



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

August 21, 2018

Sucha Singh
Yosemite Mart Liquors
1393 E. Yosemite Ave.
Manteca, CA 95336

SUBJECT: PERMANENT STORAGE CONTAINER PERMIT 18-084

Dear Mrs. Singh,

The City of Manteca Planning Division has reviewed your application for a Permanent Storage Unit Permit on the property at 1393 E. Yosemite Avenue in Manteca. Your application has been approved with the following conditions:

Planning Division

1. Existing storage container must be brought up to development standards by June 1, 2020. See Manteca Municipal Code Section listed below:

17.40.040 Development Standards

D. **Development Standards for Storage, Cargo, or Shipping Containers.** Storage, cargo, or shipping containers are prohibited in all zoning districts unless they conform to the following requirements:

4. Notwithstanding Chapter 17.12 (Nonconforming Uses and Structures), within a residential zone, existing uses of any container not conforming to the provisions of this Section shall be removed or brought into conformance with this Section within ninety days after the effective date of this Section. Within all other zoning districts, existing uses of any container not conforming to the provisions of this Section shall be removed or brought into conformance with this Section upon change of ownership of the parcel or within two years after the effective date of this Section, whichever comes first. (Ord. O2018-11 § 1; Ord. 1501 § 1, 2011)

Building Safety Division

2. A building permit must be obtained to install cargo containers on a site. An electrical and/or a mechanical/ plumbing permit are required when a cargo container is supplied with electric power, gas, water, or sewer utilities.
3. Cargo containers shall comply with the accessibility provisions of current and governing CBC, Chapter 11A or Chapter 11B, as applicable. Exception: a cargo container used as a "Single

Occupant Structure” such as a guard/watchman /attendant kiosk is exempt from accessibility regulations. (2016 CBC, Section 11B-203.6)

5. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section IIB-206.2.1.
6. Developer shall provide accessible parking spaces complying with Section IIB-502 and in accordance with Table IIB-208.2 and van accessible stalls complying with CBC 11B-208.2.4. CBC Sections IIB-208.2 and IIB-208.2.4. Please show the number of accessible stalls and van accessible stalls on the site plan in compliance with CBC 11B-208.2.
7. Applicant shall provide a complete and accurate site plan with appropriate dimensions showing compliance with CBC 602 and 708 for separation distances, allowable openings, distance to property lines, etc. as the current plan lacks necessary information for review that may affect the proposed plan.
8. When attached to adjacent building, containers shall meet the type of construction of adjacent building attached thereto. In addition, they shall meet the allowable building area and separation of occupancies as required per 2016 CBC.
9. Structural calculations shall be provided for the use of a Cargo Container for any purpose.
10. A permanent foundation system is required to support permanent cargo containers. A foundation plan showing a foundation system and details supporting cargo containers shall be provided bearing the signature, date, and the approval stamp of a California registered civil or structural engineer, or a California licensed architect.
11. At time of building permit submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.

Fire Department

12. Continue with acquiring of permits for accessory structure

If you have questions or need supplemental information regarding this letter, please contact Toben Barnum at (209) 456-8517 or tbarnum@ci.manteca.ca.us

Sincerely,



Greg Showerman
Community Development Director



CITY OF MANTECA Community Development Department Project Referral/Routing

City Departments

- | | |
|--|--|
| <input checked="" type="checkbox"/> Engineering – Lauren Maneau | <input checked="" type="checkbox"/> Police Department- Scott Cunningham |
| <input checked="" type="checkbox"/> Building Department- Lumen Arceo | <input checked="" type="checkbox"/> Public Works – Koosun Kim |
| <input checked="" type="checkbox"/> Parks and Recreation- Michael Rosales | <input type="checkbox"/> City Attorney |
| <input checked="" type="checkbox"/> Fire Department- Lantz Rey | <input type="checkbox"/> Park and Recreation: Landscaping- Katie Reed |

Outside Agencies

- | | |
|---|---|
| <input type="checkbox"/> South San Joaquin Irrigation District (SSJID) | <input type="checkbox"/> City of Ripon |
| <input type="checkbox"/> San Joaquin County Multi-Species
Habitat Conservation | <input type="checkbox"/> City of Lathrop |
| <input type="checkbox"/> San Joaquin Council of Governments (SJCOCG) | <input type="checkbox"/> Union Pacific Railroad |
| <input type="checkbox"/> San Joaquin County Environmental Health | <input type="checkbox"/> ALUC-Airport Land Use Commission |
| <input type="checkbox"/> San Joaquin County Public Works | <input type="checkbox"/> CA Dept. of Fish and Game |
| <input type="checkbox"/> San Joaquin County Community
Development Department | <input type="checkbox"/> CA Dept. of Conservation |
| <input type="checkbox"/> San Joaquin County LAFCo | <input type="checkbox"/> Dept. of Water Resources Control Board,
Water Quality |
| <input type="checkbox"/> Caltrans District 10 | <input type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> San Joaquin Valley Air Pollution Control
District | <input type="checkbox"/> U.S. Dept. of Fish and Wildlife Services |
| <input type="checkbox"/> San Joaquin Delta College,
Office of the President | <input type="checkbox"/> U.S. Army Corp. of Engineers |
| <input type="checkbox"/> Manteca Unified School District | <input type="checkbox"/> Federal Emergency Management Agency (FEMA) |
| <input type="checkbox"/> Ripon Unified School District | <input type="checkbox"/> U.S. Post Office |
| <input type="checkbox"/> Lathrop-Manteca Fire District | <input type="checkbox"/> Comcast Cable |
| <input type="checkbox"/> Ripon Consolidated Fire District | <input type="checkbox"/> Frontier Communications |
| | <input type="checkbox"/> Pacific Gas and Electric |
| | <input type="checkbox"/> San Joaquin Bike Coalition |

Referral/Route Date: August 6, 2018

From: Toben Barnum, Development Services Technician (209) 456-8517, tbarnum@ci.manteca.ca.us

Project Description: Installation of permanent storage container, directly adjacent to north side of existing building

Project Location: 1393 E. Yosemite Ave., Manteca, CA 95336 APN: 208-300-12

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than August 21, 2018**. Please submit your comments on a separate memo, or on the form provided on the back of this page. If possible, please email your comments to tbarnum@ci.manteca.ca.us in addition to submitting a hard copy. Contact **Toben Barnum** at (209) 456-8517 if you have any questions.



STORAGE CONTAINER PERMIT APPLICATION

CITY OF MANTECA, COMMUNITY DEVELOPMENT DEPARTMENT,
1001 W. CENTER ST., MANTECA, CA 95337, (209)456-8500
planning@ci.manteca.ca.us

Type of Application	
<input type="checkbox"/> Temporary	<input checked="" type="checkbox"/> Permanent

Applicant Info	Property Owner Info
Name: <u>Sucha Singh Mehrotra</u>	Name: <u>Sucha S Mehrotra</u>
Business Name: <u>MANTECA MART LIQUORS</u>	Address: <u>1393 E Yosemite Ave</u>
Address: <u>1393 E Yosemite Ave</u>	City/State/Zip: <u>MANTECA CA 95336</u>
City/State/Zip: <u>MANTECA CA 95336</u>	Home Telephone: _____
Home Telephone: <u>209-803-2093</u>	Mobile No.: <u>209-969-2962</u>
Mobile No.: <u>209-612-6161</u>	E-mail Address: <u>mehrotra54@gmail.com</u>
E-mail Address: <u>MANTECAMARTLIQUORS@gmail.com</u>	Fax No.: _____
Fax No.: _____	

- | Submittal Required Info: |
|--|
| <ul style="list-style-type: none"> Site plan indicating where storage container will be located with dimensions. Signature of property owner allowing storage container. |

Chapter 17.40.040(D)-Development Standards for Storage Containers

This section describes standards for temporary and permanent storage containers. These containers require the issuance of a Temporary or Permanent Storage Container Permit from the Community Development Director. The following general rules/ standards apply to storage containers:

- Storage containers may not occupy any required landscaping, open space, parking spaces, loading/unloading areas, circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets and sidewalks and parkstrips or impact access to the site or an adjacent site or otherwise create a nuisance or interfere with the peaceful use of neighboring properties
- No storage container may be placed on the public right-of-way at any time unless the required encroachment permit has been previously obtained and a copy of the permit attached to the unit. Any such container found on the public right-of-way without having the required encroachment permit may be subject to immediate removal at the owner's expense
- All storage containers shall be operated in a safe manner, and be structurally sound, stable and in good repair. The container shall not contain any holes, peeling paint, rust, damage or structural modifications.
- Containers must remain in compliance with all conditions of approval at all times.

<u>Sucha S Mehrotra</u> Applicant Signature	<u>Sucha S Mehrotra</u> Print Name	<u>8/2/18</u> Date
<u>Sucha S Mehrotra</u> Property Owner Signature	<u>Sucha S Mehrotra</u> Print Name	<u>8/2/18</u> Date

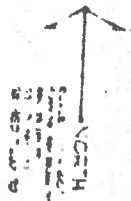
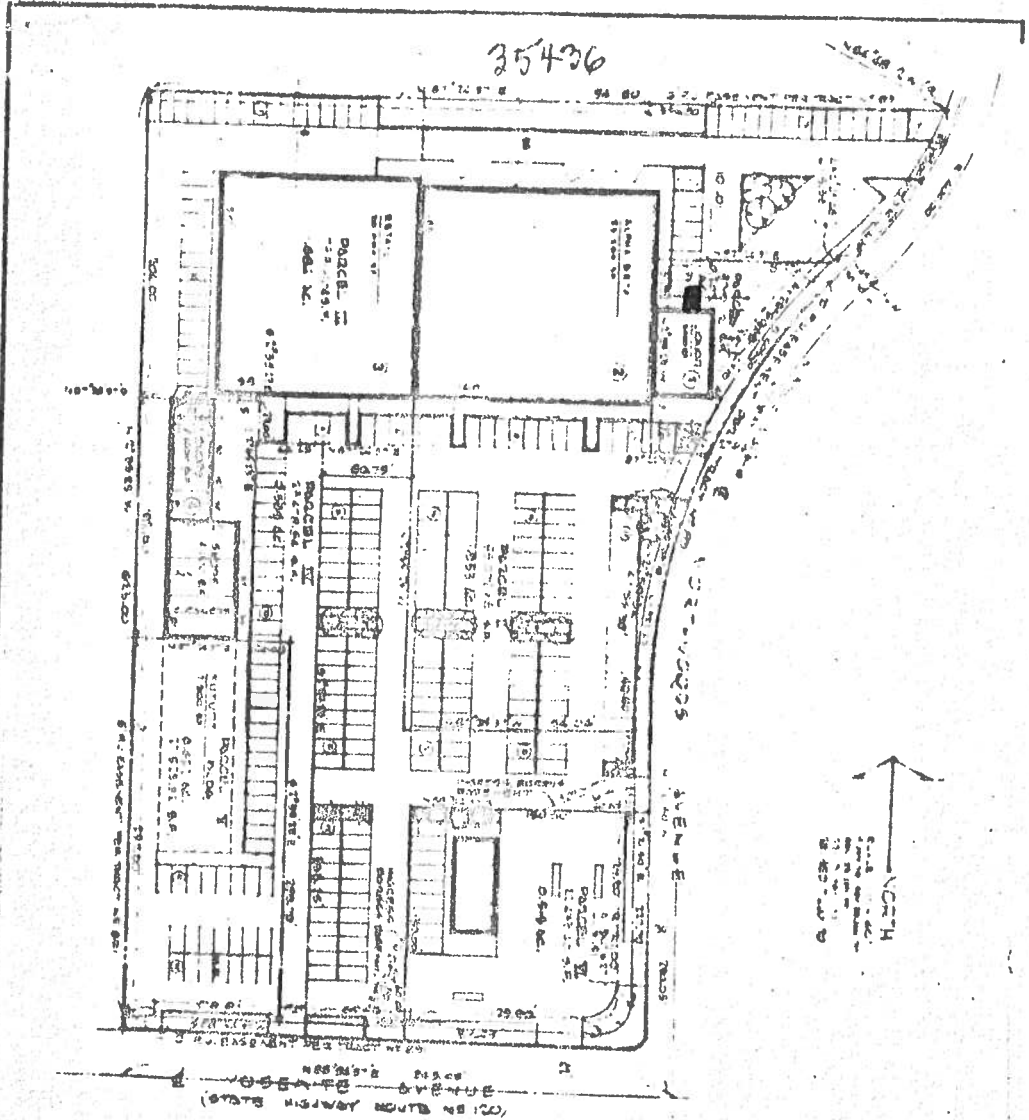
OFFICE USE ONLY	
Fee: \$85 / (\$166)	Approval Signature: _____ Date _____
Assessor's Parcel No. (APN): <u>208-300-12</u>	Application Number: <u>18-084</u>
If temporary, container shall be removed: _____	







35436



SITE SUMMARY

978 AREA
 90-CHAS AREA
 LAND / OUTLINED BATIO
 PARKING SPACES PROVIDED
 PARKING / OUTLINED BATIO
 1/418 SP

EXHIBIT A

BOOK 3431 PAGE 451

CONTINUED



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

Sucha and Jaswant Singh
760 Randall Way
Manteca, CA 95337

August 8, 2012

Subject: **Code Enforcement Case CE-12-1730**
Citation No. 120418


City staff, including the City Manager, Code Enforcement, Planning and Building Inspection, have met and discussed how best to resolve the issue of the intermodal shipping container being used at your business, Manteca Mart, located at 1393 East Yosemite Avenue. In its current configuration it is being used as a building addition, but does not meet code requirements for an addition and was installed without a building permit.

Specific to your case, the City will waive the fees and fines that have been assessed and dismiss the citation, provided that you:

1. Move the intermodal shipping container away from the building to provide a minimum separation of twenty (20) feet between the building and the container. The new location of the container shall
 - a. not displace parking or landscaping required of the site;
 - b. not impede emergency vehicle access;
 - c. not violate setback requirements of the site.
2. That the corrugated metal sheet spanning from the building to the container be removed from the building.
3. The container shall be moved within 30 days of the date of this letter.

We recommend that the container be painted to match the building as it currently looks out of place largely due to the uncoordinated color scheme.

If you have any questions, please come to the Community Development Department, 1001 West Center Street, to speak with the front counter staff.

Respectfully,


Frederic Clark

Community Development Director

Cc: Scott Cunningham, Code Enforcement
Gurminder Singh, Owner Representative



PROJECT REFERRAL/ROUTING SHEET

DATE: 8.20.2018

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: CDD-Eng
(Department or Agency)

Contact Person: Lauren Phone: x8424

Project Title: SCP 18-084 Permanent Storage Container – Manteca Mart Liquors

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 8/8/18

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

FROM: Lumen Arceo, Building Safety
(Department or Agency)

Contact Person: _____

Phone: Ext 8560

Project Title: SCP 18-084 Permanent Storage Container – Manteca Mart Liquors

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).

Memo

To: Toben Barnum, Development Services Technician
From: Lumen Arceo, Senior Plan Check Engineer
Date: August 8, 2018
Re: SPC 18-084 Permanent Storage Container (Manteca Mart Liquors)

1. A building permit must be obtained to install cargo containers on a site. An electrical and/or a mechanical/ plumbing permit are required when a cargo container is supplied with electric power, gas, water, or sewer utilities.
2. Cargo containers shall comply with the accessibility provisions of current and governing CBC, Chapter 11A or Chapter 11B, as applicable. Exception: a cargo container used as a "Single Occupant Structure" such as a guard/watchman /attendant kiosk is exempt from accessibility regulations. (2016 CBC, Section 11B-203.6)
3. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section IIB-206.2.1.
4. Developer shall provide accessible parking spaces complying with Section IIB-502 and in accordance with Table IIB-208.2 and van accessible stalls complying with CBC 11B-208.2.4. CBC Sections IIB-208.2 and IIB-208.2.4. Please show the number of accessible stalls and van accessible stalls on the site plan in compliance with CBC 11B-208.2.
5. Applicant shall provide a complete and accurate site plan with appropriate dimensions showing compliance with CBC 602 and 708 for separation distances, allowable openings, distance to property lines, etc. as the current plan lacks necessary information for review that may affect the proposed plan.
6. When attached to adjacent building, containers shall meet the type of construction of adjacent building attached thereto. In addition, they shall meet the allowable building area and separation of occupancies as required per 2016 CBC.
7. Structural calculations shall be provided for the use of a Cargo Container for any purpose.

8. A permanent foundation system is required to support permanent cargo containers. A foundation plan showing a foundation system and details supporting cargo containers shall be provided bearing the signature, date, and the approval stamp of a California registered civil or structural engineer, or a California licensed architect.
9. At time of building permit submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.



PROJECT REFERRAL/ROUTING SHEET

DATE: 08/10/2018

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: Parks and Recreation Department
(Department or Agency)

Contact Person: Michael Rosales Phone: 456-8615

Project Title: SCP 18-084 Permanent Storage Container – Manteca Mart Liquors

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 8/20/18

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

FROM: CITY OF MANTECA FIRE
(Department or Agency)

Contact Person: FIRE INSPECTOR ART SALAS Phone: (209) 456 8311

Project Title: SCP 18-084 Permanent Storage Container – Manteca Mart Liquors

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).

* CONTINUE WITH ACQUIRING OF PERMITS FOR *
ACCESSORY STRUCTURE



PROJECT REFERRAL/ROUTING SHEET

DATE: 8/10/18

RECEIVED

AUG 10 2018

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

COMMUNITY DEVELOPMENT
DEPARTMENT

FROM: MPD
(Department or Agency)

Contact Person: Scott Cunningham Phone: 8281

Project Title: SCP 18-084 Permanent Storage Container – Manteca Mart Liquors

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).