTONE CHURCH
PETE SILVA

Mr. Kollar stated that without objection from staff, the applicant requests this item be continued.

Chairman Wilson continued this item to March 12, 2002 without objection from the Commission.

- 6.2 MAJOR USE PERMIT UPJ-01-01
SITE PLAN NO. SPC-01-10
702 W. YOSEMITE AVENUE
CORNERSTONE CHURCH
PETE SILVA

Chairman Wilson continued Item 6.2 to the Planning Commission meeting of February 26, 2002, without objection from the Planning Commission.

- 6.3 MAJOR SUBDIVISION NO. SDJ-01-04
1890 W. LOUISE AVENUE
VILLA TUSCANY
MIKE MACEDO

Chairman Wilson continued Item 6.3 to the next regularly scheduled Planning Commission Meeting of January 29, 2002, without objection from the Planning Commissioners.

- 6.4 MINOR PLAN MODIFICATION NO. MPM-01-17
850-940 S. UNION ROAD
UNION COURT APARTMENTS

Mr. De La O presented the staff report for Item 6.4, dated January 8, 2002. He stated that this was a modification to the condition requiring realignment of a driveway currently located on Wawona Street. He clarified that there will no longer be access to Wawona Street. The applicant is proposing to construct a turnaround where there had previously been a driveway.

OPEN PUBLIC HEARING

Kathy Schmidt, Eden Housing, was available for questions. She stated that the Wawona Street driveway will be closed off and made into a hammerhead turnaround for emergency vehicles to utilize when turning around on the property.

She then gave an update as to the progress of the project itself and also stated that they have received very nice feedback from surrounding neighbors.

CLOSED PUBLIC HEARING

A motion was made and seconded (Carroll-Hayes) to make the following findings for Minor Plan Modification No. MPM-01-17:

- 1. The request is in substantial conformity with the previously approved plan. The modification request is in reference to the consolidated list of conditions and shall not involve any change in the original design as approved by the Planning Commission.*
- 2. The request is in compliance with all the applicable provisions of Title 17 of the City of Manteca's Zoning Ordinance and General Plan.*
- 3. The request will not create impacts substantially different from those of the project as previously approved.*
- 4. The granting of the modification will not be materially detrimental to the public health, safety, welfare, or to the property or residents in the vicinity.*

Motion passes with a unanimous voice vote.

MINUTES OF THE PLANNING COMMISSION
MEETING HELD TUESDAY, JANUARY 15, 2002

The regular meeting of the Manteca City Planning Commission held on Tuesday, January 15, 2002, was called to order by Chairman Wilson at 7:00 p.m.

The following Commissioners were present: Charleen Carroll, Marion Elliott, Brian Gookins, Eric Hayes and Tom Wilson. Also present: John Brinton, City Attorney; Mike Brinton, Public Works Director; Ron Waddle, Fire Prevention Division Chief; Kyle Kollar, Community Development Director; Ben Cantu, Deputy Community Development Director; Kathy Woid, Senior Planner; Daniel De La O, Assistant Planner; and Rachel Nielsen, Office Coordinator.

MINUTES

None.

ELECTION OF OFFICERS

Commissioner Hayes nominated Tom Wilson for Chairman and Commissioner Carroll seconded the nomination.
Nominations were closed.

Nomination passes with a unanimous voice vote, one abstention (Chairman Wilson).

John Brinton, City Attorney clarified that the Planning Commission bylaws call for only one Vice-Chairman.

Commissioner Elliott nominated Eric Hayes for Vice-Chairman and Commissioner Gookins seconded the nomination.
Nominations were closed.

Nomination passes with a unanimous voice vote, one abstention (Commissioner Hayes).

AGENDA MODIFICATIONS

Mr. Kollar requested that Item 6.7 be continued to the next regularly scheduled Planning Commission Meeting of January 29, 2002.

PUBLIC HEARINGS

- 6.1 SITE PLAN NO. SPC-00-04;
QUINCY CARGILE;
350 BUTTON AVENUE.

Chairman Wilson tabled Item 6.1 indefinitely without objection from the Planning Commission.

A motion was made and seconded (Carroll-Hayes) to approve Minor Plan Modification No. MPM-01-17 subject to the following:

1. *All the conditions noted in the Revised Consolidated List of Conditions dated January 8, 2002.*

Motion passes with a unanimous voice vote.

- 6.5 MINOR SUBDIVISION MAP NO. SDN-01-08
218 SWANSON ROAD
JOHN & LOIS TRUSTEES

Item 6.5 was withdrawn from the agenda, no action necessary.

- 6.6 MAJOR SUBDIVISION NO SDJ-01-03
PLANNED COMBINED DISTRICT NO. PCD-01-01
1164 S. AIRPORT WAY
DUTRA FARMS NORTHEAST
RICHMOND AMERICAN HOMES

Mr. Kollar recommended continuing Item 6.6 to allow Planning Commission and staff time to review an 8-page letter from the applicant that was received late this afternoon itemizing the applicants concerns with the conditions of approval for this project.

Mrs. Wold presented the staff report for Item 6.6, dated January 15, 2002, giving a brief background review of this project.

OPEN PUBLIC HEARING

John Anderson, JB Anderson, 101 College Avenue, Modesto, CA, consultant for this project spoke against continuing this item and conveyed to the Planning Commission the eight concerns addressed in the letter sent.

Jim Jimenson, Richmond American Homes, thanked the Planning Department for their time and stated they agree with Mr. Kollar's recommendation to continue this item as necessary.

Dr. Samuel Anderson, 1853 Daniels Street, spoke in favor of this project stating that it will bring many improvements to the area. He spoke against having low-income housing developed in this neighborhood.

George Gibson, owner, 432 W. March Lane, Stockton. Spoke in support of approving the Planned Combined District stating that it was staff's recommendation to apply for it.

Jim Rachels, MCR Engineering, 322 Sun West Place. Spoke in support of approving the Planned Combined District as Mr. Gibson had stated. He also noted that this project incorporates many aspects of the Residential Design Guidelines that are being discussed and the first step toward the Vision 2020 goals for subdivisions in Manteca.

A motion was made and seconded (Elliott-Hayes) to continue Major Subdivision No. SDJ-01-03 and Planned Combined District No. PCD-01-01 to the next regularly scheduled Planning Commission Meeting of January 29, 2002.

Motion passes with a unanimous voice vote.

- 6.7 GENERAL PLAN AMENDMENT NO. GPA-01-05
REZONE NO. REZ-01-05
MINOR SUBDIVISION MAP NO. SDN-01-05
SITE PLAN NO. SPC-01-18
MAJOR USE PERMIT NO. UPJ-01-04
1505 E. MOFFAT BOULEVARD
CROSSROAD GRACE COMMUNITY CHURCH

Chairman Wilson continued Item 6.7 to the next regularly scheduled Planning Commission meeting of January 29, 2002 without objection from the Planning Commission.

OTHER SCHEDULED ITEMS

- 7.1 Receive and file minutes of the City Council dated December 7, 2001, and December 17, 2001.

Chairman Wilson thanked staff for providing the City Council minutes.

COMMISSIONER COMMENTS


Commission Carroll commented on the Residential Design Guidelines.

Chairman Wilson noted the time of the first Workshop for the Residential Design Guidelines would be held January 24, 2002.

ADJOURNMENT

This regular meeting of January 15, 2002, was adjourned at 8:15 p.m. to the January 29, 2002, Planning Commission meeting at 7:00 p.m.


Secretary


Chairman

MINUTES OF THE PLANNING COMMISSION
MEETING HELD TUESDAY, APRIL 23, 2002

The regular meeting of the Manteca City Planning Commission held on Tuesday, April 23, 2002, was called to order by Chairman Wilson at 7:00 p.m.

The following Commissioners were present: Charleen Carroll, Marion Elliott, Eric Hayes and Tom Wilson. Brian Gookins arrived at 7:04 p.m. Also present: John Brinton; City Attorney; Mike Brinton, Public Works Director; Kyle Kollar, Community Development Director; Ben Cantu, Deputy Community Development Director; Mary Gore, Planning Technician and Rachél Nielsen, Office Coordinator.

MINUTES

A motion was made and seconded (Carroll-Hayes) to approve the minutes of the April 9, 2002, Planning Commission meeting.

Motion passes 4-0.

MEMBERS OF THE PUBLIC

None.

AGENDA MODIFICATIONS

None.

PUBLIC HEARINGS

- 6.1 MAJOR USE PERMIT NO. UPJ-01-01 AND SITE PLAN NO. SPC-01-10, 702 W. YOSEMITE AVENUE, PETE SILVA.

Mr. Kollar stated that this item has been continued several times. Staff expressed dissatisfaction with the applicant's repeated requests for continuance and recommends removing the item from the agenda to be brought back when the applicant is prepared. At such time, it is recommended the applicant be responsible to pay for re-noticing of the public hearing.

Mr. Brinton, City Attorney, recommended either continuing or dropping this item.

Commissioner Hayes questioned what denying the applicant's request for continuance would mean for the project.

Mr. Brinton suggested returning to this item later on the agenda.

- 6.2 SITE PLAN NO. SPC-02-01, CITY CORPORATION YARD EXPANSION, 130, 205 AND 210 E. WETMORE AVENUE, CITY OF MANTECA.

Ms. Gore presented staff's report for Item 6.2 dated April 17, 2002 stating that this request is for the addition of modular office buildings to the Corporation Yard. She noted that environmental review of the

project found that the site was on the list of hazardous materials because of previously leaking gas tanks that were located on the property and have since been removed. The project has been mitigated to continue soil testing on the property, which they are currently doing.

In regards to landscaping, staff recommends making the following modification to the Conditions, item No. 4, to read "with the conditions attached to this project, landscaping will met the minimum required by code."

Also noted a change on page 2 of 7 of the Site Plan Design and Review Conditions No. 6 for Landscape and Irrigation plans we want to change that to: "Prior to issuance of a building permit, a landscape and irrigation plan shall be submitted to the Community Development Director for review and approval."

Commissioner Hayes commented on the soil testing.

Mr. Brinton, Public Works Director noted that monitoring wells have been placed on the property to monitor the soil and no further testing would be required.

Commissioner Hayes questioned if the 10% landscape requirement would be met ensuring that we are kept to the same standards of private industry.

Mr. Brinton verified that the minimum landscape requirements would be met.

Chairman Wilson noted he was okay with the contamination. He expressed his concern with double standards for landscaping requirements applied to the private sector that aren't being applied to the City. It didn't appear that 10% of the project was going to be landscaped. He also commented that the current landscaping out there that is substandard.

Mr. Cantu stated that the plans do not show all the landscaping that will be provided and that is why staff has placed a condition of approval to meet the 10% landscaping.

He stated that landscape plans only need to be approved prior to pulling final permits.

OPEN PUBLIC HEARING

Mr. Brinton stated that the Public Works Department has every intent to follow the conditions administered down from Community Development. Landscape plans are not available yet. Lack of funding has prevented landscaping from being completed in the

past. However, this will not be deemed complete until all conditions are met.

Mr. Kollar noted that applicants are not required to submit landscape plans prior to approval of their Site Plan. It is our expectation by virtue of conditions placed on the project, that the City complies with the basic landscape improvements required of any other applicant.

Commissioner Elliott asked if the buildings could be occupied prior to landscaping being completed if staff is unable to find the funding for it.

Mr. Brinton responded that yes the buildings could be occupied prior to completion. City staff is under unusual constraints in that their budget is subject to approval by the City Manager and the City Council.

Commissioner Hayes stated that it would not be an acceptable response from the private sector to simply state that they do not have the funding for the landscaping.

Mr. Cantu noted that if occupancy is required prior to completion of landscaping, in the private sector, the applicant can bond in the form of cash or some other form for whatever amount of landscaping that has not been installed. This has happened a number of times.

Commissioner Elliott noted that they did not disapprove of the project overall, but that it is a matter of public relation and creating an appearance of double standard.

Commissioner Gookins recommended continuing this item until landscape plans could be provided.

CLOSED PUBLIC HEARING

Commissioner Carroll stated for the record that she would urge City Council to approve the necessary funding for staff to comply with the conditions required for Site Plan approval.

Chairman Wilson stated he would have liked to see some sort of landscape plans on this project. He stated it is a double standard to approve this Site Plan without assurance of landscaping that is required by the private sector. He stated that he didn't expect specific plans but an indication as to where they are planning on landscaping. He also stated that it is the applicant's responsibility to provide the necessary funding to provide for their project. Agreed with continuing this project.

Commissioner Hayes agreed with continuing this item stating that he believed the Site Plan is incomplete without indicating where landscaping would be provided for on this project.

A motion was made and seconded (Gookins-Hayes) to re-open the public hearing and continue this item to the second meeting of May.

Motion passes 5-0.

Chairman Wilson re-opened the public hearing and continued the item to May 28, 2002.

- 6.3 GENERAL PLAN AMENDMENT NO. GPA-02-02 AND REZONE NO. REZ-02-01, 211 N. FREMONT AVENUE, CITY OF MANTECA.

Mr. Kollar stated that this item was improperly noticed and will be re-noticed for the next regularly scheduled meeting.

- 6.1 MAJOR USE PERMIT NO. UPJ-01-01 AND SITE PLAN NO. SPC-01-10, 702 W. YOSEMITE AVENUE, PETE SILVA.

Chairman Wilson returned to Item 6.1 to receive further clarification on how to properly proceed with this item.

Mr. Brinton stated that if the action is to deny continuance a new application could not to be submitted for at least one year. He recommended taking this item off the agenda and require the applicant to pay the fees for re-noticing.

Fees would not be recharged for processing as a whole, just the cost or re-noticing.

Kollar noted that although the applicant is not directly aware of the proposal to charge re-noticing fees, they are aware of the possibility. It may be appropriate for the City to create a procedure limiting repeated requests for considerations.

Chairman Wilson stated he was in favor of removing this item off the agenda instead of denying a request for continuance.

A motion is made (Hayes-Elliott) to remove Item 6.1, Major Use Permit No. UPJ-01-01 and Site Plan No. SPC-01-10 from the agenda to be re-noticed at the applicant's expense.

Motion passes 5-0.

OTHER SCHEDULED ITEMS

- 7.1 COUNTY REFERRAL: PA-0200098 (SU), MAJOR SUBDIVISION, OAKWOOD LAKE SUBDIVISION, 874 E. WOODWARD AVENUE, VERNALIS PARTNERS.

Mr. Cantu presented the staff report for item 7.1, dated April 23, 2002, stating that this is a referral for a proposed subdivision project as part of the Oakwood Lake resort. Previous review of this item by staff and Commission noted concerns regarding impacts to local and regional roadways, water supply and sewage treatment capabilities, and mitigation measures to preclude flooding to the extent possible.

Access to the development would be from Woodward Avenue. Staff does not foresee any issues with this project and recommends forwarding a favorable recommendation with the condition that the developer comply with all mitigation measure identified in the EIR for this project.

Commissioner Carroll spoke against this project because of the potential for flooding.

Commissioner Hayes did not foresee any problems with this project noting that it was not in the 100-year flood plan and feels the levee system is sufficient.

Commissioner Elliott does not feel the Planning Commission has any right to be making conditions on projects that are not within the City.

A motion was made and seconded (Elliott-Hayes) to forward a favorable recommendation supporting the proposed project application referral, subject to the following condition:

1. *The Oakwood Lake Expansion developer shall be required to comply with all mitigation measures identified in the certified Oakwood Lake Expansion Environmental Impact Report.*

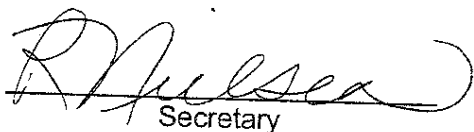
Motion passes 3-1-1 (Carroll voting no, Gookins abstain)

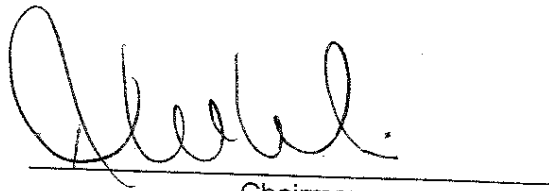
COMMISSIONER COMMENTS

Chairman Wilson noted to those members in the audience there to speak to Item 6.2, that the item would be re-noticed and brought back to the Planning Commission for a public hearing.

ADJOURNMENT

This regular meeting of April 23, 2002 was adjourned at 8:00 p.m. to the May 14, 2002, Planning Commission meeting at 7:00 p.m.


Secretary


Chairman

MINUTES OF THE PLANNING COMMISSION
MEETING HELD TUESDAY, MARCH 12, 2002

The regular meeting of the Manteca City Planning Commission held on Tuesday, March 12, 2002, was called to order by Chairman Wilson at 7:00 p.m. and then turned the meeting over to Vice-Chairman Hayes.

The following Commissioners were present: Charleen Carroll, Marion Elliott, Brian Gookins, Eric Hayes and Tom Wilson. Also present: John Brinton; City Attorney; Kyle Kollar, Community Development Director; Ben Cantu, Deputy Community Development Director; Kathy Wold, Senior Planner; Daniel De La O, Assistant Planner and Rachél Nielsen, Office Coordinator.

MINUTES

A motion was made and seconded (Gookins-Elliott) to approve the minutes of the February 26, 2002, Planning Commission meeting.

Motion passes 4-0-1 (Carroll abstains).

MEMBERS OF THE PUBLIC

None.

AGENDA MODIFICATIONS

Mr. Kollar noted that two items were on the agenda that were either to be continued or withdrawn and wanted that noted to the public who may be here to speak to those items.

PUBLIC HEARINGS

- 6.1 MAJOR USE PERMIT NO. UPJ-02-02
SITE PLAN NO. SPC-01-24
1250 N. MAIN STREET
NORTH MAIN STREET SELF-STORAGE AND RV

Mr. De La O presented the staff report for Item 6.1, dated March 12, 2002, stating that Site Plan approval was granted on February 26, 2002. However, after further research requested at that time by the Commission, staff has determined that a Use Permit is necessary to allow for mini storage and RV use in the C-G zone.

OPEN PUBLIC HEARING

Tony Marshall, MCR Engineering, representing the applicant, stated that they agree with staff's report on this project and are ready to move forward. He also noted that since approval has already been granted for the project, he would not like to see it get tied up on the issue of the Use Permit.

Commissioner Gookins asked if they agreed with the conditions placed on this project.

Mr. Marshall responded that yes they do.

Commission Carroll asked about landscaping and expressed a desire to see more landscaping.

Mr. Marshall explained where the landscaping was going to be, referring to color maps of the landscaping.

CLOSED PUBLIC HEARING

Chairman Wilson thanked the Commissioners for remembering the amendment to the Municipal Code and stated had he known it was going to be a Use Permit process, he would have voted differently.

Commissioner Hayes thanked staff for researching this further and the applicant for their patience.

A motion was made and seconded (Elliott-Carroll) to adopt a de Minimus impact finding that the project will not individually or cumulatively have an adverse effect on wildlife resources.

Motion passes with a unanimous voice vote.

A motion was made and seconded (Elliott-Carroll) to approve Mitigated Negative Declaration No. 02-01.

Motion passes with a unanimous voice vote.

A motion was made and seconded (Elliott-Carroll) to make the following findings for Major Use Permit No. UPJ-02-02:

- 1. The proposed use as conditioned is consistent with the goals and policies of the General Plan. The Zoning Ordinance as an implementing tool of the General Plan makes provisions for RV and mini storage facilities in General Commercial districts through the application of a use permit.*
- 2. The use as conditioned is consistent with the purpose of the C-G zone district.*
- 3. The use is listed as a use subject to a use permit in the applicable zoning district. Section 17.07.020 Table No. 1 of the Zoning Ordinance permits the establishment of RV and Mini storage facility in a C-G district.*
- 4. The proposed use meets the minimum requirements of Title 17 applicable to the use and complies with all other applicable laws, ordinances and regulations of the City and State.*

5. *The proposed use will not be materially detrimental to the health, safety and welfare of the public or to property and residents in the vicinity.*

Motion passes with a unanimous voice vote.

A motion was made and seconded (Elliott-Carroll) to approve Major Use Permit No. UPJ-02-02, subject to the following conditions:

1. *All the conditions noted in the Consolidated List of Conditions dated February 21, 2002.*

Motion passes with a unanimous voice vote.

A motion was made and seconded (Elliott-Carroll) to make the following findings for Site Plan No. SPC-01-24:

1. *The storage facility is in harmony and in proportion with the surrounding area and makes use of appropriate construction materials. The architectural style is appropriate for the project in questions.*
2. *The location of the structures on the property will be evenly distributed throughout the site providing ample circulation and avoiding the clustering of storage units.*
3. *The project as conditioned, is in conformance with parking, landscaping and screening standards.*
4. *The granting of the site plan will have no adverse effect to the public health, safety, welfare, or to property.*

Motion passes with a unanimous voice vote.

A motion was made and seconded (Elliott-Carroll) to approve Site Plan No. SPC-01-24 subject to the following:

1. *All the conditions noted in the Consolidated List of Conditions dated February 21, 2002.*

Motion passes with a unanimous voice vote.

- 6.2 MAJOR USE PERMIT NO. UPJ-01-01
SITE PLAN NO. SPC-01-10
702 W. YOSEMITE AVENUE
PETE SILVA

Vice Chairman Hayes continued this item to March 26, 2002 with no objection from the Commission.

- 6.3 MINOR PLAN MODIFICATION NO. MPM-02-05
AIRPORT WAY AND NORTHGATE
RAYMUS DEVELOPMENT

Mr. Kollar stated that this item was improperly noticed and will need to be withdrawn from the agenda and re-noticed for the next meeting of March 26, 2002.

Vice Chairman Hayes asked for clarification on procedural requirements.

Mr. Brinton stated that since it was not properly noticed that the Chair could simply recognize it as being withdrawn.

6.4 TENTATIVE SUBDIVISION MAP NO. SDJ-01-02
417, 419, 425, 427 N. WALNUT AVENUE
MIKE ERDMAN

Mrs. Wold presented the staff report for Item .4, dated March 12, 2002. She noted a correction to the Consolidated List of Conditions, Item 5(b), removing reference to dollar amounts and keeping only the first paragraph.

Chairman Wilson asked if the intent was to have 24 units, with the house remaining but to be converted in the future to additional units.

OPEN PUBLIC HEARING

Mike Erdman, 425 N. Walnut, stated that the intent is to convert the existing house to additional units at a later date.

CLOSED PUBLIC HEARING

Chairman Wilson asked if it was in a Redevelopment Project area and if there was any way to complete the improvements further down on the street.

Mr. Kollar stated that it was not in a Redevelopment Project Area. Second, the City could determine to make those public improvements or the applicant could voluntarily accept that as a condition of the project, but the City could not require this applicant to make such improvements on other property.

Chairman Wilson stated he would be in favor of seeing the rest of the street improved.

Mr. Brinton clarified that off site improvements could be done voluntarily by the applicant, but not imposed by the Commission.

Commissioner Gookins expressed his concerns with requiring the applicant to finish improvements on Walnut.

Commissioner Hayes spoke against requiring further improvements offsite.

Mr. Kollar corrected that the project is within a Redevelopment Project Area and that Redevelopment funds could be used for improvements. The Commission could recommend consideration by the Redevelopment Agency to construct such improvements to this street.

A motion is made and seconded (Wilson-Elliott) to forward a recommendation to the City Council to approve Mitigated Negative Declaration No. 02-03.

Motion passes with a unanimous voice vote.

A motion is made and seconded (Wilson-Elliott) to make the following findings and considerations for Tentative Subdivision Map No. SDJ-01-02:

1. *Subject to the provisions of the California Environmental Quality Act of 1970, the State CEQA Guidelines, the City Council shall review and consider any applicable environmental documents. The project's environmental documents have been presented to the City Council for review and action.*
2. *In reaching a decision upon the tentative subdivision map, the City Council shall consider the effect of that decision on the housing needs of the region and balance these needs against the public services needs of its residents and available fiscal and environmental resources. The City Council has considered the effects of the project on the housing needs of the region and balanced these needs against the public service needs, available fiscal resources, and environmental resources and finds that this project as proposed provides much needed housing without a negative impact to public services or fiscal resources as it is proposed for an in-fill parcel with streets and services readily available to the project site.*
3. *In reaching a decision upon the tentative subdivision map, the City Council shall consider the design of the subdivision as it provides for future passive and natural heating or cooling opportunities in the subdivision, as required by Government Code Section 66473.1. In accordance with Government Code Section 66473.1, it has been determined that the project provides for future passive and natural heating or cooling opportunities in its design in that the design of a subdivision includes lot size and configurations which allow for a southern exposure while providing adequate room for the planting of trees.*
4. *The proposed project is consistent with the General Plan, Title 17 (Zoning Ordinance), and Title 16 (Land Division Ordinance). The project has been reviewed and with the incorporation of conditions has been found to be in conformance with the General Plan, Title 17 and Title 16.*

Motion passes with a unanimous voice vote.

A motion was made and seconded (Wilson-Elliott) to forward a recommendation to the City Council to approve Tentative Subdivision Map no. SDJ-01-02 by the adoption of Resolution No. 1062 subject to the following:

1. All the Conditions noted in the Consolidated List of Development Conditions for SDJ-01-02 dated March 7, 2002 with the following amendment to condition 5b:

"A storm drain system, which will accommodate storm drainage from Lots 6, 7, and 8, has been constructed by the developer of the Walnut Place subdivision. Developer shall pay his adjusted pro-rata share of the cost to construct said storm drain system in accordance with the Area of Benefit established by the City Council of the City of Manteca on April 10, 2000 to reimburse the developer of the Walnut Place subdivision. Developer shall pay his pro-rated share in full prior to Council's approval of the first final map for this subdivision."

Motion passes with a unanimous voice vote.

OTHER SCHEDULED ITEMS

Vice Chairman Hayes thanked staff for the City Council Minutes.

COMMISSIONER COMMENTS


Commissioner Elliott asked what the City Council's decision was in regard to the Verizon Wireless appeal.

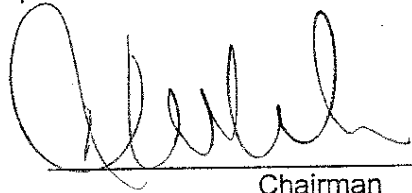
Mr. Brinton stated that the motion to overturn the Planning Commission decision failed; a second motion to uphold Planning Commission decision died for lack of motion. He clarified that until any further action is taken, the Planning Commission's decision is upheld.

Ed Maze addressed Commissioners concerns on the removal of trees on Louise Avenue and the replanting of a different type of tree with new technologies that force the roots to grow down.

ADJOURNMENT

This regular meeting of March 12, 2002 was adjourned at 8:00 p.m. to the March 26, 2002, Planning Commission meeting at 7:00 p.m.


Secretary


Chairman

Hayes - ● weeks ready? ●
KK - yes - absent of window.

Hayes 6.1 - ? Continued

apps - requested appearance at City Council
for their consideration.

request cat. 2 wks.

Universal Dance Company



April 28, 2003

Dear Planning Commissioners,

I Nicole Cedano, owner of Universal Dance Company will be moving to 702 W. ^{July} Yosemite, Manteca, CA from 506 N. Union St. Manteca CA at the soonest as ~~June~~ ^{July} 1st 2003. I will need to use approximately 2500 sq ft for dancing purposes.

Thank You,

Nicole Cedano

A handwritten signature in cursive script that reads "Nicole Cedano". The signature is written in black ink and is positioned below the typed name.

Voice 209-824-9886

Fax 209-239-7097

506 North Union Manteca CA 95336

-MEMO-

TO: Kathy Wold-Community Development Department
FROM: Ron Waddle-Division Chief, Fire Prevention Division
DATE: January 4, 2002
SUBJECT: SITE PLAN REVIEW.... 702 W. YOSEMITE AVE.

Waddle

I have reviewed the site plan listed above and have the following comments:

- 1) Building address numbers shall be plainly visible from the street fronting the property. Said numbers shall contrast with their background.
- 2) According to Manteca Municipal Ordinance #15.24.070, if the remodel entails in excess of \$100,000, the entire facility shall be protected by a heat and smoke detection system. Said system (if required) shall be installed according to National Fire Protection Association Standard #72.
- 3) A Fire Department approved Key Lock Box shall be properly installed at or near the main entrance to the facility. Said Key Lock Box shall contain necessary keys to assure emergency access to all service areas of the facility.
- 4) Exiting from the facility shall comply with Uniform Building Code Chapter #10.

Manteca Fire Department- Prevention Division

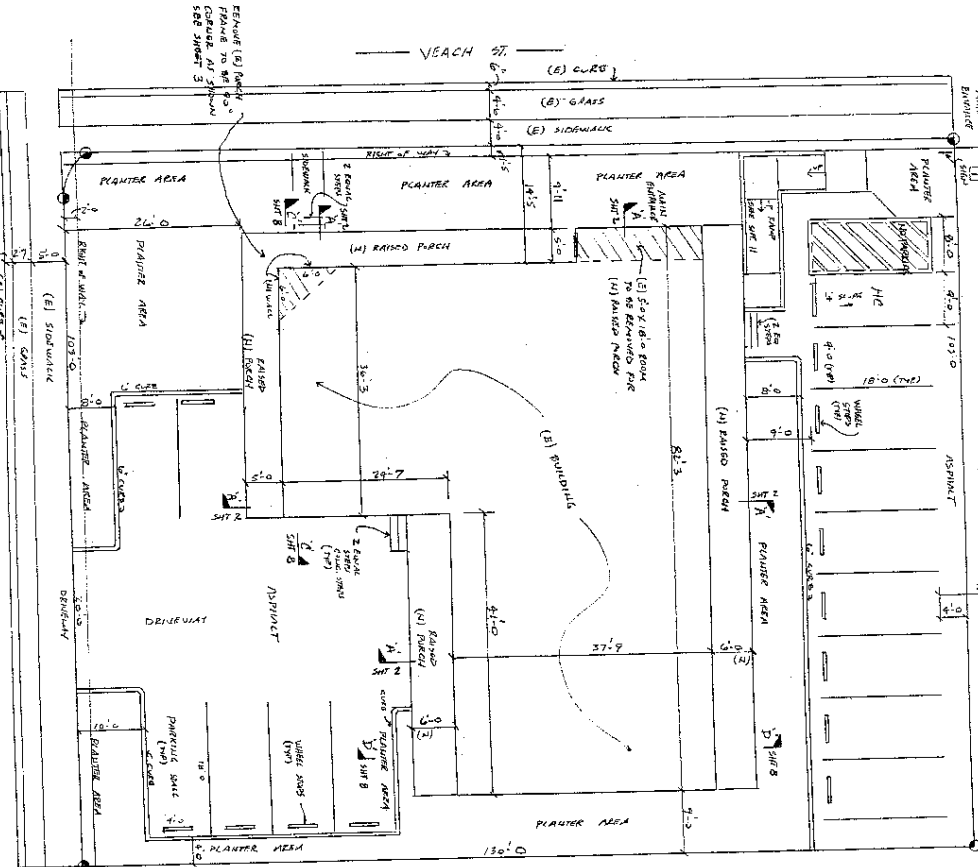
Memorandum:

To: Kathy Wold, Community Development Department
From: Randy Sutton, Deputy Fire Marshal
CC: Ron Waddle, Fire Marshal
Date: 10/30/01
Re: **PLAN REVIEW: 702 W. Yosemite (Change of Use)**

I have reviewed the proposed "Change of Use" for the building at 702 W. Yosemite Ave., and have the following comments;

- Fire extinguishers with a minimum rating of 2A-10BC shall be mounted where readily available with top no more than 5 feet above the floor. Maximum travel distance to a fire extinguisher shall not exceed 75 feet.
- Building address numbers shall be plainly visible from the street fronting the property. Said number shall contrast with their background.
- A fire alarm system shall be installed in accordance with N.F.P.A 72, and Uniform Fire Code, Section 1007. Plans shall be submitted to the fire department for approval. (for buildings over 3000 sq ft. - new, remodeled or change of use)
- Above ground gas meters, regulators and piping exposed to vehicular damage due to proximity to alleys, driveways or parking areas shall be protected in an approved manner.
- Maximum occupant load signs shall be posted above main entrance.
- Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or roof eaves.

Files

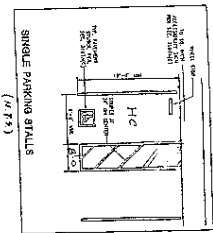


SUMMARY

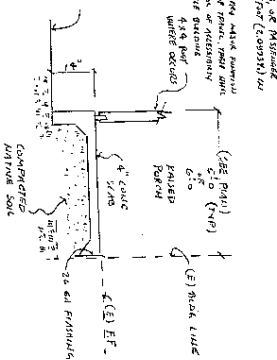
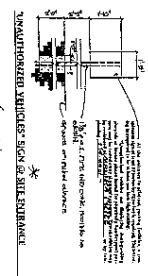
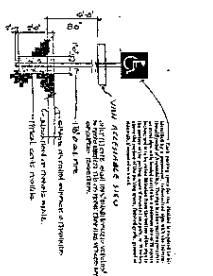
PARKING SIZE = 13390
 LANDSCAPING = 3061 SQ FT / 17% (10% REQUIRED)
 EXISTING ROAD 200 FT = 3714
 DRIVEWAY 200 FT = 1,800
 RECEPTION AREA 200 FT = 100
 OFFICES 50 FT = 1247 SQ FT
 STORAGE 50 FT = 134 SQ FT
 437 PARKING SPOTS = 180 SQ FT
 (N) ROBBY 50 FT = 1,229 SQ FT

PARKING, PAVED - 14 SPACES
 (STANDARDS)
 HG PARKING - ONE SPACE
 LANDSCAPING TO INCLUDE TREES THAT WILL
 SHADE BOX OF PARKING AREA
 TREES: 400-SQ-FT RAISED PAVEMENT PARKING
 SPACES TO BE SUBMITTED AS PART
 OF BUILDING PERMIT
 SECURITY LIGHT FIXTURES (N) PARKING AREA

NOTE:
 THE AMOUNT OF PARKING SPACES, OR MASSING
 LAYOUT, SHALL BE AS PER THE CITY ENGINEER'S
 APPROVAL.
 ALL TREES, PLANTS, AND LANDSCAPING SHALL BE
 SUBMITTED AS PART OF THE BUILDING PERMIT
 APPLICATION AND SHALL BE MAINTAINED THROUGHOUT
 THE LIFE OF THE PROJECT.



PROVIDE VISA ACCESSIBLE PARKING
 SPACES AND SIGNAGE.



RECEIVED
 APR 29 2003
 Community Development Department

DAN EVANSON
 Civil Engineer
 SILVA CONSTRUCTION CO.
 Civil Engineer
 JAVIER GARCIA

OWNER:
 PETE SILVA
 701 YOSEMITE AVE
 MAHTECA, CA 95326
 (209) 239-4449

PROPOSED
 SITE PLAN
 701 YOSEMITE AVE
 APR 217-210-65

DATE	2
REVISION	
BY	
CHECKED	
DATE	
BY	
CHECKED	
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BY	



June 7, 2001

Mrs. Kathy Wold
Community Development Department
City of Manteca
1001 West Center Street
Manteca, CA 95337

Subject: Cornerstone - 702 West Yosemite Avenue, Manteca

Dear Kathy:

Pete Silva purchased the church located at the southwest corner of Yosemite Avenue and Veach Street. He is requesting a General Plan Amendment, Rezone, Site Plan and Use Permit to allow a dance studio and professional offices. Mr. Silva intends to remodel this facility by adding parking and remodeling the building as well as new landscaping.

Attached you will find the following items necessary to process his request.

- 1) GPA / Rezone Application
- 2) Environmental Questionnaire for GPA/Rezone
- 3) Site Plan / Major Use Permit Application
- 4) Environmental Questionnaire for Use Permit and Site Plan
- 5) Check in the amount of \$4,700 to cover the associated fees (GPA, \$1500; Rezone, \$1,000; Environmental Questionnaire 2 @ \$175/each; Negative Declaration Fee, \$200; Site Plan Application Fee, \$750; and, Major Use Permit, \$900)
- 6) Thirteen (13) copies of the Site Plan
- 7) 8-1/2" x 11" reduction of the Site Plan
- 8) 8-1/2" x 11" reduction of the GPA/Rezone Map

No sewer allocation is required since the sewerage will decrease from its current amount based on the following calculations:

- A) Prior to changes, the building was used for a 200 seat church with dining facilities $(200 \text{ seats}) \times (5 \text{ gal/seat/day}) = 1,000 \text{ gpd}$

Community Development
Cornerstone - Yosemite & Veach
June 7, 2001 - Page 2 of 2

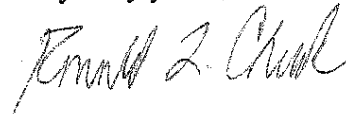
B) After the remodel, the use will change to provide 1,935 square feet for a dance studio; 1,165 square feet of offices with 150 square feet of storage. Sewerage used is based on 0.10 gal/SF/day.

$$(3,859 \text{ SF}) \times (0.10 \text{ gal/SF/day}) = 386 \text{ gpd}$$

The Use Permit Application is to allow for a dance studio (Universal Dance Company, 506 North Union Road), which will have a maximum of 3 classes of 25 students, 5 times per day, 5 days per week. Most students are dropped off at the school for their lessons.

Please call with any questions.

Very truly yours,



RONALD L. CHEEK
RLC Associates

cc: Pete Silva

RLC:cgc
01.648MN



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

May 14, 2003

Pete Silva
1433 Andrew Lane
Manteca, CA 95336

**SUBJECT: MAJOR USE PERMIT NO. UPJ-01-01 AND SITE PLAN NO. SPC-01-10,
702 W. YOSEMITE AVENUE**

At its regular meeting of May 13, 2003, the Manteca Planning Commission voted to approve Major Use Permit No. UPJ-01-01 and Site Plan No. SPC-01-10 subject to the following:

1. All the conditions noted in the Consolidated List of Conditions dated May 7, 2003.

If there should be any questions, please contact this office at 239-8427.

Sincerely,

Kyle Kollar
Community Development Director

cc: Ron Check, RLC Associates, 250 Cherry Lane #208, Manteca, CA 95337

Any decision by the Planning Commission may be appealed to the City Council within ten days of the decision. This may be accomplished by submitting a letter to the City Council accompanied by a \$100.00 fee.

1001 W. CENTER ST. • MANTECA, CA 95337 • (209) 239-8427 • FAX (209) 825-2349

Email: planning@ci.manteca.ca.us

750 + 900 + 175 = 1825

File Number UPJ-01-01

Assessors Parcel number(s):

219 - 210 - 05 1



CITY OF MANTECA

Community Development Department
1001 W. Center St.
Manteca, CA 95337
(209) 239-8427 Fax (209) 825-2349

UNIFORM APPLICATION

- | | | | | |
|-------------------------------------------|--------------------------------------------------------|------------------------------------------------------|----------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance | <input type="checkbox"/> Minor Zone Modif | <input type="checkbox"/> Appeal Admin. Decis | <input type="checkbox"/> Reversion To Acre. |
| <input type="checkbox"/> Gen. Plan Amend | <input type="checkbox"/> Site Plan Res. 2-4 | <input type="checkbox"/> Minor Plan Modif | <input type="checkbox"/> Appeal P.C. Decis. | <input type="checkbox"/> Prelim Review |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Site Plan Res. 5+ | <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Easement Abandon. | <input type="checkbox"/> Development Agree* |
| <input type="checkbox"/> Prezone | <input checked="" type="checkbox"/> Site Plan Com./Ind | <input checked="" type="checkbox"/> Major Use Permit | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> PUD Overlay Dist | <input type="checkbox"/> Site Plan PUD/Condo | <input type="checkbox"/> Temp. Use Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Zoning Ord. Amend. |
| <input type="checkbox"/> PUD Modification | <input type="checkbox"/> Lot line Adjustment | <input type="checkbox"/> Spec. Use Permit | <input type="checkbox"/> Tent. Map Extension | <input type="checkbox"/> Lrg. Fam. Day Care |
| <input type="checkbox"/> Condo Conversion | <input type="checkbox"/> Lot line Merger | <input type="checkbox"/> Project Allocation | <input type="checkbox"/> Vested Subdivision | <input type="checkbox"/> Major Sign Permit |

*Note: Fee is an initial payment on account to begin processing. Additional incurred legal costs will be billed separately.

- SITE ADDRESS (Location) 702 W. YOSEMITE AVE
- PROJECT NAME CORNERSTONE FAX () _____
- PROPERTY OWNER PETE SILVA Phone (209) 239-4449
- ADDRESS ~~605 SEQUOIA AVE.~~ City MANTECA State CA Zip 95337
- APPLICANT SAME Phone () _____
- ADDRESS _____ State _____ Zip _____
- IMPORTANT: Notification of Public Hearing and/or Completion Notice will be forwarded to:
 - Property Owner
 - Project Applicant
 - Both
 - Other, as noted here: Additional Pete Silva
 Name RLC ASSOC - RON CHEEK Phone (209) 239-5030
 Address 250 CHERRY LN # 208 City MANTECA State CA Zip 95337
- PROJECT DESCRIPTION: SITE PLAN TO REMODEL CHURCH INTO DANCE STUDIO & PROF. OFFICES. USE PERMIT FOR DANCE STUDIO IN C.O. ZONE.
- PROPERTY ZONE CO 10. GENERAL PLAN DESIGNATION OP
- PROPERTY OWNER SIGNATURE Pete Silva DATE 6/5/01
- APPLICANT SIGNATURE Pete Silva TITLE OWNER DATE 6/5/01

Fees <u>1825 00</u>	OFFICIAL USE ONLY
Receipt No. <u>181240</u>	Date <u>6/7/01</u> Accepted By <u>RNulman</u>
Computer Entry: _____	Date _____ By _____



ENVIRONMENTAL QUESTIONNAIRE

(To Be Completed by Applicant)

This document will assist the Community Development Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment, review, and minimize future requests for additional information. Please contact the Community Development Department if there are any questions concerning environmental issues or zoning.

STATEMENT OF INTENT (General project description): SITE PLAN & MAJOR USE PERMIT FOR DANCE STUDIO & PROF. OFFICES

PROJECT NAME: CORNERSTONE

Variance, conditional use or rezoning application required? Explain why: REZONE TO C.O & GENERAL PLAN AMEND. TO OP

GENERAL INFORMATION:

Property Owner's Name: PETE SILVA E-mail: _____

Mailing Address: 605 SEQUOIA AVE, MANTECA, CA 95337

Telephone: Business (209) 239-4449 CELL Home (209) 481-1698 Fax () _____

Applicant's Name: RLC ASSOC Contact Person: RON CHEEK

Mailing Address: 250 CHERRY LN. # 208 E-mail: RLC5030@AOL.COM

Telephone: Business (209) 239-5030 Home () _____ Fax (209) 239-8216

PROJECT SITE INFORMATION:

Site Address or Location: 702 W. YOSEMITE

Property Dimensions: 130' X 103' Assessor's Parcel Number(s): 219-210-05

Property Area: Acreage .31 Project Area: Acreage .31 Square Feet 13000 Property Elevation: _____

Site Land Use: Undeveloped/Vacant EXIST. CHURCH Developed 100%

Existing Zoning of Project Site: PQP Proposed Zoning (if applicable): CO

Existing General Plan of Project Site: PQP Proposed General Plan (if applicable): OP

If property is under Williamson Act Contract, the contract expire on: NA Property Soil is of "Farmland or Statewide Importance" NA

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	Zoning	General Plan	Existing land use type (i.e. residential, commercial, industrial)
North	<u>R-3</u>	<u>LDR</u>	<u>RESIDENTIAL</u>
East	<u>R-3</u>	<u>LDR</u>	<u>RESIDENTIAL</u>
South	<u>R-3</u>	<u>LDR</u>	<u>RESIDENTIAL</u>
West	<u>R-3</u>	<u>LDR</u>	<u>RESIDENTIAL</u>

SITE CHARACTERISTICS

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, any cultural, historical or scenic aspects (if applicable) and photographs: THE EXIST SITE IS A CHURCH WITH PARKING OF ALLEY ON SOUTH SIDE, LAWNS & DRIVEWAY OFF YOSEMITE AVE

Mature trees, bushes, or shrubs on the site? NO Are any to be removed? NO Oak trees on site? NO Are any to be removed? —
If yes, explain and attach a site plan indicating location, size and type of all existing trees, bushes and shrubs and those proposed for removal.
Will the project change any bodies of water, pools or marsh areas; effect ground water quality or quantity; alter existing drainage patterns; expose people and structures to flooding? NO If yes, explain: _____

Project site is located in a in-fill urban area? YES Project site is adjacent to what agriculture uses: NONE

If there are structures on the project site, attach a site plan indicating location of structures and provide the following information:
Present use of existing structure(s): CHURCH Number of floors: 1

Proposed use of existing structure(s): DANCE STUDIO & PROF. OFFICE
Any structures over 50 years old? ? Are any structures to be moved or demolished? NO If yes, indicate on site plan which structures that are over 50 years old and structures that are proposed to be moved or demolished. Describe Age, Condition, Size and Architectural Style of all existing on-site structures (include photos): _____

Any existing septic systems and water wells? NONE If yes, indicate on site plan the location of existing septic systems and water wells.

PROPOSED BUILDING CHARACTERISTICS

Size of new structure(s) or building addition(s) in gross square feet: Ø PORCHES ONLY
Height of building(s) in feet (measured from ground to highest point): 25' ±
Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.):
POWER POLE 30' ±

Project Site Coverage:	Building Coverage:	<u>3859</u>	Sq. Ft.	<u>29</u>	%
	Landscaped Area:	<u>2500</u>	Sq. Ft.	<u>19</u>	%
	Paved Surface Area:	<u>7000 ±</u>	Sq. Ft.	<u>52</u>	%
	Total:	<u>13390</u>	Sq. Ft.	<u>100</u>	%

Exterior building materials: STUCCO
Exterior building colors: WHITE Roof materials: _____

Total number of on-site parking spaces: ~~Employee~~ 14 ~~Customer~~ Number of floors: Above grade 1 Below grade —

Type of exterior lighting proposed for project (height, intensity): Building ON BUILDING Parking ON BUILDING
Estimated construction starting date: ASAP Estimated completion date: + 60 DAYS Project phased? —

If the proposal is a component of an overall larger project, describe phases and show them on the site plan: _____

Indicate any federal or state agencies for which approvals and/or permits are required: _____

RESIDENTIAL PROJECTS

Total number of lots: _____ Total acreage: _____ Net Density/Acre: _____ Gross Density/Acre: _____

	Single Family	Two Family Duplex	Multiple Family Apartments	Multiple Family Condominiums
Number of Structures				
Number of Units				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Units:				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4+Bedroom				

COMMERCIAL, INDUSTRIAL, MANUFACTURING, OR OTHER PROJECT

Type of use(s): DANCE STUDIO & PROF. OFFICE Expected influence: Regional _____ Citywide _____ Neighborhood X

Describe operation and processes involved, loading and unloading facilities: DANCE STUDIO & PROF. OFFICE
ALL LOADING & UNLOADING TO BE IN PARKING LOTS. SOME DANCE
STUDIO DROP OFF MAY BE COMPLETED ON VEACH ST. ADJACENT
TO STUDIO EAST ENTRANCE

Occupancy/capacity of building(s): _____ Number of fixed seats: 0 Number of employees: _____ Number of shifts: 1

Number of employees per shift: ? Anticipated number of visitors/customers on site at any one time: 75

Square footage of: Office Area 1200 Warehouse/Storage Area 150 Manufacturing Area 0 Sales Area: 0

Odors and/or noise emitted? NO If yes, explain _____

Number of truck trips per day: Incoming _____ Outgoing _____ Number of rail deliveries per week: _____ Fire suppression system? _____

Other Occupants (if applicable): DANCE STUDIO STUDENTS & INSTRUCTORS & PROF. OFFICE EMPLOYEES

Involve any toxic or hazardous materials or waste? NO If yes, explain types and quantities, their storage and transportation, and any emissions: _____

NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT THE EARLIEST POSSIBLE OPPORTUNITY TO DETERMINE THE NEED AND SCOPE OF SUCH STUDIES.

AS THE APPLICANT/AGENT FOR THIS PROPOSAL I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE.

Ronald L. Cheek
 Signature of Applicant/Agent

6/7/2001
 Date

RONALD L. CHEEK - RLC Assoc - PRES.
 Print Name and Title of Applicant/Agent

239-5030
 Phone Number