



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

April 9, 2018

Dana Rumery
Manteca Bowl
1251 E Yosemite Ave.
Manteca, CA 95336

SUBJECT: TEMPORARY USE PERMIT 18-039: ROOKIES MANTECA BOWL CONCERT

Dear Mr. Rumery,

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for Temporary Sales Office for a concert, located inside Rookies at Manteca Bowl, 1251 W. Yosemite Ave, Manteca, CA. Your project application for the concert has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates and times: April 28, 2018, 6:30pm to April 29, 2018, 12:30am.
2. All related debris shall be removed from the site upon termination of the use.
3. Emergency vehicle access shall be maintained at all times.
4. Applicant shall ensure that all paid concert attendees have access to the restroom facilities within Manteca Bowl, in addition to those inside Rookies.
5. Applicant shall ensure that the equipment and display of Kat Country Radio does not block the pedestrian walkway or the public right of way at any time.

Building Safety Division

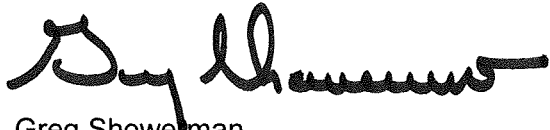
6. Occupancy shall be limited to a maximum of 600 total, including staff.

Fire Department

7. An exact occupancy count, including staff, shall be kept at the main entry at all times.
8. No pyrotechnics of any kind shall be used.
9. Setup and layout of the event shall not block any emergency exits.
10. All emergency lighting shall remain in place and shall not be covered for any reason.
11. The Fire Department will conduct an inspection prior to the event. All crowd measures, relocated tables/booths and the stage shall be in place and ready for inspection two hours prior to the event.

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,

A handwritten signature in black ink, appearing to read "Greg Showerman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Greg Showerman
Community Development Director



CITY OF MANTECA, COMMUNITY DEVELOPMENT
 1001 W. Center Street, Manteca, CA 95337
 Main Line: (209) 456-8500: Fax: (209) 923-8949
 Email: planning@ci.manteca.ca.us Website: www.ci.manteca.ca.us

Application Date: 3-20-16 Application Number: _____

Applicant's Name: Jasari Investments, LLC Business Name: DBA Manteca Bowl / Rookies Bar + Grill

Applicant's Address: 1251 E. Yosemite Ave. Manteca CA 95336 Telephone: (209) 824-2889

Location of Activity: Rookies Bar + Grill Date & Time of Activity: 4/25/16 6:00 p.m. - 12:30 A.M.

Description of Activity: Concert with National recognized artist

Property Owner's Name: Asset Procurement Partners, LLC

Property Owner's Address: 4120 Douglas Bl. #306-532 Red Granite Bay CA 95746 Telephone: (916) 824-4730

Statement of Ownership or Authorization of Agent

(check one item)

I, the undersigned, am (one of) the legal owner(s) of the land specified in this application.

I, do hereby authorized and empower Dave Ramsey (agent) to act on my behalf on all matters relating to this application.

Mauri Regan
Signature

3-20-16
Date

Address _____ City, State, Zip _____ Telephone _____

In making this application, the undersigned agrees that the above information is true and that all conditions will be met.

Applicant's Signature Mauri Regan Date _____

****For Office Use Only****

\$250 Cleaning Deposit Required
(Christmas Tree Lots Only)

Receipt No: _____ Date Received: _____

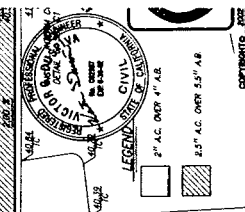
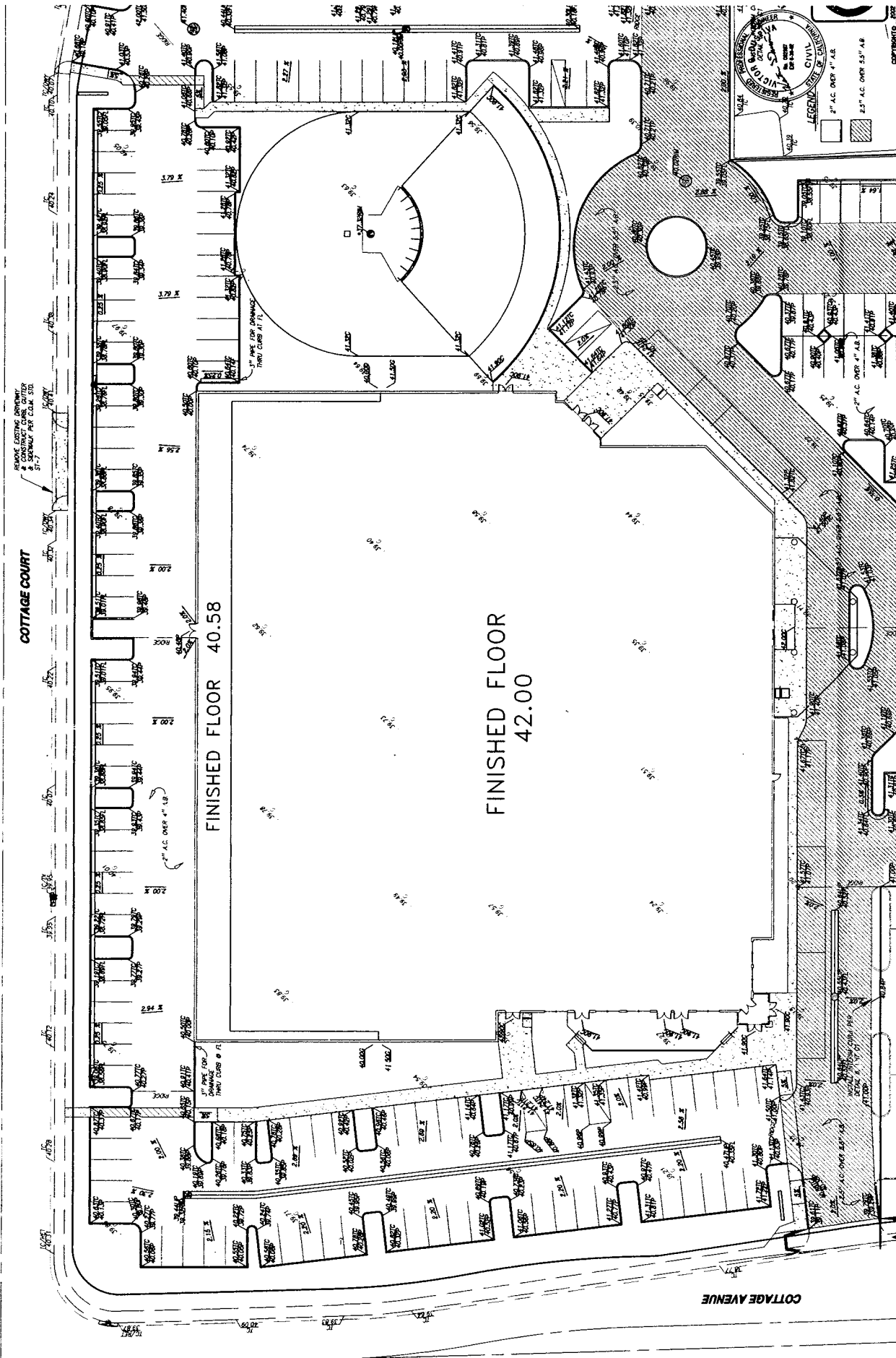
Approved By: _____ Date: _____

Conditions of the Temporary Use Permit

(Please initial all boxes agreeing to comply with all applicable conditions.)

- This Temporary Use Permit is only valid for the dates and times listed on this application.
- Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.
- All related debris shall be removed from the site upon termination of the use.
- Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.
- Appropriate permits shall be secured from the San Joaquin County Health Department.
- Emergency vehicle access shall be maintained at all times.
- The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on _____
- Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).
- Applicant shall provide an accessible path of travel from the proposed event site to the public street, accessible parking space and to the accessible restroom facility, if applicable. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. CBC Section 1114B.1.2. Clearly show accessible path of travel on the site plan.
- If parking will be provided, applicant shall provide an accessible parking space.
- If restroom facilities will be provided, applicant shall provide an accessible restroom.
- All gates shall meet all applicable specifications for doors, and shall comply with the following:
 - Bottom 10" of door/gate has a smooth uninterrupted surface that allows door/gate to be opened by a wheelchair footrest without creating trap or hazardous condition.
 - Effort to operate door/gate is 5 pounds max pressure.
 - Latching and locking doors/gates that are hand operated and which are in a path of travel are operable by lever type, panic bars, and push-pull activating bars.
 - Opening hardware is centered between 30" to 44" above finish floor.
 - There shall be a floor or landing on each side of a door/gate, and must be level and clear. Level area in the direction of the door swing is a minimum of 60".
- Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.
- Applicant shall be responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
- Appropriate direction signs, barricades or fences shall be provided as necessary.
- Applicant shall obtain a valid City business license.
- A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585
- An acceptable path of egress to the public right-of-way shall be maintained at all time.
- Lessor shall not be responsible or liable for any loss or injury, or damage occurring to Lessee or to the property of Lessee or to third persons, or the property of third persons, in, about, or on said leased premises, no matter how occurring and Lessee will save Lessor harmless for or on account of any loss, injury or damage to any person or persons or their property occurring therein, or resulting from Lessee's operation thereof. Prior to the use of Property, Lessee shall obtain and maintain in force at its sole cost and expense, the following insurance coverage—Comprehensive General and Automobile Liability Insurance (covering use of owned, non-owned, or hired vehicles) with limits of \$1,000,000 per occurrence, Property Damage--\$300,000 per occurrence. Such insurance shall contain provisions insuring the City of Manteca, elected officials, employees, agents, and volunteers as insureds. Such insurance shall be primary to any liability insurance carried by the Lessor. Pursuant to California Government Code Section 818.4, a public entity is not liable for an injury caused by the issuance, denial, suspension or revocation of, or by the failure of refusal to issue, deny, suspend or revoke, any permit, license, certificate, approval, order, or similar authorization where the public entity or an employee of the public entity is authorized by enactment to determine whether or not such authorization should be issued, denied, suspended or revoked.

<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____



JOB NO. 11-152
 DATE 04/20/2014
 SCALE AS SHOWN
 DRAWN BY J.S.
 CHECKED BY J.S.
 PLS.

MGR Engineering, Inc.
 ARCHITECTS • ENGINEERS • SURVEYORS
 122 Elm Road, Suite 100
 Manteca, California 95237
 (209) 234-4200
 FAX (209) 234-9233

NO.	DESCRIPTION	DATE	APPROVED

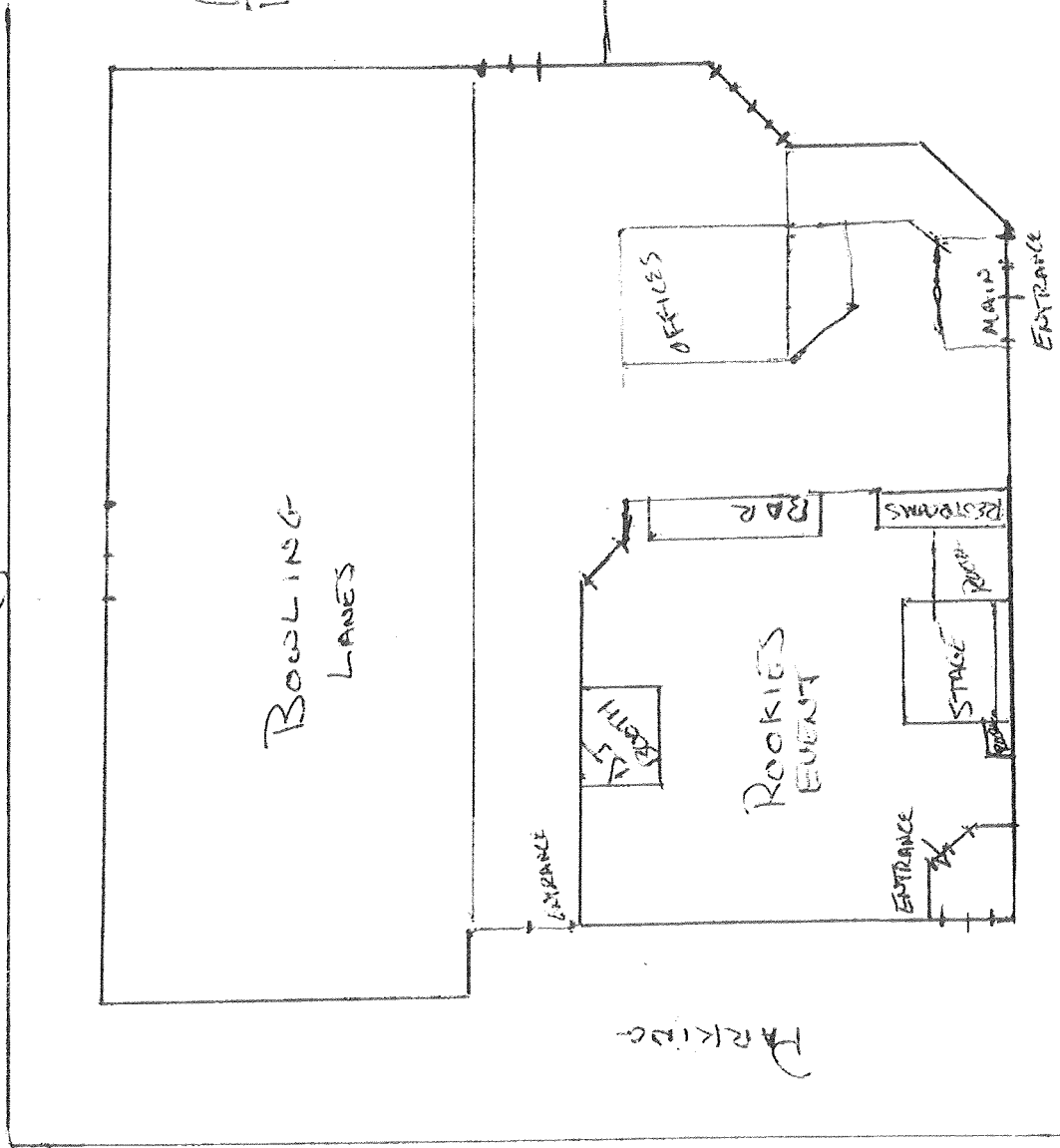
MANTECA INTERNATIONAL BOWL
 MANTECA, CALIFORNIA

GRADING PLAN



COTTAGE CT

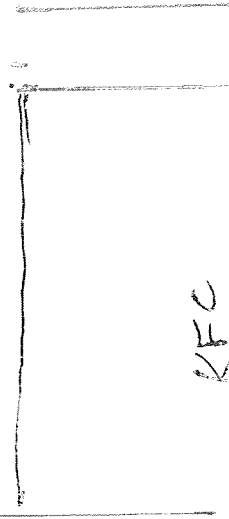
PARKING



PARKING

PARKING

COTTAGE



PARKING

KFC

ROOKIES BAR + GRILL
 1851 E YOSEMITE AVE
 AMATECH CA 95336

N
 +
 E
 S

DRAWING NOT TO SCALE

Barnum, Toben

From: danar@mantecabowl.com
Sent: Wednesday, April 04, 2018 2:09 PM
To: Barnum, Toben
Cc: Dana Michelle
Subject: Event Permit

Good Afternoon Mr. Barnum,

To answer the questions that have risen about the facility.

Cottage Court will play no role in our event as it is North of the property.

The Kat Country will have a Pop-Up on the side walk and they will park their van in a designated parking spot out

in front of Rookies.

The facilities of the entire establishment are and will be open for the event to utilize to include 4 stalls and 2 handicap stall in the womens bowl bathroom. We also have 3 urinals, 2 stalls and 1 handicap stall in the mens bowl bathroom. There are also the 3 stalls and 1 handicap stall in Rookies womens bathroom and 2 urinals, 1 standard stall and 1 handicap stall in Rookies mens bathroom.

We are expecting 600 in attendance with 50 workers for a total of 650 occupants.

We are in hopes this is the information needed.

Please contact me if you have any further questions

Dana Rumery
General Manager
Manteca Family Bowl
Main: 209-824-2889
email:danar@mantecabowl.com



PROJECT REFERRAL/ROUTING SHEET

DATE: 03/26/2018

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: (209) 456-8615

Project Title: TUP 18-039: Rookies Manteca Bowl Concert

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

MAR 27 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

DATE: 3/27/18

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

FROM: P.D.
(Department or Agency)

Contact Person: Scott Cunningham Phone: 8281

Project Title: TUP 18-039: Rookies Manteca Bowl Concert

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: 4/5/18

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

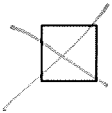
FROM: Building Safety
(Department or Agency)

Contact Person: Lumen Arceo Phone: 78560

Project Title: TUP 18-039: Rookies Manteca Bowl Concert

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) 600 max including staff

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



PROJECT REFERRAL/ROUTING SHEET

DATE: 4.6.2018

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: TUP 18-039: Rookies Manteca Bowl Concert

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

From: Kim, Koosun
Sent: Friday, April 06, 2018 12:23 PM
To: Rey, Lantz; Barnum, Toben
Subject: RE: TUP 18-039 - Manteca Bowl Rookies Concert

Thanks for your reminder.
PW doesn't have any comments.

Koosun Kim, PE, QSD
City of Manteca
Deputy Director of Public Works
(209) 456-8419
kkim@ci.manteca.ca.us

On Fri, Apr 6, 2018 at 11:27 AM -0700, "Barnum, Toben" <tbarnum@ci.manteca.ca.us> wrote:

Friendly reminder that comments for this project are due today by end of business. Thank you 😊

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

Subject: TUP 18-039 - Manteca Bowl Rookies Concert

Priority: Normal

Start date: Thu 3/22/2018

Due date: Fri 4/6/2018

Status: Not Started

% Complete: 0%

Actual work: 0 hours

Requested by: Maneau, Lauren



PROJECT REFERRAL/ROUTING SHEET

DATE: 4/7/18

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

FROM: Fire
(Department or Agency)

Contact Person: L. Rey Phone: x 8347

Project Title: TUP 18-039: Rookies Manteca Bowl Concert

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

From: Rey, Lantz
Sent: Saturday, April 07, 2018 6:27 PM
To: Barnum, Toben
Subject: TUP Rookies concert and Occupancy

Toben,

The routing packet I received for TUP 18-039 Rookies Manteca Bowl Concert does not include information from the applicant on a temporary increase in occupancy. I do not have a floor plan for the bar area either.

When I was in Brad's office he mentioned a temporary increase up to 650. Perhaps this is a different routing form I will be receiving?

Last time we approved 600 and I inspected the venue that night. We did not have any life safety issues related to overcrowding.

I support the TUP and an increase to 650 with the following conditions.

- 1) An exact occupancy count, including staff, will be kept at the main entry at all times.
- 2) No pyrotechnics of any kind will be allowed.
- 3) The event setup shall not block emergency exits.
- 4) All emergency lighting shall remain in place and shall not be covered for any reason.

The Fire Department will conduct an inspection prior to the event, all crowd control measures, relocated tables/booths and the stage shall be in place and ready for inspection 2 hrs prior to the event.

Give me a call if you have any questions.

Lantz Rey

Administrative Chief Officer/Fire Marshal
City of Manteca
209-456-8347
lrey@mantecafire.org



CITY OF
MANTECA