

**Planning Division  
Current Project List  
UPDATED: 10/20/2014**

Active Projects													
Map ID #	Project Name	Address	APN	Res/Non Res	Appl. Date:	Project #/ Type	Description	STATUS	Planner	Applicant's Info	STATUS (Internal Notes)	Priority	Next Steps (Internal Notes)
1	Villa Capri Apartments	221 & 225 North Fremont Avenue		R	10/8/2014	SPA 14-78-10	Site Plan Review for a 10-unit apartment complex	Under Planning Review	Durrer		Project routed on 10/09, due back 10/24.		
2	Vista Verde Apartments	405 West Eastwood Avenue	216-210-17	R	10/8/2014	SPA 14-78-09	Site Plan Review for a 19-unit apartment complex	Under Planning Review	Durrer		Project routed on 10/09, due back 10/24.		
3	Taco Bell	2040 Daniels St	222-250-03	NR	10/8/2014	SPC 14-78-08	Site Plan Review and Minor Use Permit for a Taco Bell with a drive thru	Under Planning Review	Durrer	OCAT LLC, Dave Olson, 4306 Sisk Rd, Modesto, CA 95356, (209) 521-0615	Project routed on 10/8, due back 10/29		
4	Sundance LLA	1483 & 1633 W. Woodward Ave	226-160-06 & -07	R	9/12/2014	LLA 14-47-09	Lot Line Adjustment between two parcels	Under Planning Review	Kang	MCR Engineering, Inc., Douglas Banks, 1242 Dupont Ct, Manteca, CA 95336, (209) 239-6229	9/17-Project assigned to MK; routed 9/18, due back 10/7; complete letter sent 10/9, awaiting revisions		
5	Sundance Subdivision	1483, 1471, 1837 & 1905 W. Woodward Ave.	226-160-06, -11, -12, -13	R	9/4/2014	TSM 14-75-03	Subdivision map for 89 acres; 423 SFD units, 2 parks, and 4.85 and 3.73 acres	Under Planning Review	Kang	Manteca-Sundance Properties, LLC, George K. Gibson, 10100 Trinity Pky, #420, Stockton, CA 95219, (209) 444-2802	9/15-Project assigned to MK; met with applicant on 9/22; applicant officially submitted application for entire subdivision on 10/2; project routed 10/6, due back 10/27		
6	Manteca Self Storage	400 Industrial Park Drive	221-190-48	NR	7/30/2014	SPC 14-78-06	Renovation of an Existing 81,120 Sq. Ft. 2 Story Building into individual storage units, vehicle storage, office space, a manager's residence, and outside RV Storage	Under Planning Review	Yee	Dean G Gilaman, P.E. 6252 Chesapeake Cr. Stockton, CA 95219	Project received 7/30. routed 8/1 ; due back 8/15; incomplete letter sent 8/26--awaiting revisions		
7	Villa Ticino West LLA	401 Swanson Rd.	198-170-01	R	7/23/2014	LLA-14-47-08	Lot Line Adjustment between two parcels	Under Planning Review	Kang	MCR, Engineering, Douglas Banks, 1242 Dupont Court, Manteca, CA 95336	Project received 7/23; routed 7/24; due back 8/14; complete letter sent 8/18; applicant resubmitted 10/2, routed-due back 10/16; awaiting Engineering review		
8	Shadowbrook			R	7/21/2014			Under Planning Review	Henson				
9	Villa Ticino West	495 N. Airport Wy.	198-160-06, 07, 08, & 11, 198-170-01, 07, & 08	R	7/14/2014	TSM-14-75-02	Subdivision map to modify the approved tentative subdivision map.	Under Planning Review	Kang	A. Rossi, Inc., Toinette Rossi, 611 N. Main St., Manteca CA 95337	Project routed 7/16; due back by 8/5; complete letter sent 8/14; project needs GPA and REZ-applicant resubmitted on 9/4; due back 9/25		
10	Swanson Tentative Parcel Map	230 Swanson Rd.	198-170-32	NR	7/9/2014	SDN-14-77-05	Tentative Parcel Map to subdivide a 6-acre parcel into 2 parcels of 2-acres and 4-acres.	Public Hearing at Planning Commission 9/9	Yee	John M. Swanson, 1497 Quincy Av., Manteca CA 95336	Project received 7/9 routed 7/10 ; due back 7/24; complete letter sent 8/6 Planning Commission 9/9 approved and NOE filed on 9/18.		
11	Verizon Wireless Facility	178 Button Av.	208-310-240	NR	7/9/2014	UPJ-14-73-02	Major use permit and Minor Plan Modification for Verizon cell Tower in East Manteca	Under Planning Review	Yee	Sacramento Valley Limited Partnership dba Verizon Wireless, Brendan Leonard, 2009 V St. Sacramento CA	Project received 7/9. routed 7/9 ; due back 7/24; incomplete letter sent 8/7--awaiting revisions		
12	Austin Road BP DA	See APN	228-090-06, 08, 09, & 10	NR	7/8/2014	DA-14-98-02	Development Agreement between the City of Manteca and Austin Business Park, L.P. regarding development of Phase 1 of the Austin Road Business Park and Residential Community.	Under Planning Review	Clark	Austin Business Park, L.P., Toni Raymus or Bill Filios, 1433 Moffat Blvd., Suite 13, Manteca CA 95336	Project File logged and delivered to FC		
13	Truck Parking	2005 W. Yosemite Av.	200-140-17	NR	7/3/2014	GPA-14-96-01	General Plan Amendment and Rezone to redesignate the land to the zoning necessary to allow for the use of the property for truck parking.	Entitlement through Planning Division	Meissner	Tony Marshall, PE 1242 Dupont Court, Manteca, CA 95336			

14	Restaurant Expansion & Retail Building	515 N. Main St.	217-260-17	NR	7/1/2014	PST-14-39-04	Preliminary Staff Review to provide design and development comments on the expansion of an existing restaurant to 3,600 sq. ft. and the addition of a 4,800 sq. ft. commercial building with required parking and landscaping.	Entitlement through Planning Division	Meissner/Yee		Project received 7/1. routed 7/1 ; due back 7/15; incomplete letter sent 7/21 Awaiting formal submittal	
15	550 Commerce Ct	550 Commerce Ct	221-250-16 & 221-250-17	NR	11/20/2013	MPM & LLA 13-57-10	Minor Plan Modification and Lot Line Adjustment to add land to the parcel to accommodate a new row of parking for the project site.	Entitlement through Planning Division	Kang	Siegfried Engineering, Incl, James McClelland, 3244 Brookside Rd, Ste 100, Stockton, CA 95219, (209) 943-2021	Routed on 12/3; comments due back 12/18; Sent incomplete letter 12/20; go over LLA procedures in files; applicant submitted proposal on 1/7/14; responded to applicant on 1/21; waiting for resubmittal; send 6 month inactivity letter on 6/20; emailed applicant on 6/5 about closing application and sent formal letter; letter sent on 6/23 application abandoned-withdrawn; applicant resubmitted on 7/9; routed on 7/9; due back 7/29; sent incomplete letter 8/6; applicant resubmitted 8/14; routed project 8/18--due back 9/3-FC called engineer on 9/22; applicant resubmitted 9/30, routed 9/30 due back 10/14; awaiting Engineering review	
16	Woodward Apartments Update	925 W. Lathrop Rd. & 2190 N. Union Rd.	197-020-71, 64, & 33	R	6/11/2014	SPA-14-78-04	Site Plan Review to add 44 additional apartment units to the approved 128 unit Woodbridge Apartment Complex. 172 total apartment units.	Entitlement through Planning Division	Henson		Routed 06/18. Comments Due 07/07	
17	Rainforest Nursery	1982 W Yosemite Ave	222-020-19	NR	4/24/2014	MPM 14-57-01	Minor plan modification to convert 3,000 sq. ft. of the existing 50' x 160', 8,000 sq. ft. Agricultural storage building into indoor plant sales area. The remaining 5,000 sq. ft. will continue to be used as storage.	Entitlement through Planning Division	Kang	Luciano Mennucci & Jonas Schambeck, 1982 W Yosemite Ave, Manteca, CA 95336	Routed 4/28, due back 5/19; sent incomplete letter on 5/19; <b>awaiting resubmittal</b>	
18	The Trails #3 & #4	2368 W. Woodward Av.	241-260-05	R	TBD	GPA, REZ, PDA, SDJ - 14-75-01	General Plan Amendment, Rezone, and PD Amendment to redesignate the HDR land within the Trails project area to LDR, and to establish a tentative subdivision map with single family lots for the two areas.	Entitlement through Planning Division	Durrer/Kang	NorthStar Engineering Group, Timothy Collins, 620 12th St. Modesto, CA 95354	Partial Application received. DA portion received 6/10; Assigned to MK 8/4; emailed applicant status 8/5, FC emailed applicant Engineering issues on 8/20; tribal consult sent 8/5; awaiting FC to review DA and PW to resolve storm drain issues	
19	Dutra/Danna Lot Line Adjustment	3251 W. Woodward Av. & 19589 McKinley Av.	241-260-02 & 241-320-47	R	2/27/2014	LLA-14-47-03	Lot Line Adjustment to reconfigure existing parcels to allow for an equal swap of land area at the planned future intersection of McKinley and Atherton.	Entitlement through Planning Division	Henson	RLC Associates, Ron Cheek, 1660 #3 W. Yosemite Av., Manteca, CA 95337	Application Received & routed. 6/19/14 Approval pending FC signature	
20	Danna Parcel Map	19589 McKinley Av.	241-260-02	NR	3/4/2014	SDN-14-77-01	A Large Lot Tentative Parcel Map to subdivide approximately 224-acres into 4 parcels that establish future developable areas including a 17-acre school site. NW corner of Woodward and McKinley.	Entitlement through Planning Division	Henson	Terra Commercial, Inc., Pete Danna, 160 W. Santa Clara St. #990, San Jose, CA 95113	Application Received and routed. Comments due back 3/20. Scheduled for PC Public Hearing 07/22.	
21	Panera Bread	1355 E. Yosemite Av.	208-260-09	NR	3/6/2014	SPC & UPN 14-78-02	Site Plan Review and Minor Use Permit Entitlement Processing for Panera Bread with a drive-thru at 1337 E. Yosemite Av.	Public Hearing at Planning Commission 07/22	Henson	Becker Commercial Properties, Jon Becker, P.O. Box 590, Wilton, CA 95693	Application Received and Assigned. Routed for comments. Scheduled for PC Public Hearing 07/22.	
22	Tesoro Park	1201 Tesoro Dr.	224-430-41	R	11/21/2013	GPA, REZ, PD Amend, SDJ, IS/MND 13-96-04	General Plan Amendment, Rezone, PD Amendment to redesignate the existing 8-acre MUSD school site within the Tesoro subdivision for development as 26 additional single family homes.	Entitlement through Planning Division	Kang	Union Ranch Partners, LLC, Albert Boyce, PO Box 1870, Manteca, CA 95336	MM met with project engineer regarding the entitlement process and timing 08/02/2013. Application Received. Routed, comments due 12/4 w/comments due 01/02. Project assigned to Kang on 3/18. Routed on 3/26--due back 4/16; tribal consult sent on 3/26; Project going to PC on 9/23; project going to CC 10/21	
23	Oakwood Trails at Tara Park	19589 McKinley Av.	241-260-02	R	10/31/2013	GPA, REZ, SDJ 13-96	General Plan Amendment to redesignate an area of land from BIP to CMU, Rezone to make consistent with GP amendment, and a Tentative Subdivision Map and EIR for a 578 single family residential lot subdivision on 206.7-acres APN 241-260-02, 03, & 07.	Entitlement through Planning Division	Henson	Terra Commercial, Inc., Pete Danna, 160 W. Santa Clara St. #990, San Jose, CA 95113	meeting with project engineer 03/30/2013 indicates that the project will move forward. Follow-up meeting on 07/16 with project engineer to discuss design challenges identified at May meeting. Application Received. Application Routed 11/08 with comments due 12/06. letter sent 12/17/13, meeting scheduled for staff to discuss S Manteca land uses for 1/8/14. Resubmitted and routed on 3/20/14. EIR consulted selected, waiting contract approval per CC in August.	

24	Hookah Lounge	Citywide		NR	10/21/2013	MCA 13-90-01	Municipal Code Amendment request to include Hookah Lounges	Rejected by Planning Commission, To be scheduled for City Council Hearing	Meissner		Application received. Routed for comments 11/7. MM to contact applicant and schedule for public hearing w/PC. ND completed sent out on 4/21; due back 5/11, <b>Public Hearing w/PC 05/27. The proposal was rejected by the Planning Commission.</b>	
25	Project Laurie	3303 N. Airport Wy..	198-200-15	NR	10/11/2013	SPC-13-78-02	Site Plan for a 1,228,500 sq. ft. concrete tilt-up structure.	Applicant resubmitted 8/29	Kang	MCR, Engineering, Shawn Samaniego, 1242 Dupont Court, Manteca, CA 95336	Application materials routed 10/15. Project site meeting 10/22. Comments due 10/29. Incomplete letter delivered 11/5. On May 5th it will be 6-months with no activity-withdrawal letter sent; applicant resubmitted on 8/29; project assigned to MK 9/10; rerouted on 9/16, due back 10/7	
26	Alma Place	1563 & 1625 W. Yosemite Av.	200-150-27 & 26	R	9/13/2013	SPA & SDN 13-78-01	Site Plan for a 184-unit apartment and/or condominium complex and tentative parcel map to create 4 parcels for the new project area.	Entitlement through Planning Division	Durrer	Brocchini Family Partnership, 6926 E. Woodward Av., Manteca, CA 95337	Project routed, completeness letter to be sent out week of 10/7. <b>Awaiting resubmittal</b> , and begin Initial Study.	
27	LED Sign	868 Perimeter Dr.	224-550-40	NR	7/25/2012	PDA, DAA, UPJ 12-73-02	Establish LED billboard at Promenade Shops	Under Planning Review	Durrer	Greg Collins, Craig Realty Group, 4100 MacArthur Blvd., Suite 200, Newport Beach, CA 92660	Request emailed to applicant requested formal submittal of proposal, too many emails via Don Smail have bogged down the process. ED sent letter pointing out the issues with the photometric study they've completed. Staff has requested that they address the glare/photometric so that we can prepare an initial study. Steve Craig to provide updated photometric and revenue agreement 10/21. 11/4 applicant tried to re-submit the same photometric without addressing anything in the comment letter, staff explained and now they are working on it again. <b>Applicant resubmitted on March 3, 2014, routed, comments due back 4/2/14.</b>	
28	SOWA, Woodward Park 1	20900 S. Pillsbury Rd.	226-140-03	R	4/3/2013	13-99-01 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Rezoning, Annexation, Development Agreement & Environmental		Durrer	Pillsbury Road Partners, LLC, Albert Boyce, P.O. Box 1870, Manteca, CA 95336	NOP posted at Clearinghouse on 10/7, and distributed to local agencies. Scoping meeting scheduled on 10/22 in CC Chambers at 3pm. Applicant working on updated Phase 1 to include pesticides. RLC also working on design changes to allow for connection point into Hat Ranch to the south. Admin Draft EIR submitted and reviewed by City. Awaiting Applicant comments on ADEIR. Screencheck submitted 3/2/2013 to go over final review and distribute for 45-day review by next week. <b>NOA/NOC on hold pending direction from City Administration.</b>	
29	SOWA, Woodward Park 2	20802 S. Pillsbury Rd.	224-050-11	R	4/3/2013	13-99-02 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Rezoning, Annexation, Development Agreement & Environmental		Durrer	Pillsbury Road Partners, LLC, Albert Boyce, P.O. Box 1870, Manteca, CA 95336	Same as Woodward Park 1, Applicant working on updated Phase 1 to include pesticides.	
30	Hat Ranch	9701 E. Sedan Av.	226-140-04	R	5/8/2013	13-99-03 ANX, GPA, PD, PRZ, SDV, DA, EIR	Tentative Map, Planned Development, General Plan Amendment, Rezoning, Annexation, Development Agreement, and Environmental		Durrer	Richland Communities, Inc., Aaron Ross-Swain, 1508 Eureka Rd. Suite 140, Roseville, CA 95678	NOP completed. Met with applicant on 12/11 to discuss FC's substantial circulation changes. Applicant is attempting to address. 12/16 City staff, Raney and Kennedy Jenks met to discuss WSA. Follow-up WSA meeting with PW on 2/27. Traffic study delayed due to timing of requested revisions to circulation, and relation to Evans Estates. Received partial ADEIR on 3/2/13, applicant and city review currently underway. <b>Working on Water Supply issues.</b>	

31	Monte Bello Estates (Ott)	1202 N. Airport Wy., 1821 & 1863 W. Louise Av.	202-220-07, 202-220-29, & 202-220-06	R	5/29/2013	13-75-02 SDJ, GPA, REZ, IS	Tentative Subdivision Map, General Plan Amendment, Rezone, and Initial Study for 121 low density residential lots on 30-acres. APN 202-220-07	PC Hearing 6/3/14. CC hearing scheduled 7/15/14	Henson	Valley Developers, Paul Chapman, 18 Crow Canyon Ct. # 260, San Ramon, CA 94583	Application materials under review prior to initial routing and review. Application routed for initial review 06/21/2013 with comments due 07/11/2013. RH to prepare letter regarding comments received on original map, and to meet with FC & MH on revised map. MM to request memo from MH RE: Caltrans request for TIS. Revised application to include GPA for CMU at Airport and Louise. 9/11/13 Staff waiting for resubmittal. Proposals for RFP to complete MND 10/21. Contract awarded for MND. Letter sent to applicant 11/20/13.12/2/13 received check from applicant, contacted consultant to start work. Admin Draft MND to be available week of 02/10. NOA and Draft MND posted and under review. Review ends 4/7/14. <b>Raney and F&amp;P responding to Caltrans comments on MND. CC scheduled for 7/15/14</b>
32	Family Entertainment Zone (FEZ)	1077 Milo Canidini Dr. & 2358, 2448, 2454, 2500, 2510, 2512, 2514, 2516, 2518, & 2600 W. Yosemite Av.	241-310-48, 241-300-61, 241-300-62, 241-300-48, 241-310-58, 241-300-47, 241-310-16, 241-310-18, 241-310-44, 241-310-32 & 53	NR	Pending	GPA, REZ, PD, Master Plan	Entitlement processing & Environmental		Henson/M eissner		Waiting for Project Description from Don Smail in order to prepare RFP for EIR. FC/DS prepare project description. RH preparing draft RFP for distribution. Distribution of RFP depending on legal determination 08/06/2013. MM met with Art Nunez RE: FEZ application (08/14). Final project description for RFP provided 08/16. MM Received draft application materials for review 08/28. RH working with DS to finalize RFP, waiting for revised project description 09/11/2013. MM Reviewed and commented on Master Plan proposals 10/21. Professional Services Agreement for EIR approved by CC 12/17/2013. MM to Kick-Off ASAP. NOP distributed 02/04/2014. Scoping Mtg. 02/20/14. EIR consultant waiting on WSA and Master Plan. Applications made and Fees Paid 04/17.
33	Great Wolf Lodge	2600 W. Yosemite Av.	241-310-53	NR	Pending	GPA, REZ, PD, SPC	Entitlement processing & Environmental		Henson/M eissner		Same as above. <b>No site plan application materials. Fees Paid 04/17.</b>
34	Municipal Services Review & Sphere Of Influence Update	Citywide	N/A	NR	N/A	CITY INITIATED	Forthcoming annexations to the City will require an update of the MSR. Needs to be budgeted for and to find a consultant to complete. MSR updates are scheduled for each 5-years. The SOI update provides an opportunity for the City to amend its 10-year sphere to include areas not previously contemplated (e.g. Hat Ranch and Lathrop/99 interchange)		Meissner		Received rough proposal and estimated cost from DeNovo Planning for review prior to formalizing proposal. MM requested funding from FC and City Manager. Preliminary budget indicates that the money will be available. MM shared MSR proposal w/MH. MH indicated that support for data collection/creation dependent on future staffing. MM to prepare Pro Serve Agreement 08/06/2013. MSR routed for review and approval 08/15. Currently in Finance 09/10. To City Manager for approval 09/12/2013. Approved by CM 09/23. Schedule Kickoff. Kicked off with DeNovo 09/27. MM to follow-up w/DeNovo. MM working with Pennie on Maps. MM to request status update. Received Admin Draft 01/09/13. Comments from CDD on Admin Draft to DeNovo 01/28/2014. Admin Draft to LAFCO ETA for comments week of 04/07. <b>Comments on ADMSR routed to City team and DeNovo 4/3. No responses as of 4/23.</b>

35	Bicycle Master Plan Update	Citywide	N/A	NR	N/A	CITY INITIATED	Update of the Bicycle Master Plan		Meissner/Kang	Mark Houghton requested participation by PW and emphasis of class 2 bike lanes on main roadways rather than class 3 on neighborhood streets. MM to route existing BMP to PW for comments. MM preparing binders of neighboring City and County BMP's and Manteca Circulation Element, and general plan goals/policies/implementation measures that promote bicycle and ped. Survey created and posted 09/09. Pulled Survey for analysis 10/23. Completed Survey Analysis and Needs section 12/14/13. Completed consistency section. Completed Goals & Objectives section. Working on Existing Conditions section. Sent draft to SVP on 4/15; routed draft to agencies on 4/17
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