



# CITY OF MANTECA

## COMMUNITY DEVELOPMENT DEPARTMENT

December 31, 2019

FESM Hall  
ATTN: David Silveira  
230 N Main St.  
Manteca, CA 95337

### **SUBJECT: PERMANENT STORAGE CONTAINER PERMIT 19-167**

Dear Mr. Silveira,

The City of Manteca Planning Division has reviewed your application for a Permanent Storage Unit Permit on the property at 230 N Main St. in Manteca. Your application has been *approved with the following conditions*:

#### **Planning Division**

1. New and existing storage containers must be brought up to development standards by June 1, 2020. A site plan detailing improvements plans for this storage unit and the surrounding area shall be submitted to the City of Manteca Community Development Department Building Safety Division as a part of your building permit application submittal. 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:

3. It is unlawful and a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain upon any such premises or property the exterior storage or maintenance in an agricultural, commercial, industrial, park or public/quasi-public zone of a storage, cargo, or shipping container, including moving container (i.e., PODS, etc.), not in compliance with the following:
  - a. Where there is a legally established primary use on-site, storage, cargo, or shipping containers, including moving containers (i.e., PODS, etc.), may be utilized on a permanent basis subject to the issuance of a Permanent Storage Container Permit and shall be completely screened with fencing and/or landscaping so as not to be visible from any roadway or neighboring property or said container façade shall be designed to be compatible in materials and colors as the primary building.
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**

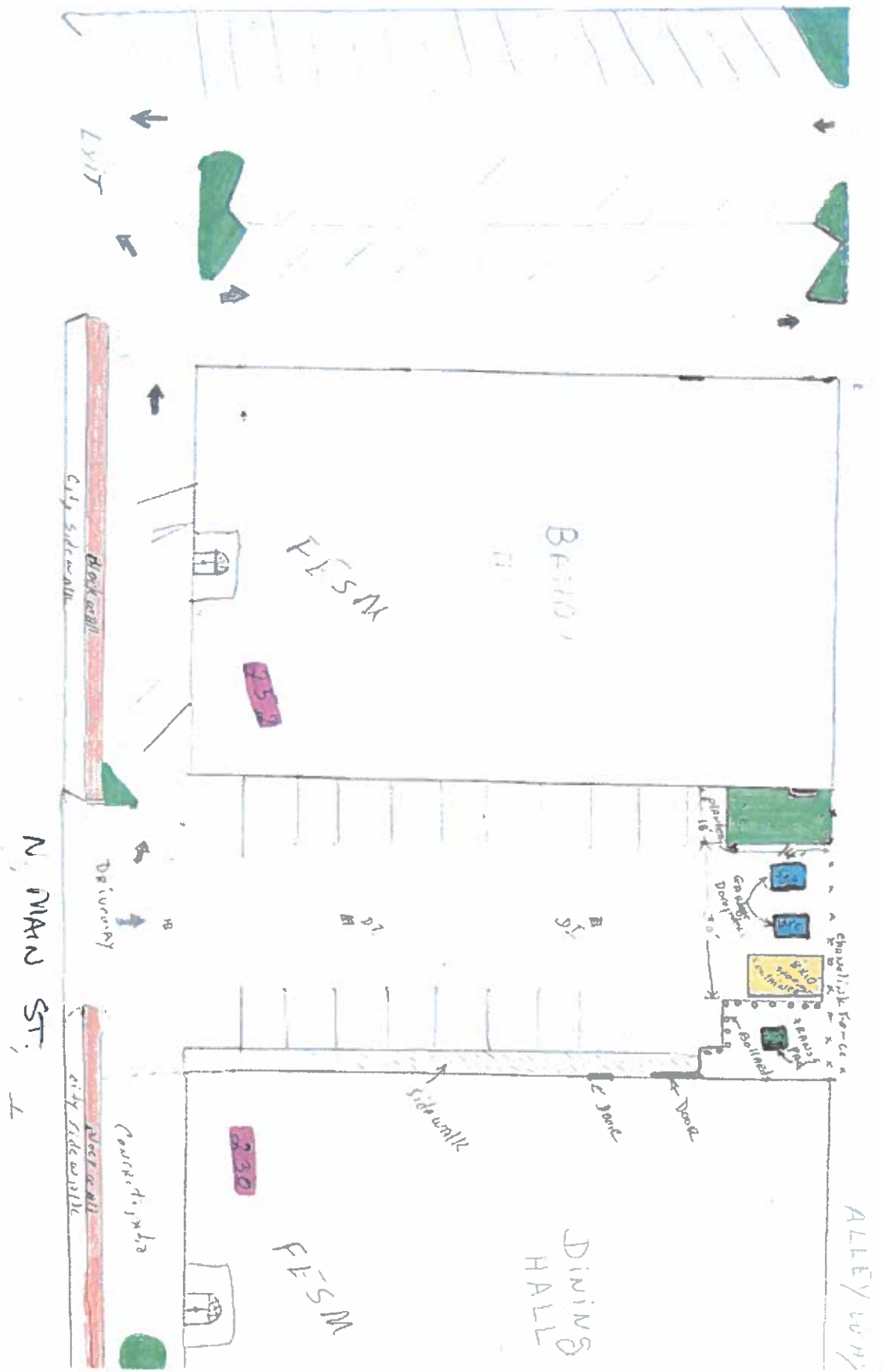
2. A building permit must be obtained to install cargo containers on a site. An electrical and/or a mechanical/ plumbing permit are required when a cargo container is supplied with electric power, gas, water, or sewer utilities.
3. Cargo containers shall comply with the accessibility provisions of current and governing CBC, Chapter 11B.
4. 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.
5. 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.
6. 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.
7. Structural calculations shall be provided for the proposed Cargo Container; a licensed California designer is required to prepare, stamp and wet-sign structural calculations and all sheets of plans that pertain to the engineered design.
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.

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

Sincerely,



*Toben Barnum*  
Assistant Planner





# 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>David Silveira</u>	Name: _____
Business Name: <u>FESM Hall</u>	Address: _____
Address: <u>230 N. Main</u>	City/State/Zip: _____
City/State/Zip: <u>Manteca, CA 95337</u>	Home Telephone: <u>(Same)</u>
Home Telephone: <u>209-823-4025</u>	Mobile No.: _____
Mobile No.: <u>209-479-3910</u>	E-mail Address: _____
E-mail Address: <u>dsilveira@musc.net</u>	Fax No.: _____
Fax No.: _____	

- Submittal Required Info:**
- Site plan indicating where storage container will be located with dimensions (7 copies for commercial).
  - Illustration and photos of proposed storage container.
  - 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>David L. Silveira</u>	<u>12-6-19</u>
Applicant Signature	Print Name	Date
	<u>President FESM, David L. Silveira</u>	<u>12-6-19</u>
Property Owner Signature	Print Name	Date

OFFICE USE ONLY	
Fee: <b>\$85 / \$166</b>	Approval Signature: <u>[Signature]</u> Date: <u>12/31/19</u>
Assessor's Parcel No. (APN): <u>223-091-16</u>	Application Number: <u>19-167</u>
If temporary, container shall be removed: _____	



## CITY OF MANTECA Community Development Department Project Referral/Routing

### City Departments

- Engineering – Maribel Serrano
- Building Department- Lumen Arceo
- Parks and Recreation-Michael Rosales
- Fire Department-Lantz Rey

- Police Department- Scott Cunningham
- Public Works – Koosun Kim
- City Attorney
- Park and Recreation: Landscaping- Katie Reed

### Outside Agencies

- South San Joaquin Irrigation District (SSJID)
- San Joaquin County Multi-Species Habitat Conservation
- San Joaquin Council of Governments (SJCOCG)
- San Joaquin County Environmental Health
- San Joaquin County Public Works
- San Joaquin County Community Development Department
- San Joaquin County LAFCo
- Caltrans District 10
- San Joaquin Valley Air Pollution Control District
- San Joaquin Delta College, Office of the President
- Manteca Unified School District
- Ripon Unified School District
- Lathrop-Manteca Fire District
- Ripon Consolidated Fire District

- City of Ripon
- City of Lathrop
- Union Pacific Railroad
- ALUC-Airport Land Use Commission
- CA Dept. of Fish and Game
- CA Dept. of Conservation
- Dept. of Water Resources Control Board, Water Quality
- Native American Heritage Commission
- U.S. Dept. of Fish and Wildlife Services
- U.S. Army Corp. of Engineers
- Federal Emergency Management Agency (FEMA)
- U.S. Post Office
- Comcast Cable
- Frontier Communications
- Pacific Gas and Electric
- San Joaquin Bike Coalition

**Referral/Route Date:** December 9, 2019

**From:** Toben Barnum, Assistant Planner (209) 456-8517, [tbarnum@ci.manteca.ca.us](mailto:tbarnum@ci.manteca.ca.us)

**Project Description:** Installation of permanent storage container, on eastern end of parking lot between two existing structures.

**Project Location:** 230 N. Main St., Manteca, CA 95336 APN: 223-091-16

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than December 31, 2019**. 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](mailto:tbarnum@ci.manteca.ca.us) in addition to submitting a hard copy. Contact **Toben Barnum** at **(209) 456-8517** if you have any questions.



## PROJECT REFERRAL/ROUTING SHEET

DATE: 12/12/2019

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

FROM: CPD engineering  
(Department or Agency)

Contact Person: Maribel Serrano Phone: (209) 456-6564

Project Title: SCP 19-167 Permanent Storage Container – FESM Hall

### 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: 12/16/19

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

FROM: Oldg Safety  
(Department or Agency)

Contact Person: Lumen Arce Phone: X8560

Project Title: SCP 19-167 Permanent Storage Container – FESM Hall

### RESPONSE:

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

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# Memo

**To:** Toben Barnum, Development Services Technician  
**From:** Lumen Arceo, Senior Plan Check Engineer  
**Date:** December 16, 2019  
**Re:** SCP 19-0=167 Permanent Storage Container (FESM Hall)

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## PROJECT REFERRAL/ROUTING SHEET

DATE: 12/11/2019

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: (209) 456-8615

Project Title: SCP 19-167 Permanent Storage Container – FESM Hall

### 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: 12/23/19

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

FROM: FIRE  
(Department or Agency)

Contact Person: L. Ray Phone: x8347

Project Title: SCP 19-167 Permanent Storage Container – FESM Hall

### 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

**RECEIVED**

DATE: 12/11/19

DEC 12 2019

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

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

FROM: P.D.  
(Department or Agency)

Contact Person: Scott Cunningham Phone: 8281

Project Title: SCP 19-167 Permanent Storage Container – FESM Hall

### 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).**

## Barnum, Toben

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**From:** Kim, Koosun  
**Sent:** Monday, December 30, 2019 11:07 AM  
**To:** Barnum, Toben  
**Subject:** Task Completed: SCP 19-167 FESM Hall Permanent Storage Container

Thank you,



**Koosun Kim, PE, QSD**  
**Acting Director of Public Works**  
City of Manteca | Public Works  
1001 W. Center St. | Manteca, CA 95337  
Office: 209.456-8419 | Fax: 209.923.8940  
[www.mantecagov.com](http://www.mantecagov.com)

-----Original Task-----

**Subject:** SCP 19-167 FESM Hall Permanent Storage Container  
**Priority:** Normal

**Start date:** Tue 12/10/2019  
**Due date:** Tue 12/31/2019

**Status:** Completed  
**% Complete:** 100%  
**Date completed:** Mon 12/30/2019  
**Actual work:** 0 hours

**Requested by:** Barnum, Toben

No comment.



Routing Sheet -  
SCP 19-167 FES...

Hard copy to follow interoffice. Thank you.



**Toben Barnum, Assistant Planner**  
City of Manteca | Community Development Department  
1001 W. Center St. | Manteca, CA 95337  
Office: 209.456.8517 | Fax: 209.923.8949

