



Site Plan Review SPC 22-88, LLA-22-89 & UPJ-22-90
Extension
Ravh Auto
816 & 820 W Yosemite Ave.

August 21, 2025

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: A one-year extension for 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.

Project Size: ± 0.3 acres / 480 sq. ft.

Project Location: 816 & 820 W Yosemite Ave.

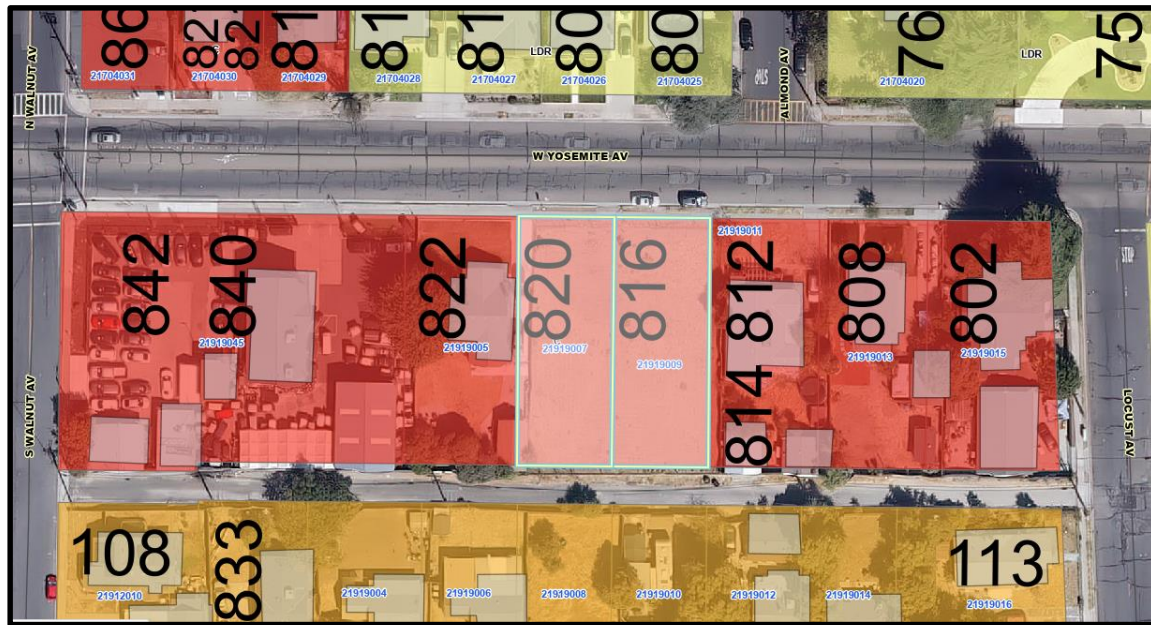
MMC Entitlement Procedures:
Time Limits & Extensions 17.08.120





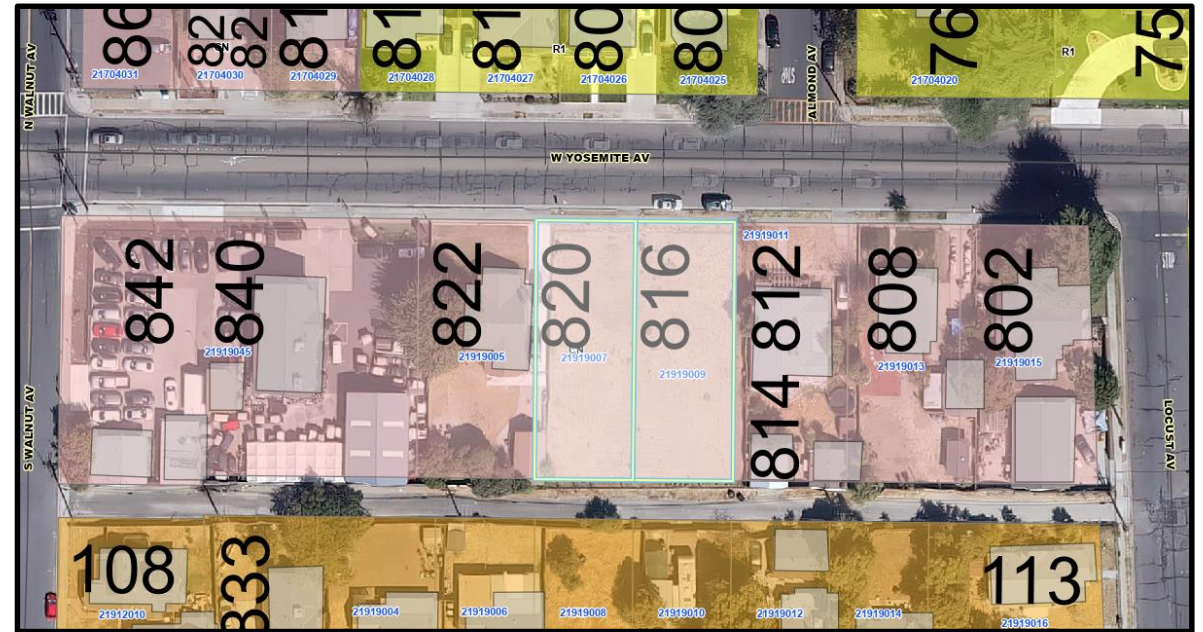
General Plan and Zoning

GENERAL PLAN



Commercial land use designation provides for community and regional-serving retail and service uses such as: Fueling stations, convenience stores, restaurants, and drive-through uses

ZONE DISTRICT



Commercial Neighborhood zoning district is locally oriented, providing retail and service uses, offices, restaurants, grocery stores, and service stations.

Proposed Site Plan

Site Plan Description

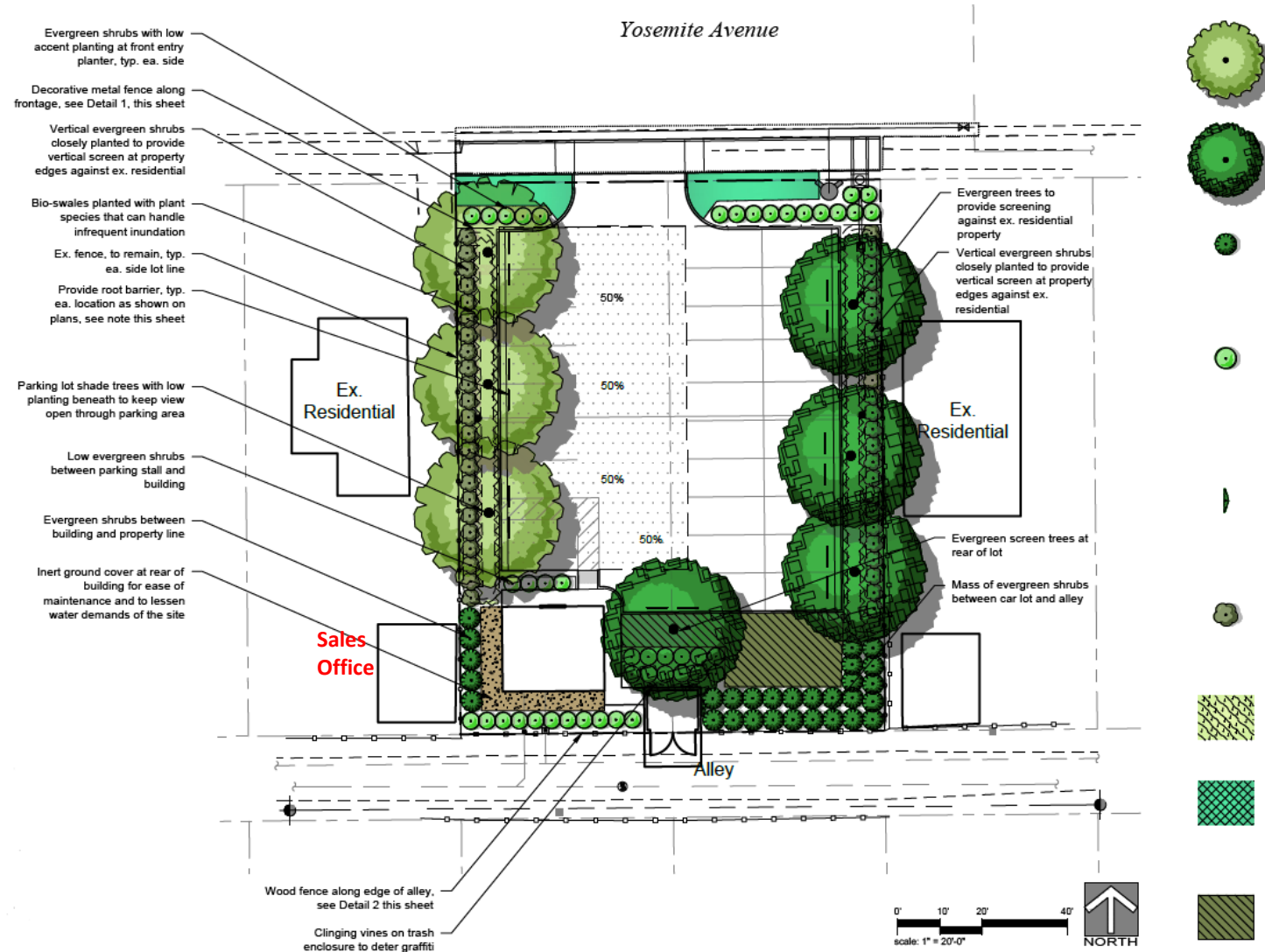
Building Area:

480 SF Office

Parking: 8 stalls

Ingress & Egress:

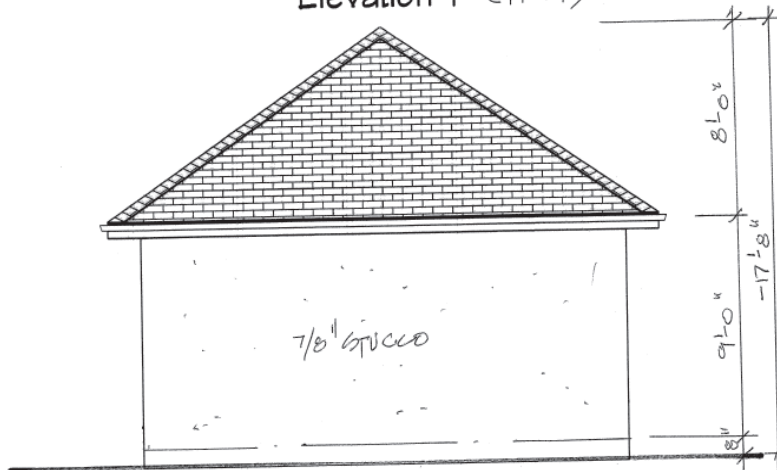
**Two-way access on W
Yosemite Ave.**



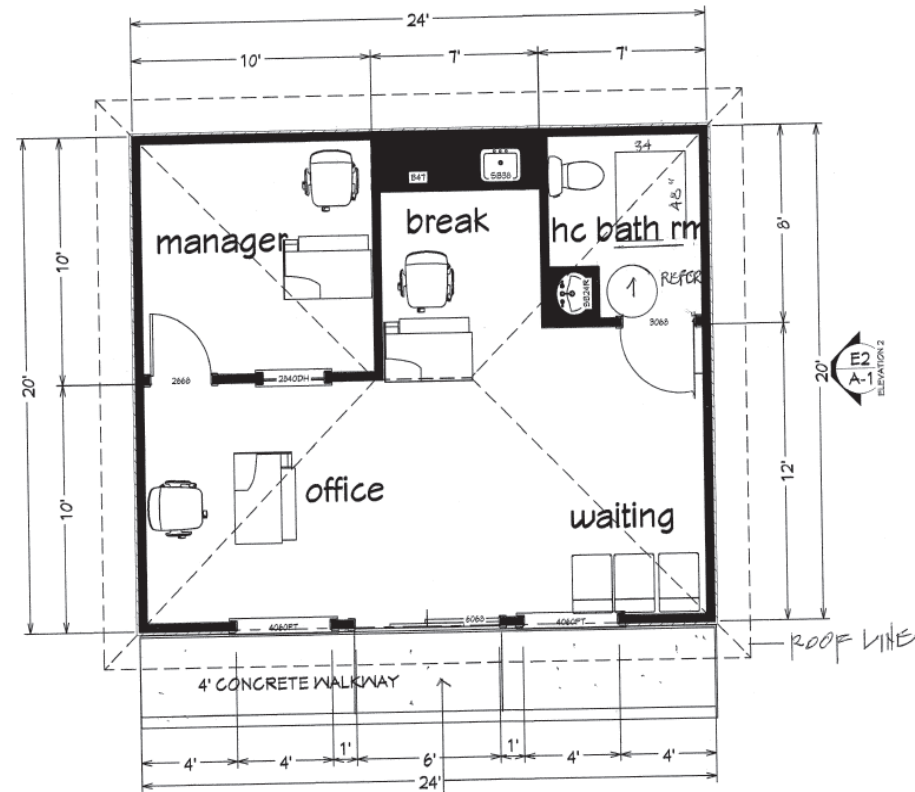
Elevations



Elevation 1 (FRONT)



Elevation 2 (SIDE)



1st Floor

NOTE: ALL ACCESS TO BUILDING WILL
BE BARRIER FREE PATH OF TRAVEL

BUILDING ANALYSIS
OCCUPANCY = B
OCCUPANT LOAD = $480/100 = 400$ OCCUPANT
BUILDING TYPE = NON SPRINKLER = VB

TOTAL SQUARE FOOTAGE = 480SF



Public Hearing Notice

This project was duly noticed on August 7th, 2025.



CEQA

The project is determined categorically exempt from the requirements of California Environmental Quality Act (CEQA) per Article 19, 15332, Class 32, “In-Fill Development Projects”.



Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

Adopt a Resolution approving a one-year extension of the Site Plan SPC-22-88 and Conditional Use Permit UPJ-22-90 as conditioned, for Ravh Auto located at 816 and 820 W. Yosemite Avenue, APNs 219-190-07 and 219-190-09.





Thank you

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