



DEGROOT CONSTRUCTION

1086 Bessemer Ave. Unit A
Manteca, CA 95337
Lic# 745244

September 1, 2016

City of Manteca
Community Development Dept.
1001 W. Center Street
Manteca, CA 95337

Project Description Letter for Minor Use Permit Modification
270 Oak Street
Manteca, CA 95337

On behalf of Dennis Esenwein and Kevin Wentworth, Degroot Construction would like to submit the attached documents for an approval of a Minor Use Permit Modification for the property located at 270 Oak Street.

We are requesting approval of an automotive repair shop, Pro Touch Auto Repair, to conduct business at said address. The automotive repair shop will have a storefront with a retail area in the lobby / reception area that complies with the property's current zoning use. However, we like to broaden the use to include automotive repair. Exterior materials of the building will include metal siding panels, anodized aluminum storefront, and a canvas awning over the storefront. Which can found on the included elevations. Colors and materials will match existing buildings in the area, across the street that have been recently updated.

The proposed project will take the existing, empty warehouse and convert it into a space for business with more than adequate parking, providing 53 spaces and only requiring 39 spaces. Also including ADA accessibility, landscaping, site lighting, as well as new gutter and curb along front of property and new sidewalk along west property line. This proposed project will be a major improvement to the existing property and surrounding area.

We ask that the City of Manteca takes into consideration the current condition of this area of Oak St. The owners are willing to make an investment in this part of the city that is currently in need of substantial renovation.

Our goal is to have this project completed by the end of this year and occupancy occurring at the beginning of next year.

Sincerely yours,

Mike DeGroot