



City of Manteca

PLANNING COMMISSION RESOLUTION NO. ____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
APPROVING A ONE-YEAR EXTENSION FOR SITE PLAN REVIEW SPC-22-88 AND
CONDITIONAL USE PERMIT (UPJ-22-90) FOR THE RAVH AUTO PROJECT
LOCATED AT 816 & 820 W YOSEMITE AVENUE (APNs 219-190-07 & 219-190-09)**

FILE NOS. SPC 22-88 & UPJ-22-90

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 15, 2023, considered the application for Site Plan and Design Review No. 22-88, Lot Line Adjustment No. LLA-22-89, and Conditional Use Permit No. UPJ-22-90 for Ravh Auto, filed by Mike Jones of MCR Engineering; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 15, 2023, found the project Categorically Exempt pursuant to Section 15332 of the California Environmental Quality Act (CEQA); and

WHEREAS, the Ravh Auto facility is located at 816 and 820 W. Yosemite Avenue, identified by Assessor's Parcel Numbers (APNs) 219-190-07 and 219-190-09; and

WHEREAS, on June 15, 2025 the two-year approval expired, however, the Project Applicant filed a one-year extension prior to the expiration in accordance with Manteca Municipal Code 17.08.120; and,

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of August 21, 2025, considered a one-year extension for Site Plan and Design Review Application No. SPC-22-88 and Conditional Use Permit No. UPJ-22-90 for the Ravh Auto Project filed by Gurinder S. Sahi (the "Project"); and

WHEREAS, the Project was approved to develop 0.3± acres with an auto sales facility, consisting of a 480 square foot sales office, off-street parking, and perimeter and frontage landscaping with on-site water detention; and

WHEREAS, the Project's approved design with conditions of approval continues to meet all applicable General Plan goals and policies, and development standards and operational requirements of the zoning ordinance as described in the Staff Report dated June 15, 2023; and

ATTACHMENT 2

WHEREAS, the original findings as described in the Staff Report dated June 15, 2023, remain in effect because no site changes or operational modifications are being proposed; and

WHEREAS, the applicant has been diligently working towards exercising the use of their land use approvals; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code 17.08.050; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony now desires to approve a one-year extension for Site Plan Review (SPC 22-88) and Conditional Use Permit (UPJ 22-90) for the Ravh Auto Project based on the following findings;

- 1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.
- 2) Extension Approval. Given the foregoing, the Planning Commission approves the one-year extension for SPC-22-88 and UPJ 22-90, subject to the conditions of approval attached herein as Exhibit 'A' and Project Plans dated June 15, 2023, attached herein as Exhibit 'B'.
- 3) Effective Date. Approval shall take effect immediately upon adoption of this Resolution.

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 21st day of August of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

ATTACHMENT 2

Celeste Fiore
Planning Commission Chairperson

Attest: _____
Samantha Clarke
Planning Commission Secretary

Attachments:
Exhibit 'A' – Conditions of Approval
Exhibit 'B' – Project Plans