



# Crossroads Plaza

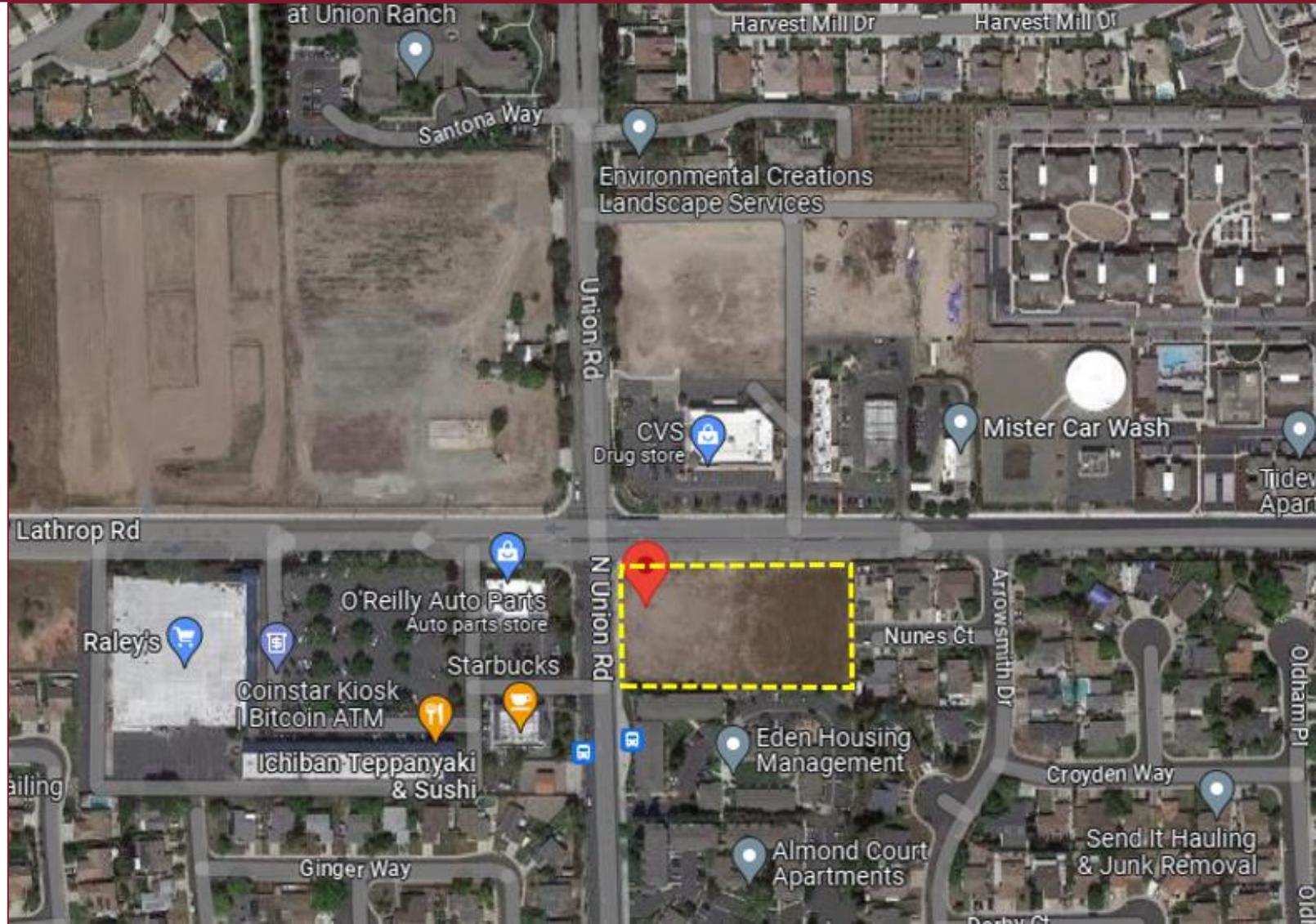
2064 North Union Road

General Plan Amendment, Rezone,  
Site Plan & Design Review, and Minor Use Permit

March 21, 2024

City of Manteca Planning Commission Public Hearing

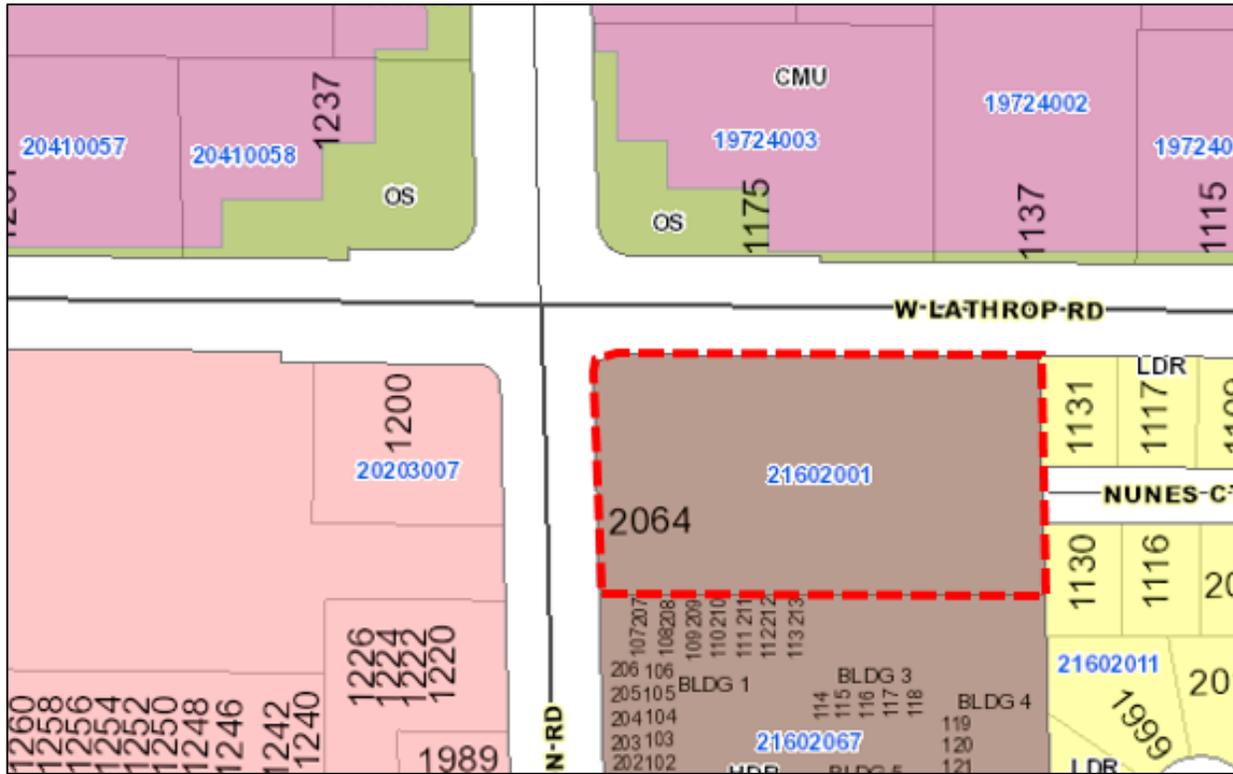
# SITE VICINITY AND ADJACENT USES



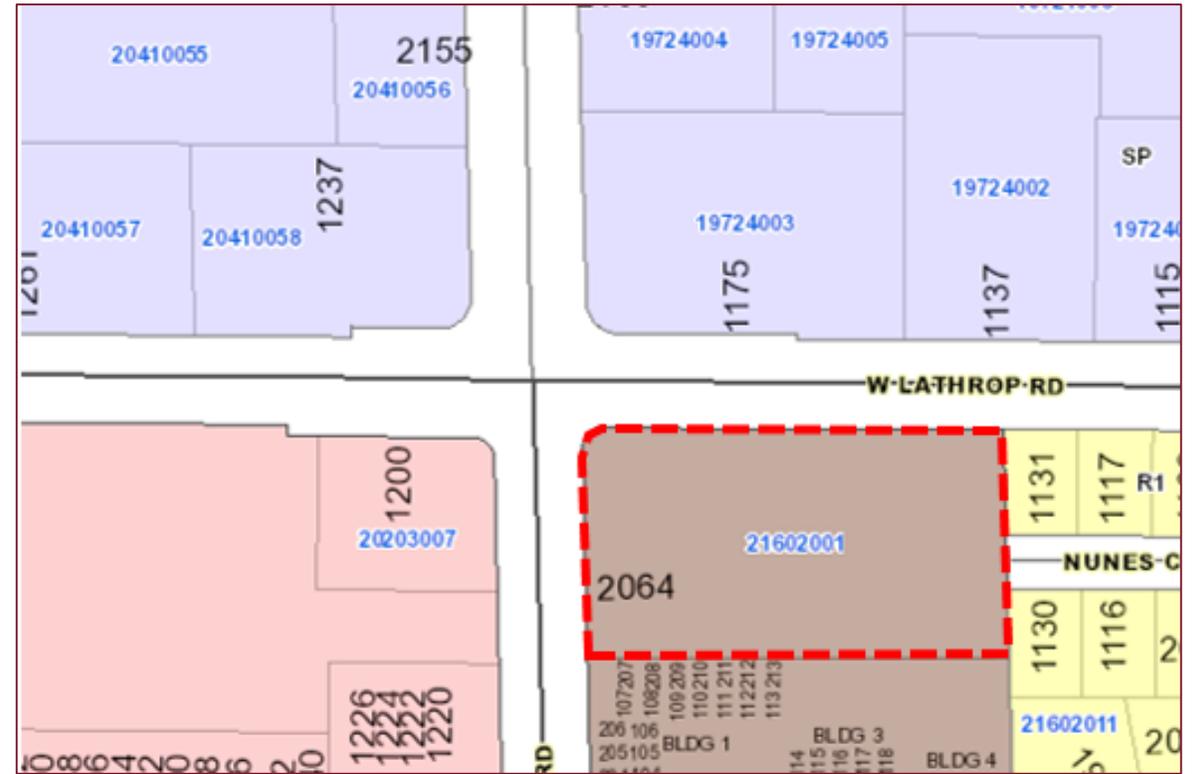
# Site Location – 2064 N. Union Road



# CURRENT GENERAL PLAN LAND USE & ZONING



Current General Plan Land Use Designation:  
**High Density Residential (HDR)**



Current Zone:  
**Multiple-Family Dwelling (R-3)**



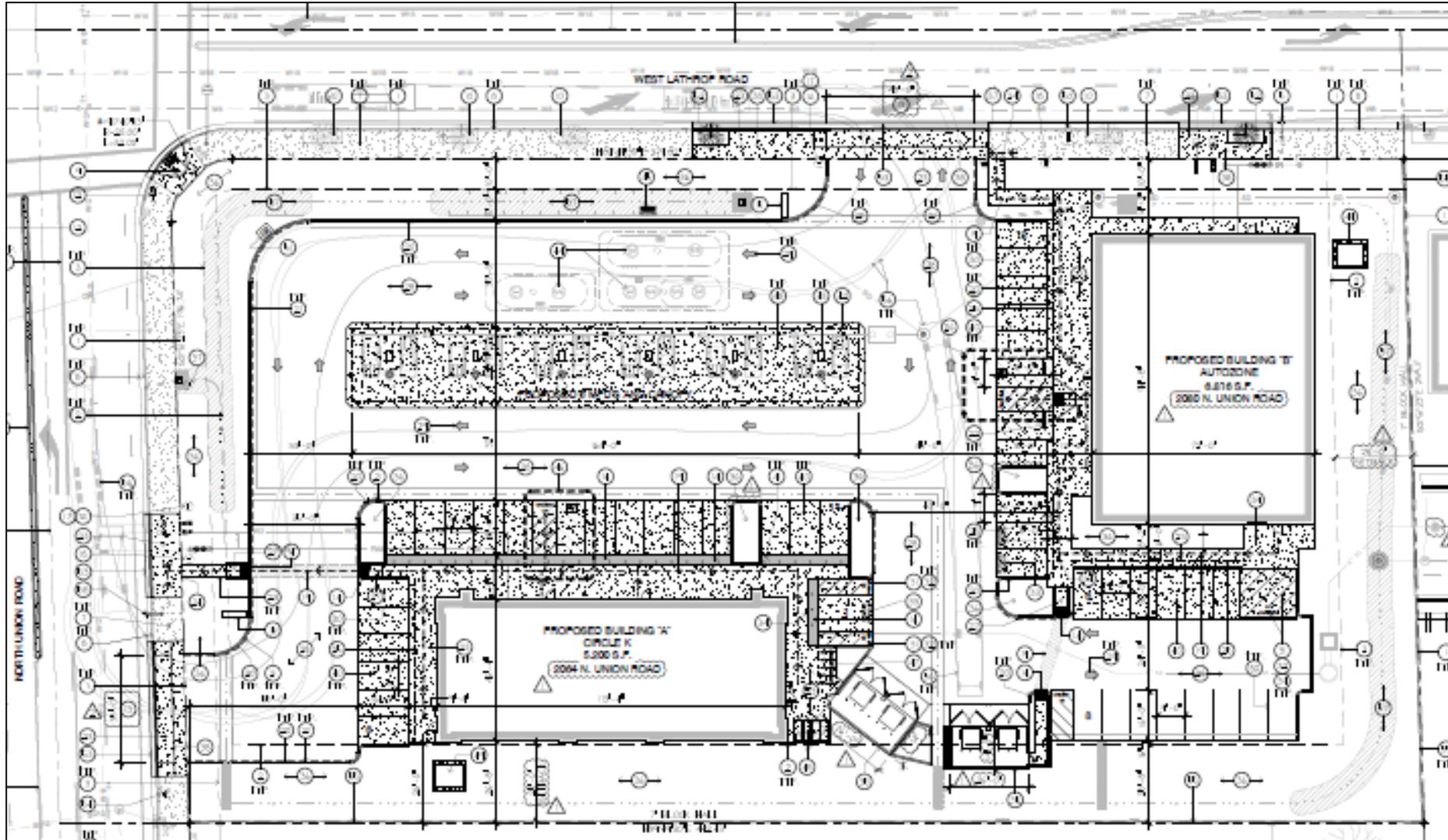
# New General Plan Land Use



General Plan Update Map



# SITE PLAN

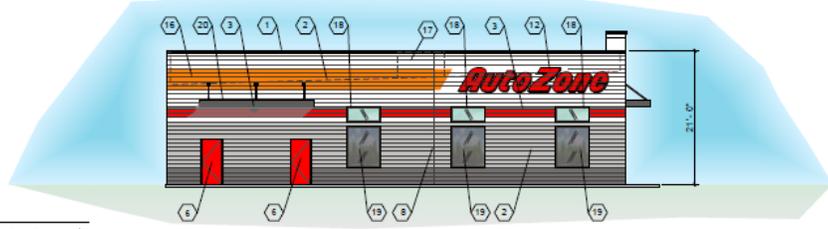


# ARCHITECTURAL ELEVATIONS

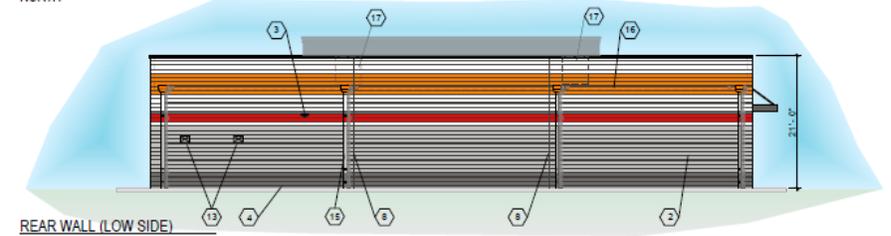
## AUTO ZONE AUTO PARTS STORE



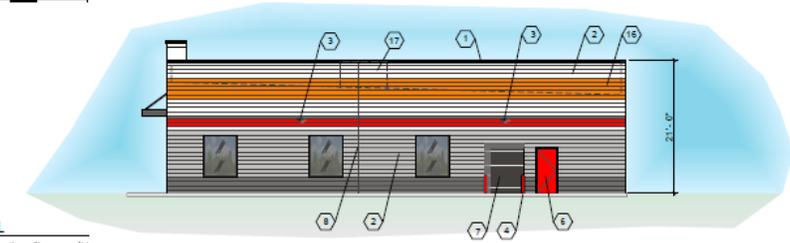
**FRONT WALL (HIGH SIDE)**  
Scale 1/4" = 1'-0"  
WEST



**LEFT SIDE WALL**  
Scale 1/4" = 1'-0"  
NORTH



**REAR WALL (LOW SIDE)**  
Scale 1/4" = 1'-0"  
EAST

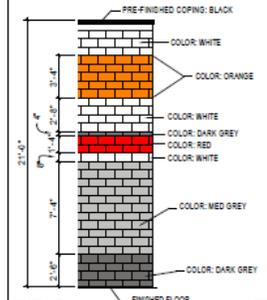


**RIGHT SIDE WALL**  
Scale 1/4" = 1'-0"  
SOUTH

- 1 SMOOTH FACE CONCRETE BLOCK/UNIT; SEE FRONT DETAIL SCHEME THIS SHEET
- 2 WALL MOUNTED LIGHT FIXTURE, MOUNT AT 11'-10" T.O.F.
- 3 PIPE GUARD WITH RED SLEEVE
- 4 EXTERIOR INSULATED FINISH, PAINT: 086091 RELIABLE WHITE
- 5 PAINT MAN DOOR RED & METAL FRAMED BLACK
- 6 DO NOT PAINT OVERHEAD DOOR; PAINT ANGLED BLACK
- 7 EXPANSION JOINT
- 8 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 9 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 10 FRONT WALL SIGN - 44" Channel Letters - LEFT STRIPED
- 11 LEFT WALL SIGN - 44" Channel Letters - AZ ONLY
- 12 LEFT WALL VENTS PAINT TO MATCH WALL
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS, PAINTED TO MATCH BACKGROUND WALL COLOR, ADJACENT 4" X 3' W. OVERFLOW SCUPPER, FLOWLINE 2' ABOVE ROOF.
- 16 BOND BEAM AT ROOF LINE
- 17 HVAC UNITS SCREENED BY PARAPETS
- 18 CLERESTORY WINDOW - EVERGREEN GLASS
- 19 FAUX WINDOW - OPAQUE BLACK GLASS
- 20 4" METAL AWNING - COLOR BLACK

**2 | ELEVATION KEY NOTES**

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE PAINTED ORANGE STRIPE OR THE TOP TWO BRICK SOLDIER COURSES. PAINT ORANGE STRIPE TO WITHIN 2" OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN. CONTINUE ORANGE STRIPE ON E.I.F.S. ABOVE STOREFRONT.



1/4" = 1'-0"  
**3 | EXTERIOR WALL COLOR SCHEME**



# ARCHITECTURAL ELEVATIONS

## CIRCLE K CONVENIENCE STORE



# ARCHITECTURAL ELEVATIONS

## CIRCLE K FUEL CANOPY



3 "SIDE" ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

4 "SIDE" ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	JOINT PAINT
2	COLUMN FINISH BY SUBMITTAL #N001
3	LINE OF STEEL COLUMN WITHIN
4	4" x 4" BOLLARD, 30" HIGH
5	FUEL PUMP
6	POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
7	400X16 (EM) VENEER, SPLIT FACE, GREATED TO MATCH (EM) C
8	400X8 SOLID (EM) VENEER, INSTALL PER MFR. SPECS.
9	INTERIOR FINISH CEMENT WALL PANEL SYSTEM
10	6" DEEP x 2" HIGH x 40' DIA. (EM) LED HOOD
FINISH COLOR	
A	CIRCLE K RED: #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K BROWN: #PMS 164
D	SUPPLEMENTARY BLOCK OR FINISH (EM) - "SOFT BROWN"
E	PAV. BOLLARD COLOR: "SAGE GRAY"
F	INTERIOR TAPE BLOCK - COLOR TO MATCH SHERWIN WILLIAMS

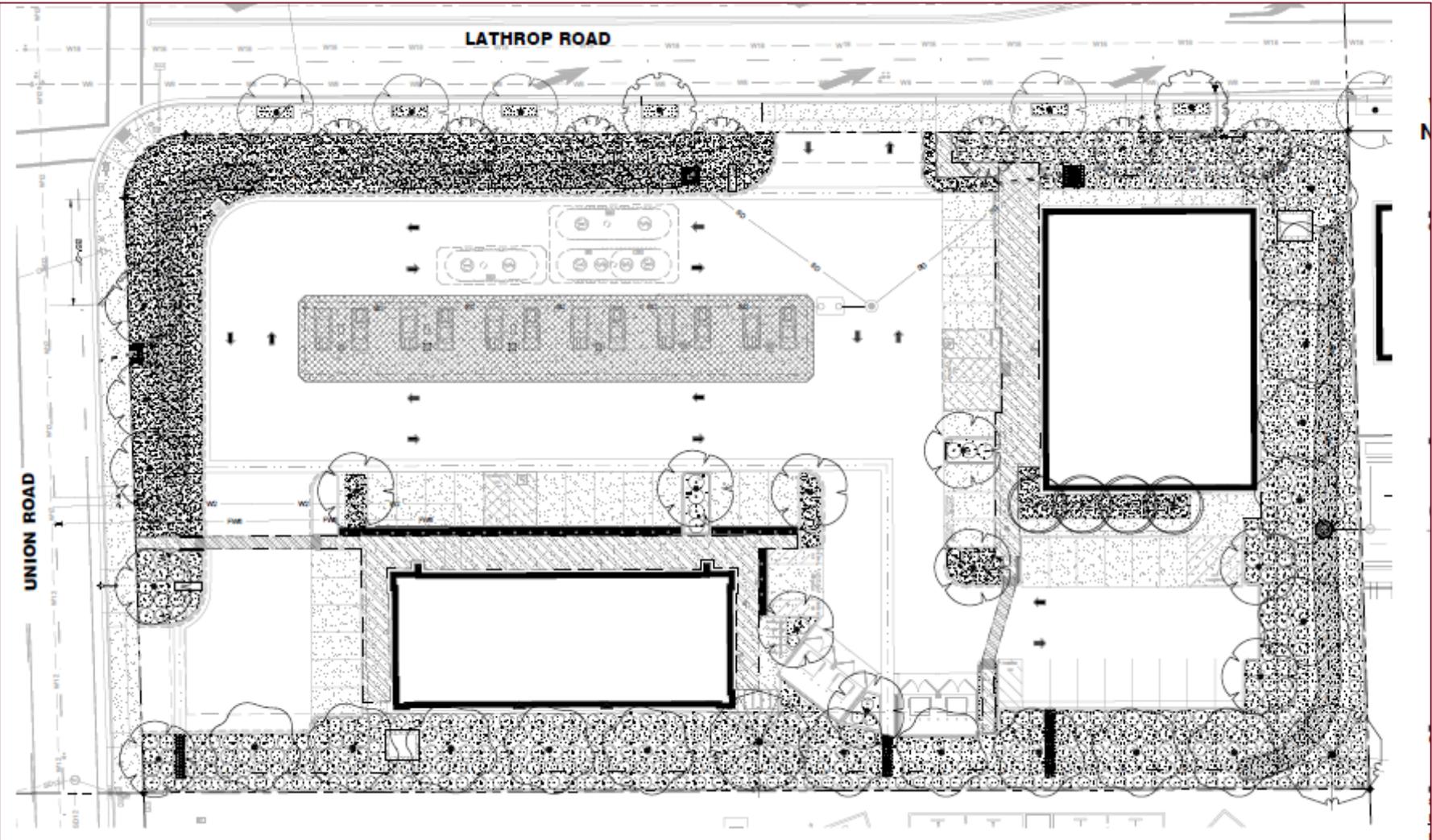
- Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors.
  2. The block panels are pre-finished by signage vendor.
  3. All signs require a separate submittal.
  4. All lighting on canopy to be back illuminated with back.



2 "FRONT" ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



# LANDSCAPING



# SUMMARY

- Consistent with General Plan and Zoning
- Meets required Findings for:
  - General Plan Amendment
  - Rezone
  - Site Plan & Design Review
  - Minor Use Permit
- Consistent with the Climate Action Plan
- CEQA Exempt: Section 15332 - *In-Fill Development Projects*



# RECOMMENDATION

Adopt the following for Crossroads Plaza:

- Resolution No. 1651 recommending approval to the City Council for:
  - A General Plan Amendment, Rezone, Site Plan & Design Review, and Minor Use Permit for a 6,816-square-foot Auto Zone auto parts store and a 5,200-square-foot Circle K convenience store with a 12-pump gas station with on a 1.98-acre site at 2064 North Union Road





**Thank you**

March 21, 2024

City of Manteca Planning Commission Public Hearing