



Crossroads Plaza

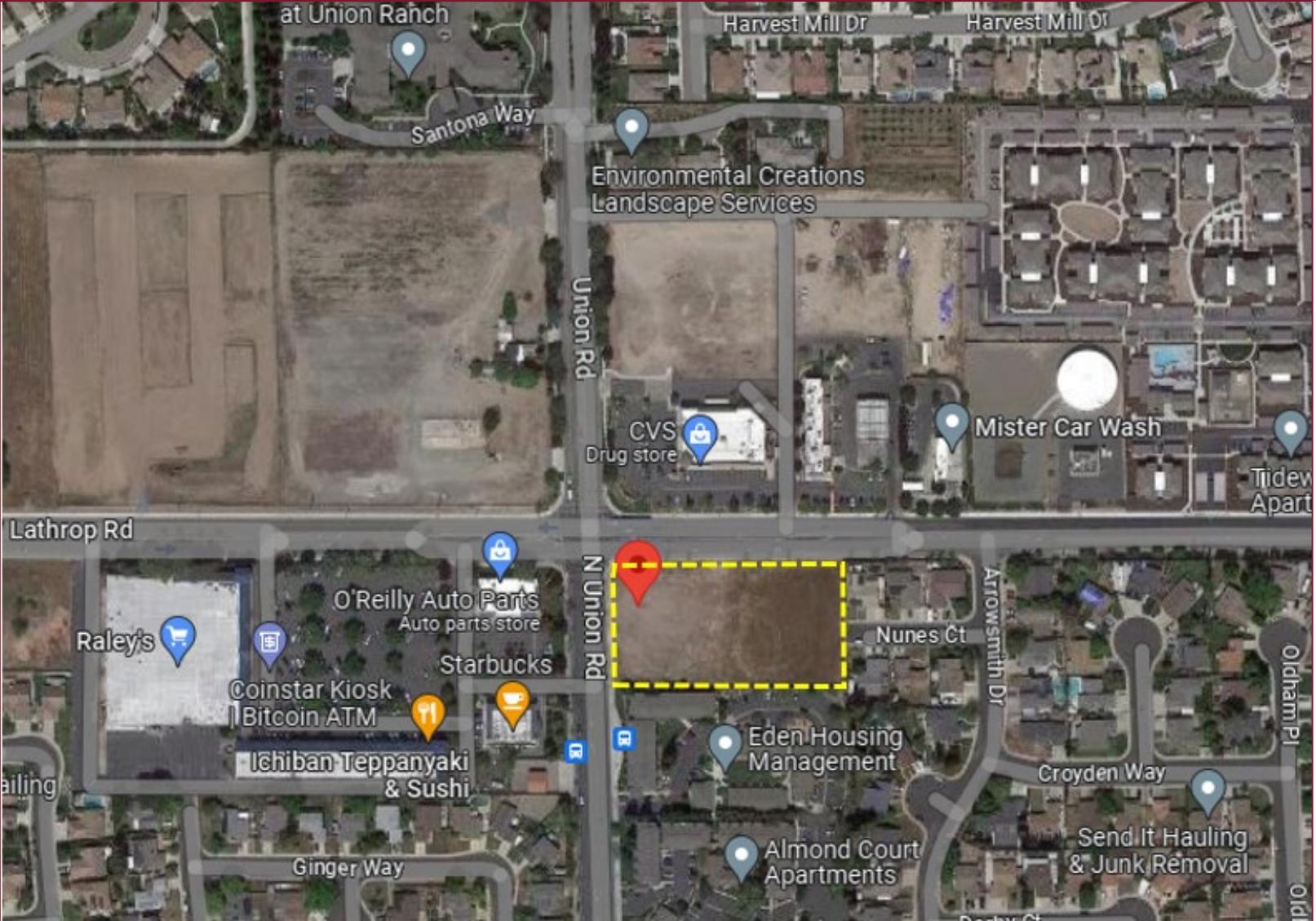
2064 North Union Road

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

April 16, 2024

City of Manteca City Council Public Hearing

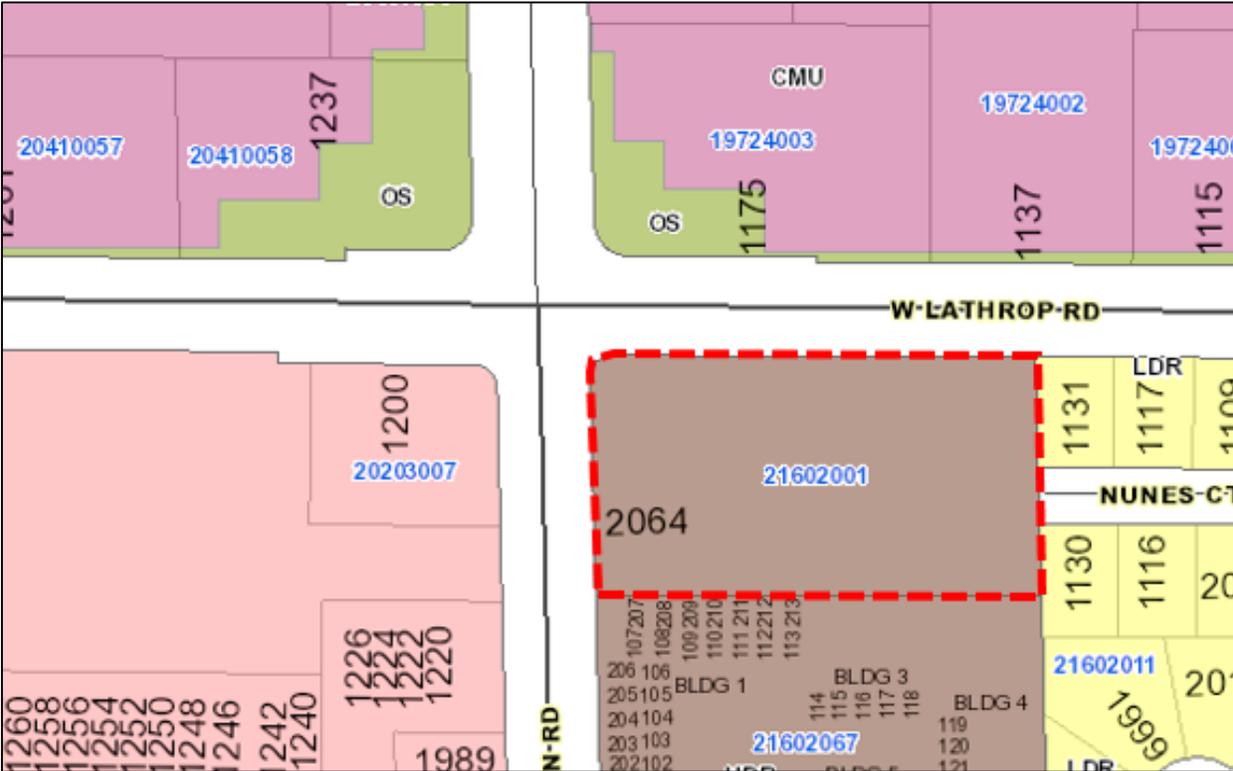
SITE VICINITY AND ADJACENT USES



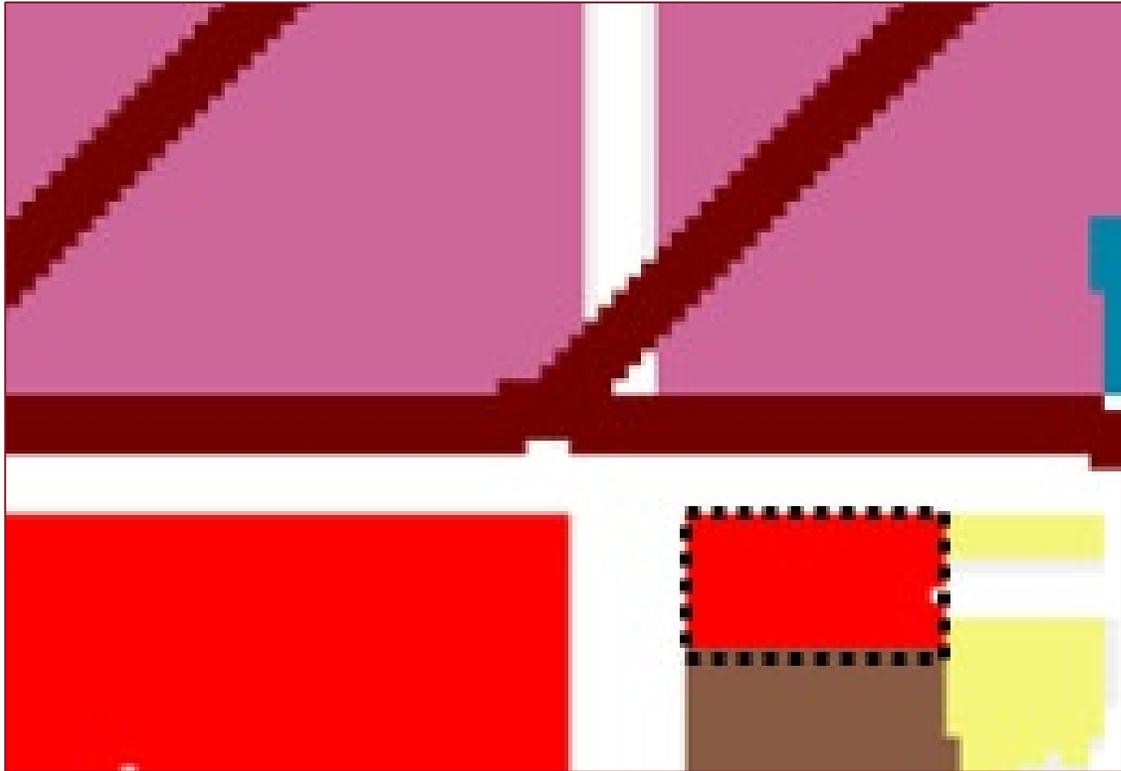
Site Location – 2064 N. Union Road



GENERAL PLAN LAND USE



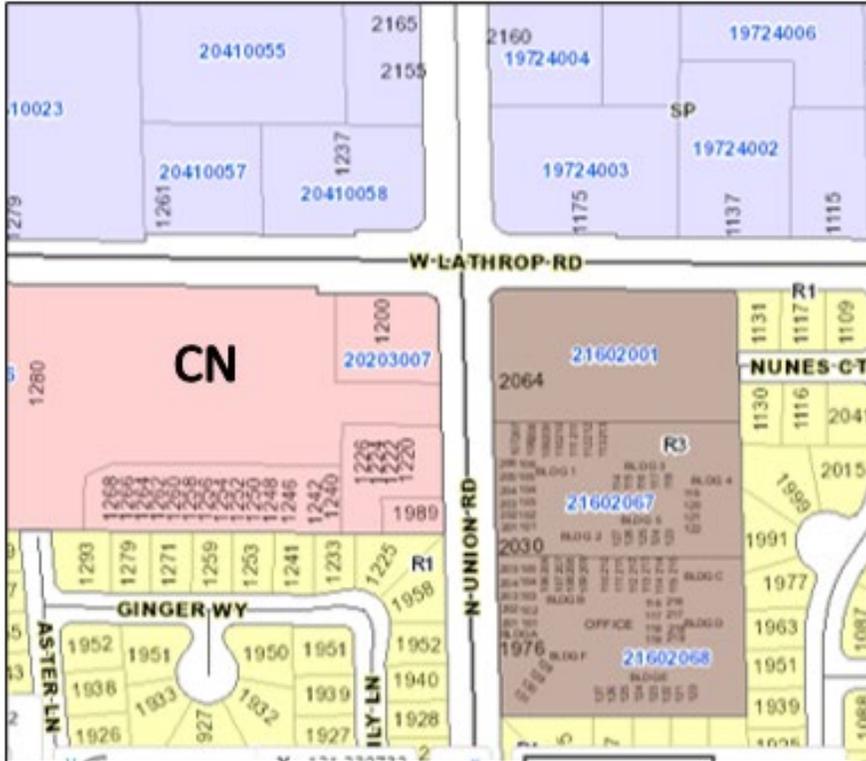
Current GP Land Use Designation:
High Density Residential (HDR)



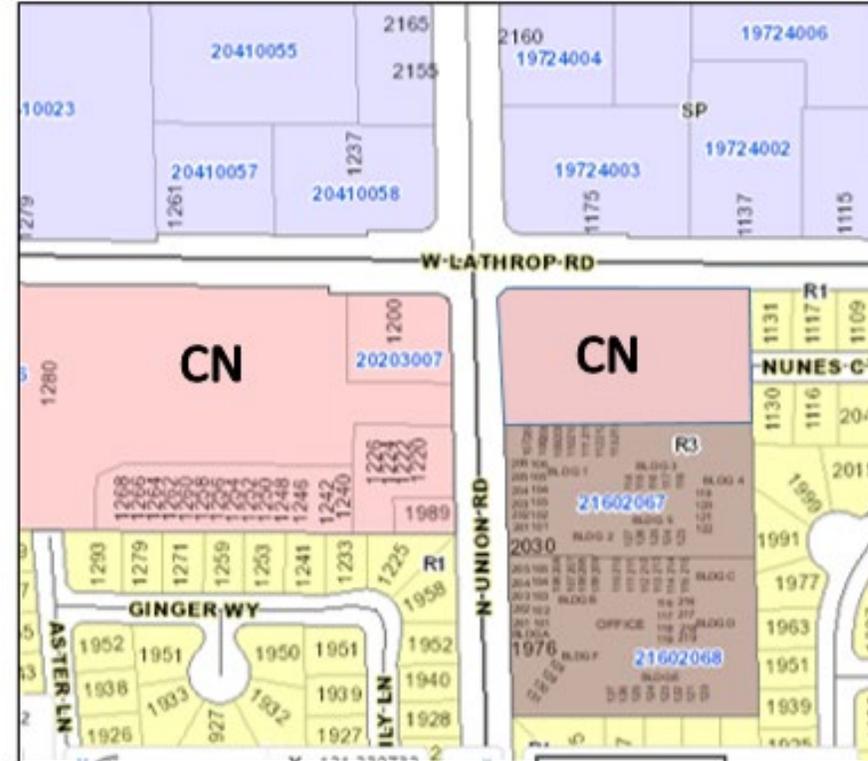
Proposed GP Land Use Designation:
Commercial



Zone



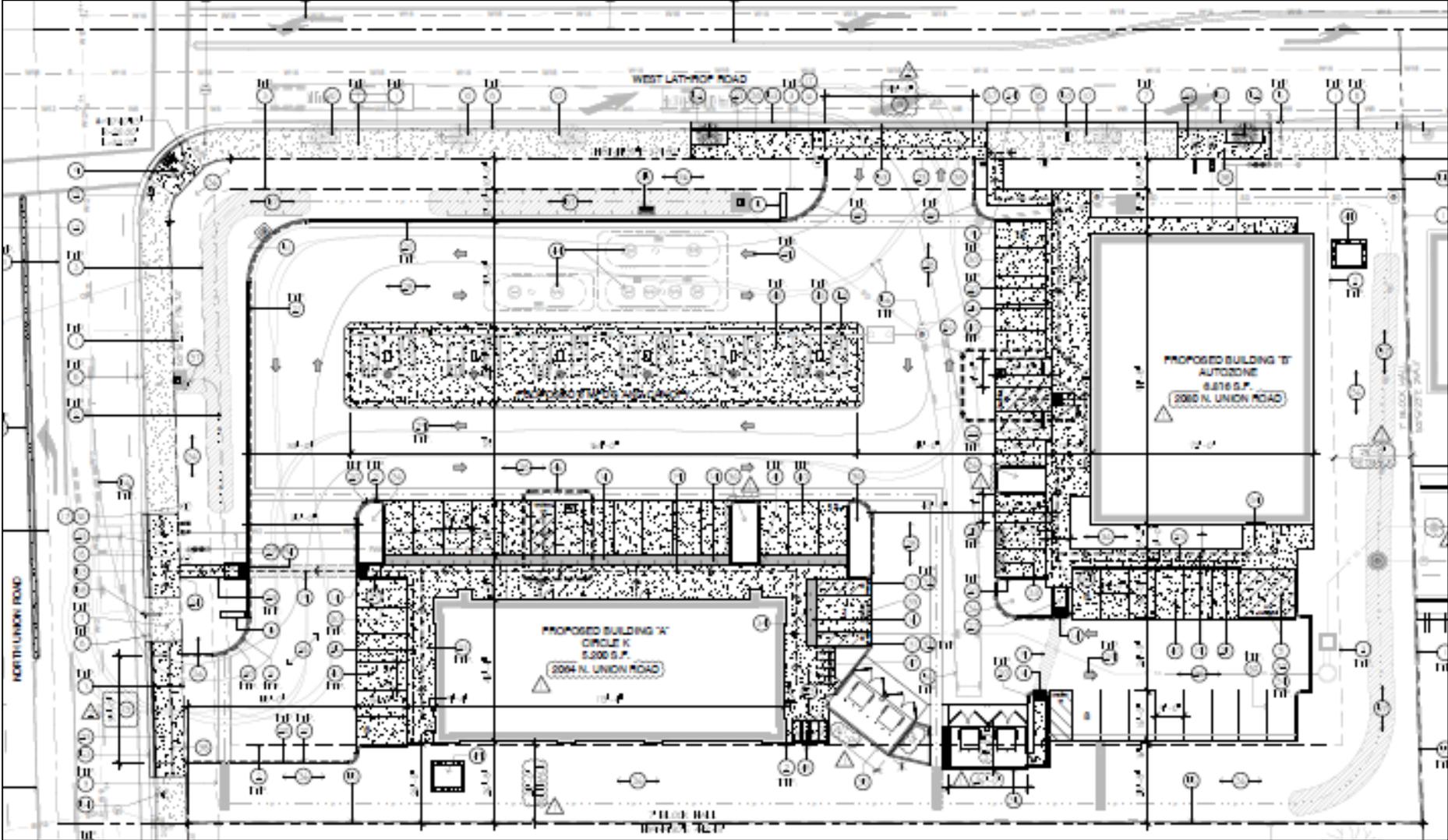
Current Zone:
Multiple-Family Dwelling (R-3)



Proposed Zone:
Neighborhood Commercial



SITE PLAN

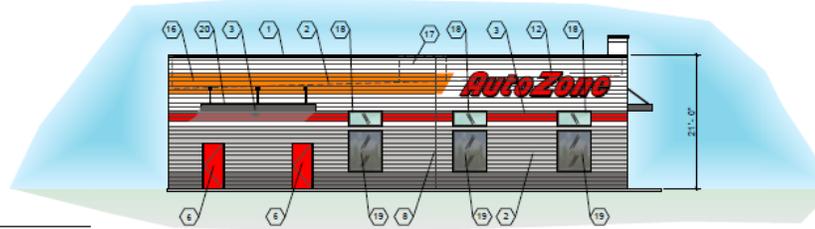


ARCHITECTURAL ELEVATIONS

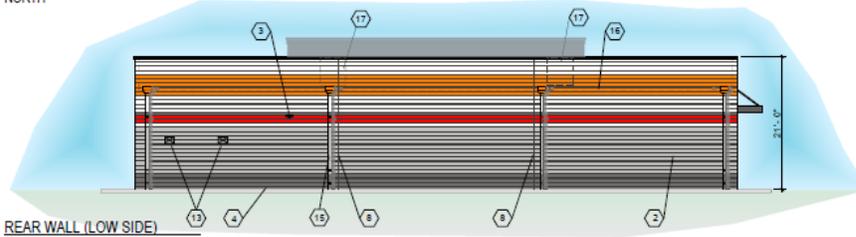
AUTO ZONE AUTO PARTS STORE



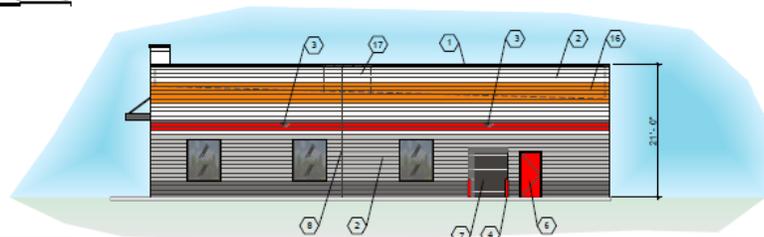
FRONT WALL (HIGH SIDE)
Scale 1/8" = 1'-0"
WEST



LEFT SIDE WALL
Scale 1/8" = 1'-0"
NORTH



REAR WALL (LOW SIDE)
Scale 1/8" = 1'-0"
EAST

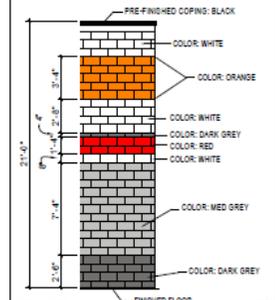


RIGHT SIDE WALL
Scale 1/8" = 1'-0"
SOUTH

- 1 SMOOTH FACE CONCRETE MAJORITY UNITS SEE PAINT 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: QW591 RELIABLE WHITE
- 5 PAINT MAIN DOOR RED & METAL FRAMED BLACK
- 6 DO NOT PAINT OVERHEAD DOGS, PAINT ANOLED 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 TOILET WALL VENTS PAINT TO MATCH WALL
- 13 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 14 SCUPPERS AND DOWNSPIES, PAINTED TO MATCH BACKGROUND WALL COLOR, ADJACENT 4" X 6" W. OVERFLOW SCUPPER, FLOWLINE 2" ABOVE ROOF.
- 15 BOND BEAM AT ROOF LINE
- 16 HVAC UNITS SCREENED BY PARAPETS
- 17 CLERESTORY WINDOW - EVERGREEN GLASS
- 18 FAUX WINDOW - OPAQUE BLACK GLASS
- 19 4" METAL AWNING - COLOR BLACK
- 20

2 ELEVATION KEY NOTES

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE PAINTED ORANGE STRIPE OR THE TOP TWO BRICK 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 EXTERIOR WALL COLOR SCHEME



ARCHITECTURAL ELEVATIONS

CIRCLE K CONVENIENCE STORE

ATTACHMENT 7



ARCHITECTURAL ELEVATIONS

CIRCLE K FUEL CANOPY

ATTACHMENT 7

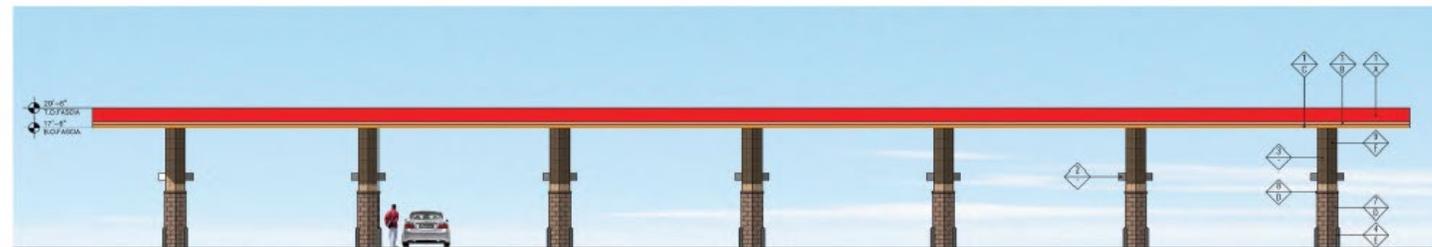


3 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

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



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

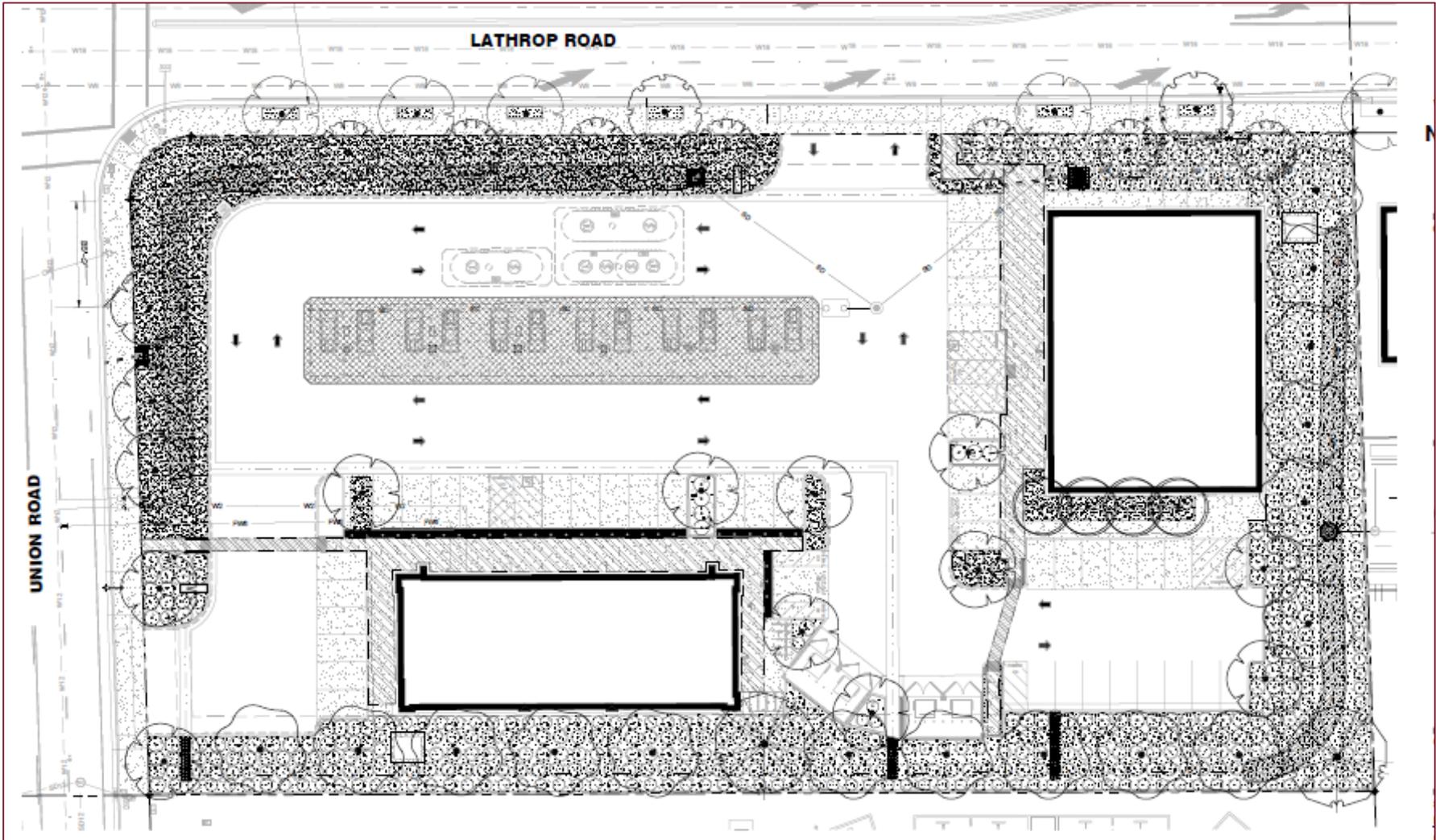


FINISH SCHEDULE	
▲	FRESH MATERIAL
1	ACM PANEL
2	COLUMN PLAYS BY SOURCE VENDOR
3	LINE OF STEEL COLUMN WITHIN
4	4" B SEAL AFD, 30" HIGH
5	FUEL PUMP
6	POTENTIAL SIGN LOCATION (UNDER EDP/WHITE PERMIT)
7	ARABIS CMU VENEER, SPILT FACE, (GRAITED TO MATCH CMU)
8	ARABIS SOLID CMU CAP, INSTALL PER MFR. SPECS.
9	INCHWA FIBER CEMENT WALL PANEL SYSTEM
10	47' DEEP X 7' HIGH, 8' 40' ALUM. LED HOOD
▼	FRESH COLOR
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K GRAY #PMS 144
D	SUPERLITE BLOCK SPLIFACE CMU - "ROCK BROWN"
E	PVC BOLDED SLIVER "SHAR GRAY"
F	INCHWA TUFF BLOCK - COLOR TO MATCH SHERWIN WILLIAMS

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



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*



Planning Commission

March 21, 2024 Hearing

Planning Commission recommended to approve, with added conditions:

- Add cypress trees along south and east property lines
- Extend the proposed Union Road “Finger” median to limit driveway movement to right-in, right-out



RECOMMENDATION

Waive the first reading by substitution of the title and introduce an ordinance amending the Zoning Map of the City of Manteca relating to the Rezone for Crossroads Plaza; find the project exempt from CEQA and approve a General Plan Amendment for Crossroads Plaza; and adopt a resolution approving the Site Plan and Design Review and Minor Use Permit for Crossroads Plaza.





Thank you

April 16, 2024
City of Manteca City Council Public Hearing

