



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE November 21, 2024

PROJECT NAME Liquor City Expansion – 1150 & 1152 W. Yosemite Ave.

APPLICATION NUMBER UPJ - 24-47

RECOMMENDATION Conduct a public hearing and adopt a resolution finding the expansion of Liquor City located at 1150 & 1152 W. Yosemite Ave from 1,015 square feet to 2,030 square feet, including additional square footage for the sale of alcoholic beverages, exempt from CEQA pursuant to 14 Cal. Code Regs. § 15301 (Existing Facilities Exemption) and approving the Conditional Use Permit for the expansion of square footage of Liquor City (File No. UPJ-24-47.)

PROJECT INFORMATION	
Applicant:	Vatan Bir Singh, 3812 Chimney Rock Wy., Sacramento, CA 95834
Property Owner:	Thomas & Nancy Wong, 2806 Victoria Ridge Ct., Pleasanton, CA 94566
General Plan Designation:	Commercial (C)
Zoning:	Neighborhood Commercial (CN)
Existing Use:	Commercial
Proposed Use:	Commercial (Liquor Store)
Parcel Size	0.28 acres
Adjacent Uses:	North: Commercial South: Residential (Legal Non-Conforming) East: Medium Density Residential West: Commercial
CEQA Determination	Determination of Exemption: CEQA Section 15301.E, <i>Existing Facilities</i>

PROJECT DESCRIPTION

This project consists of renovating an existing suite to expand and provide extra square footage to an existing liquor store. The current liquor store at 1152 W. Yosemite Ave. is expanding into the vacant 1,015-square-foot space at 1150 W. Yosemite Ave., creating a new space totaling 2,030 square feet. The business owner is proposing to operate within the hours of 8 am to 11 pm from Sunday to Saturday. The proposed hours of operation are consistent with the current operating hours.

There will be additional landscaping and irrigation added along with new addressing numbers and a refreshed façade. See Figure 1 for the proposed site plan. The project requires a Conditional Use Permit as the Neighborhood Commercial (CN) Zone conditionally allows for alcoholic beverage sales or liquor stores with a Conditional Use Permit. It should be noted that there is no conditional use permit approval on file for the current use. Approval of UPJ 24-47 will ultimately bring the business into compliance with the requirements of the Zoning Code.

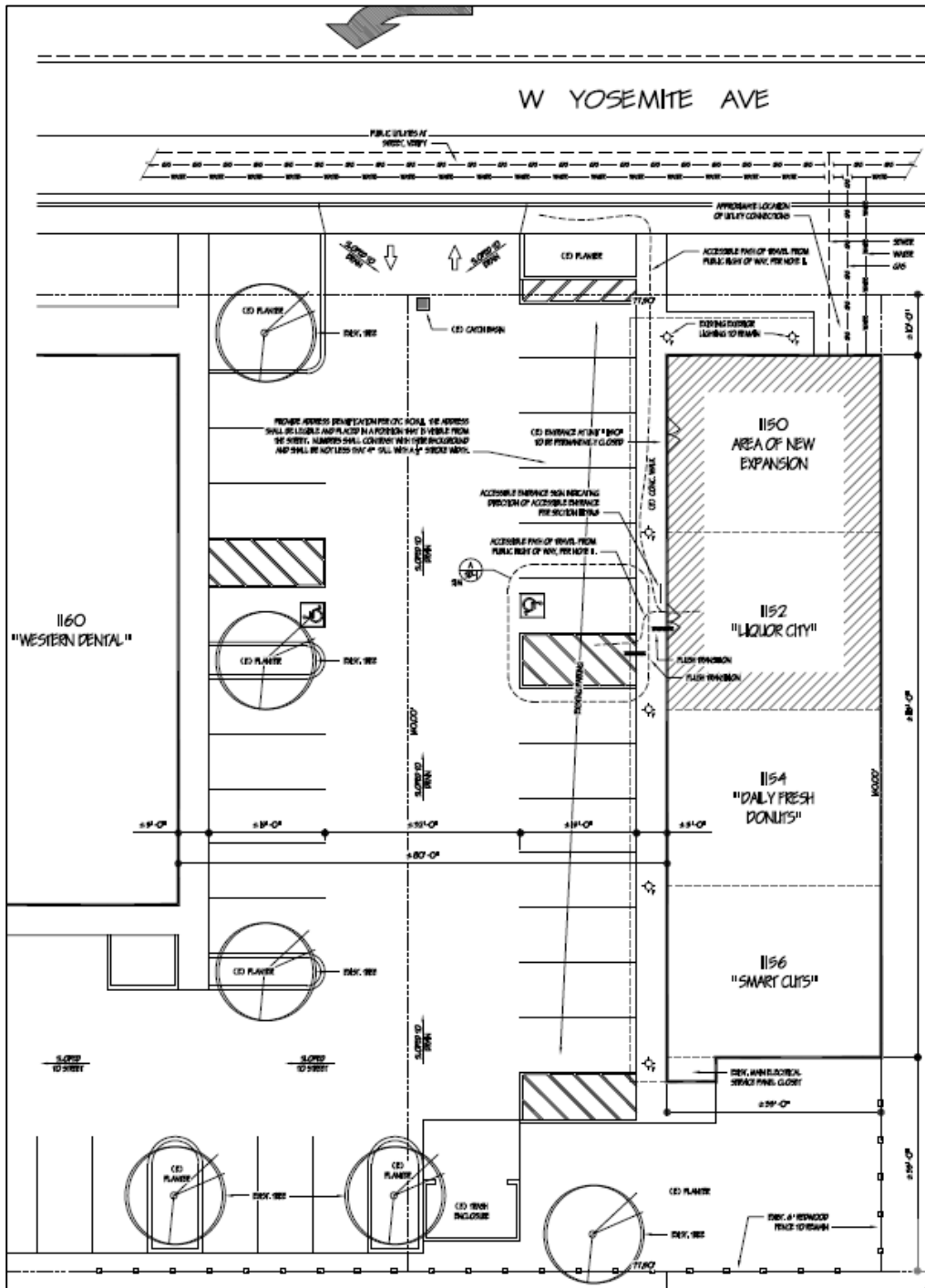


Figure 1: Site Plan – Liquor City Expansion

PROJECT LOCATION

The project site is located at 1150 and 1152 W. Yosemite Ave. (APN: 219-020-32). The site is bounded by existing commercial auto sales to the north, medium-density residential (MDR) mobile home park to the east, commercial restaurants to the west, and commercial with a legal non-conforming residential home to the south. See Figures 2 and 3 for the Project Site Map and Vicinity Map.



Figure 2: Project Site – Liquor City – 1150 & 1152 W. Yosemite Ave. Site outlined in orange.

are not permitted in locations that may impact existing or future residential development. The C Designation allows for a maximum site coverage of 50%.

The proposed use includes the expansion of a current liquor store at 1152 W. Yosemite Ave. into the vacant 1,015 square foot space at 1150 W. Yosemite Ave. creating a new 2,030 square foot space, refreshed landscaping with new irrigation, new address numbering, and touched-up façade. Based on this use, the project conforms to the uses anticipated in the General Plan. Considering all of the above, the use conforms to the Commercial (C) land use and site requirements.



Figure 4: General Plan Land Use Designation – Commercial (C). Site outlined in orange.

In addition to conforming to the C land use designation requirements, the project supports the following General Plan goals and policies:

- 1. Business Sectors EF-3.2: Encourage local businesses to remain in Manteca and support the expansion of local businesses.**

Analysis: The project entails the expansion of an existing use into the neighboring vacant suite.

- 2. Employment and Revenue Generating Uses LU-5.10: Encourage the continuation of existing area industrial, commercial, and agricultural industrial uses that provide employment and other benefits to the Manteca community**

and ensure that the potential adverse impacts of new or expanded residential use on existing industrial, commercial, and agricultural processing uses is considered as part of the project application review process for residential uses.

Analysis: This site encourages the expansion of an existing use while adding a possible opportunity for employment and sales tax revenues for the City.

3. Crime Prevention CD-11.4: Develop review processes that take into account CPTED principles that can be applied to address specific sites and situations.

Analysis: This project was distributed to Police and Fire for comments to address potential impacts on the site. Potential impacts have been addressed in the Conditions of Approval.

ZONING CODE CONFORMANCE

The project site is zoned Neighborhood Commercial (CN), which provides neighborhood needs, since this district is locally oriented, providing retail and service uses, offices, restaurants, grocery stores, and service stations. See Figure 5 for Zoning Map. The liquor store is conditionally allowed with a Conditional Use Permit.



Figure 5: Zoning Map – Neighborhood Commercial (CN). Site outlined in orange.

The existing site meets Neighborhood Commercial development standards, landscaping, lighting, and parking requirements.

FINDINGS

Conditional Use Permit Findings

The expansion of a liquor store into an existing neighboring unit requires a Conditional Use Permit. The approving authority for a Conditional Use Permit is the Planning Commission. The findings for a Conditional Use Permit are below:

- 1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and the provisions of this Title.**

Analysis: As mentioned above, the project site has a General Plan Land Use designation of C and will comply with all applicable standards and provisions of the General Plan and Municipal Code. The project is not part of a Specific Plan.

- 2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.**

Analysis: The proposed use has been reviewed and conditioned to ensure it will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity. This was done via a conditional use permit. The project complies with all development standards and will comply with all performance standards.

- 3. The proposed use is consistent with the purpose of the applicable district or districts.**

Analysis: The proposed use is consistent with the standards of the CN zoning district.

- 4. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.**

Analysis: There currently is no known Conditional Use Permit for the existing use at the existing location of 1152 W. Yosemite Ave. Approval of this Conditional Use Permit will bring the use into compliance with the City's General Plan as well as the City's Zoning Code. It also satisfies the conditions for a categorical exemption under Section 15301.E (Existing Facilities) of CEQA, and supports the City's Climate Action Plan.

CLIMATE ACTION PLAN

Since this project is not a change of use but an expansion of an existing use in an existing building, it is not subject to the Climate Action Plan.

ENVIRONMENTAL REVIEW

This project is determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301.E, *Existing Facilities*. This exemption applies to projects involving additions to existing structures provided that the addition will not result in an increase of more than:

- 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
- 10,000 square feet if:
 - The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and;
 - The area in which the project is located is not environmentally sensitive.

This project consists of a tenant improvement to an existing commercial structure resulting in less than 2,500 square feet of floor area. The project is in an area where all public services and facilities are available, and the site is not environmentally sensitive. Therefore, no further Environmental Review is required.

Based on the facts and finding presented in this staff report, staff believes that the Planning Commission can make the necessary findings to approve a Conditional Use Permit for a liquor store expansion.

OUTSIDE DEPARTMENT/AGENCY REVIEW

The project has reviewed by various City departments. Applicable comments have been included as conditions of approval for the project.

Report prepared by: Allison Diaz, Assistant Planner

Attachments:

2. Resolution
 - 2a. Exhibit A - Approved Plans
 - 2b. Exhibit B Conditions Of Approval
3. PowerPoint Presentation

Approved by:

/S/

Jesus Orozco, Deputy Director - Planning

Date