



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

June 15, 2018

Laurin Sephos
Raymus Homes
1433 Moffat Blvd, Suite 13
Manteca CA 95336

SUBJECT: TEMPORARY USE PERMIT 18-062: MODEL COMPLEX AND TEMP SALES OFFICE RAYMUS HOMES

Dear Ms. Sephos:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for Model Complex and Temporary Sales Office for Raymus Homes, located at 2177 and 2193 Sandra Street in Manteca. The Sales Office is to be located in the garage of the home at 2193 Sandra St. Your project application for the Model Complex and Temporary Sales Office has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: June 15, 2018 until the final home is sold for Raymus Homes, Dolcinea Subdivision.
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. Proper building permits shall be obtained for all structures (sales office and model homes) through the City of Manteca Building Safety Division at (209) 456-8550.
 - a. Developers shall obtain a Tenant Improvement for the sales office through the City of Manteca Building Safety Division.
5. A demolition permit must be obtained through the City of Manteca Building Safety Division for the temporary sales office once the final home in the subdivision by Raymus Homes Development has been constructed.
6. All on site landscape shall be maintained by property owner.
7. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
8. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
9. Utility Companies: The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
10. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

Building Safety Division

11. 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 sales office or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section IIB-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes.

Please be sure to show the accessible path of travel from the sales office to each of the models. Specifically, be sure to show that the driveway cross slopes meet the slope requirements of CBC §11B-403.3 for paths of travel. (Note: The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48)

12. Developer shall provide accessible parking spaces complying with Section IIB-502 and in accordance with Table IIB-208.2. CBC Sections IIB-208.2 and IIB-208.2.4. (If applicable).
13. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with Section IIB-404. CBC Section IIB-206.4.1.
14. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
15. Developer shall obtain building permits for the sales office, parking spaces, flagpole, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC 105.
16. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

Parks and Recreation Division

17. Street trees shall be Pistachia Chinensis 'Keith Davies' or Gingko Biloba 'Autumn Gold' to provide a uniform street tree theme and mature tree canopy. One per lot.

Development Engineering Division

18. Please ensure that model home flags are in compliance with City standards.

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,

Brad Wengler

BRAD WUNGLUCK FOR

Greg Showerman
Community Development Director

Barnum, Toben

From: Toni Raymus <toni@raymushomes.com>
Sent: Tuesday, April 17, 2018 2:18 PM
To: Laurin Sephos
Subject: Dolcinea - street trees

Follow Up Flag: Follow up
Flag Status: Flagged

From: Fant, Kevin <kfant@ci.manteca.ca.us>
Sent: Thursday, April 27, 2017 7:45 AM
To: John Anderson <john@jbandersonplanning.com>
Cc: Toni Raymus <toni@raymushomes.com>
Subject: RE: Dolcinea - parks and open space

Hi John,

I am still waiting for the cost estimate for CFD formation. Should have it any day now and then we can process payment.

Street trees shall be Pistachia chinensis 'Keith Davies' or Gingko biloba 'Autumn Gold' to provide a uniform street tree theme and mature tree canopy. One per lot.

Thanks,

Kevin

Engineering Comments

TO: Toben Barnum, Development Services Technician

FROM: Maribel Serrano, Assistant Engineer

DATE: June 15, 2018

SUBJECT: TUP 18-062 Temp Sales Office for Raymus Homes

Engineering

1. Please ensure Model home flags are in compliance with City standards.



PROJECT REFERRAL/ROUTING SHEET

DATE: 6-1-18

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

FROM: P.D.
(Department or Agency)

Contact Person: S. Cunningham Phone: 8281

Project Title: TUP 18-062 Model Complex and Temp Sales Offices for Raymus Homes

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: 6/11/18

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

FROM: Fire
(Department or Agency)

Contact Person: L. Rey Phone: x8347

Project Title: TUP 18-062 Model Complex and Temp Sales Offices for Raymus Homes

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).

1) Emergency vehicle access shall be in place prior to construction.

Memo

To: Toben Barnum, Development Services Technician
From: Lumen Arceo, Senior Plan Check Engineer
Date: June 6, 2018
Re: TUP 18-062 Raymus Homes (Temporary Sales Offices and Model Home Complex)

1. 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 sales office or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section IIB-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes.

Please be sure to show the accessible path of travel from the sales office to each of the models. Specifically, be sure to show that the driveway cross slopes meet the slope requirements of CBC §11B-403.3 for paths of travel. (Note: The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48)

2. Developer shall provide accessible parking spaces complying with Section IIB-502 and in accordance with Table IIB-208.2. CBC Sections IIB-208.2 and IIB-208.2.4. (If applicable).
3. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with Section IIB-404. CBC Section IIB-206.4.1.
4. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
5. Developer shall obtain building permits for the sales office, parking spaces, flagpole, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC 105.
6. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

Barnum, Toben

From: Kim, Koosun
Sent: Wednesday, May 30, 2018 8:43 AM
To: Barnum, Toben
Subject: Task Completed: TUP 18-062 - Raymus Homes Model Complex and Temp Sales Offices

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

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

Subject: TUP 18-062 - Raymus Homes Model Complex and Temp Sales Offices

Priority: Normal

Start date: Tue 5/29/2018

Due date: Wed 6/13/2018

Status: Completed

% Complete: 100%

Date completed: Wed 5/30/2018

Actual work: 0 hours

Requested by: Barnum, Toben

No comments.



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

Dolcinea Model Complex

Application Date: 5-24-18

Application Number: 18-062

Applicant's Name Laurin Sephos Business Name Raymus Homes, Inc.

Applicant's Address 1433 Moffat Blvd., Suite 13, Manteca, CA 95336 City, State, Zip Telephone 209-824-3080

Location of Activity: 2193 Sandra St., Manteca Date & Time of Activity FROM: September 1, 2018 TO: September 1, 2019

Description of Activity: Sales office located in garage of model home. Activities will include new home sales and model home demonstration. Model complex will be comprised of two model homes total.

Property Owner's Name Raymus Homes, Inc.

Property Owner's Address 1433 Moffat Blvd., Suite 13 City, State, Zip Manteca, CA 95336 Telephone 209-824,3080

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 Brenda Geringer, (agent) to act on my behalf on all matters relating to this application. Laurin Sephos,
Tommy Raymus

Laurin Raymus Signature 5-23-18 Date

1433 Moffat Blvd., Suite 13 Address Manteca, CA 95336 City, State, Zip 209-824-3080 Telephone

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

Applicant's Signature Laurin Sephos Date 5-23-2018

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

Fee: \$157

Receipt No: _____

Date Received: 5/29/18

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

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.

Other: _____

Other: _____

Other: _____

Other: _____

