



# Conditional Use Permit CUP-26-43

## Levelz Lounge

### 159 W Yosemite Avenue

August 6<sup>th</sup>, 2026

City of Manteca Planning Commission Public Hearing

# Project Information

Project Description: A premium entertainment lounge with live music.

Project Size:  $\pm 0.07$  acres /  **$\pm 2,988$**  sq. ft.

Project Location: 159 W Yosemite

MMC Entitlement Procedures: e.g. SPC 17.10.130



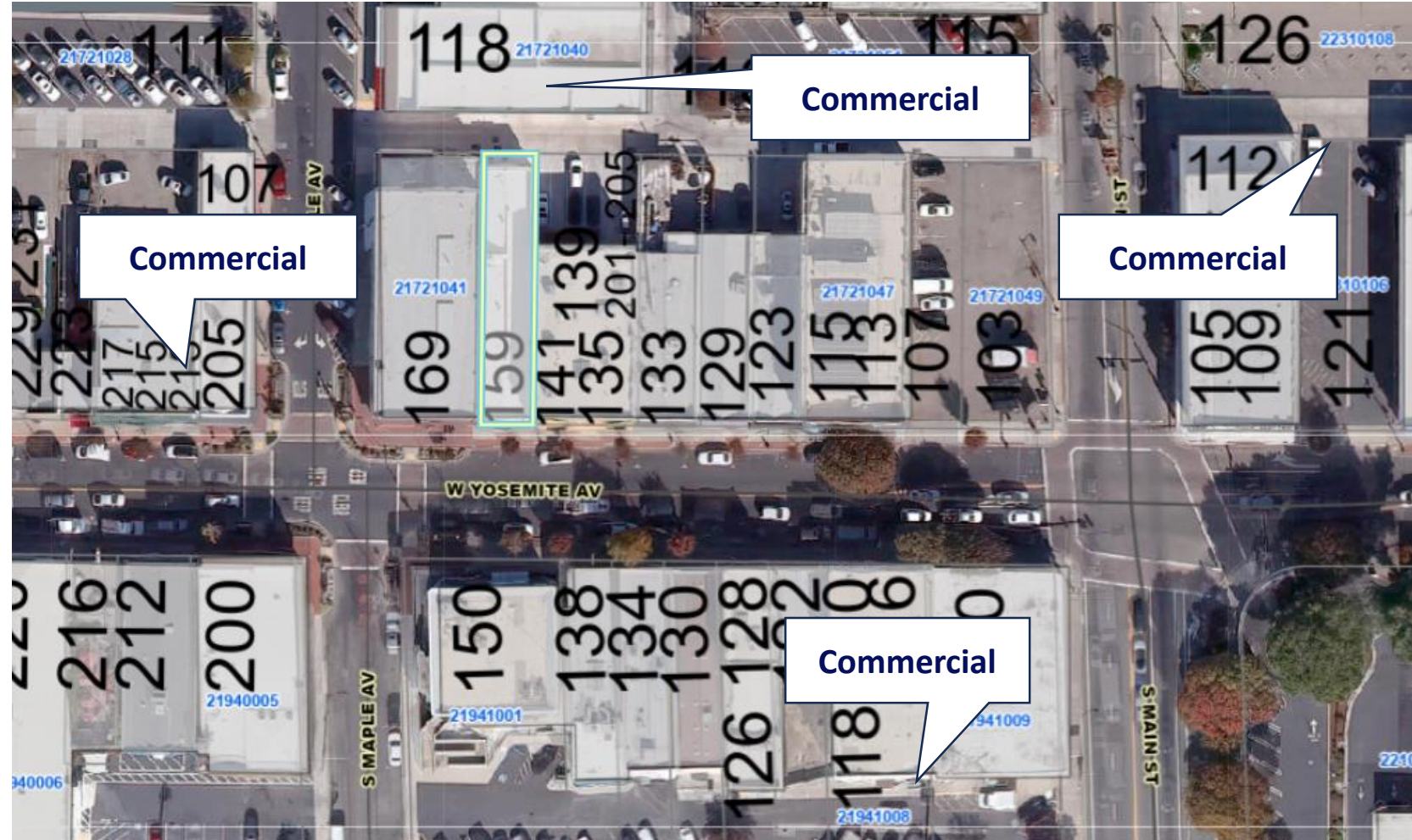
# Adjacent Uses

**North:** Commercial Uses

**East:** Commercial Uses

**South:** Commercial Uses

**West:** Commercial Uses



# General Plan and Zoning

GENERAL PLAN



The project has a Downtown (DW) General Plan land use designation. This designation provides for the mixture of retail and service commercial, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown.

ZONE DISTRICT



The project has a Mixed-Use Downtown Zoning District (DMU). This designation allows retail and service commercial, office, and multiple-family residential uses designed to improve the vibrancy and maintain the pedestrian-scale character of the Downtown

# Site Plan



## Site Plan Description

**Building Area:** ±2,988 SF

**Parking:** Not Required in the DMU

**Ingress/Egress:** Main entrance is on W Yosemite Avenue

# Building Elevations



# Site Operations

**Hours of Operation:** 7pm – 2am

**Number of Employees:** 7 staff members and 4-5 security personnel

**Any special characteristics:**

- Will have special event operations from Mon – Wed
- Will temporarily close the entrance if maximum occupancy is met.



# Conditions of Approval

Planning COA 1(A): The CUP is subject to future review, modifications, or revocation.

Planning COA 1(F)(G): Security surveillance camera requirements.

Planning COA 1 (I): Submittal of a Security and Operations Plan.

Economic Development COA 25: Requirement of 4 licensed security personnel.

Police Department COA 49: Limitations of police service calls.



# Public Hearing Notice

This project was duly  
noticed on 7/22/26.



## MANTECA BULLETIN

P.O. BOX 1958, • 531 E. YOSEMITE AVE., MANTECA, CA 95336-1958 • MAIN 209-249-3500 • FAX - 209-249-3559

**City of Manteca - Development Services Department****Classified Insertion Order**

MB#07-59/Notice of Public Hearing City of Manteca Levelz Bar & Nightclub

**Contact:**  
**Address:**

City of Manteca - Development Services  
Department  
1215 W. CENTER ST., SUITE 201  
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MB - Liz Mora  
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**Order Date:**  
**Order Number:**  
  
**Advertiser No:**

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| Start Date | End Date  | No. of Runs | No. of Publications | Description                                                              | Classification          | Ad Size       | Price    |
|------------|-----------|-------------|---------------------|--------------------------------------------------------------------------|-------------------------|---------------|----------|
| 7/25/2026  | 7/25/2026 | 3           | 3                   | MB#07-59/Notice of Public Hearing City of Manteca Levelz Bar & Nightclub | Public Hearings/Notices | 8.6771 Inches | \$270.00 |

Publications: 209M - Marketplace 209, MB - Manteca Bulletin, MB - Manteca Bulletin Online

NOTICE OF PUBLIC HEARING CITY OF MANTECA NOTICE IS HEREBY GIVEN that on Thursday, August 6th, 2026, at or after 6:00 P.M. in the City Council Chambers, City Hall, 1001 W. Center Street, Manteca, California, a Public Hearing will be conducted by the City of Manteca Planning Commission at which time and place all persons may attend and be heard on the following matter(s): PROJECT NAME: Levelz Bar & Nightclub APPLICATION NO.: CUP 26-43 APPLICANT: 209 Entertainment Inc DBA Levelz LOCATION: 159 W Yosemite Avenue, Manteca, CA DESCRIPTION: Consideration of a Conditional Use Permit application to allow for the operation of a Bar/Nightclub Use at an existing ±2,988 sq. ft vacant suite on a ±0.07-acre parcel. No expansions are proposed as part of this project. A "Categorical Exemption" from further environmental review was prepared for the project pursuant to Section 15301 of the California Environmental Quality Act guidelines will also be considered. Please contact Nzuzi Mahungu, Assistant Planner at (209) 456-8565 or ymahungu@manteca.gov for more information on this project. A. This project is subject to a 10-day notice pursuant to CA Government Code 65090. Supporting documents are available at the City of Manteca, Development Services Department, 1215 W. Center Street, Manteca, CA 95337; (209) 456-8500; by email: planning@manteca.gov, or on the City's website at manteca.gov at least 72 hours before a regularly scheduled meeting and 24 hours before a special-called meeting. PLEASE NOTE: Any person challenging any of the above actions in Court may be limited to raising only those issues that they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Manteca at, or prior to, the public hearing. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209)456-8017. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. For TTY/Speech-to-Speech users, dial 7-1-1 for the California Relay Service, offering free text-to-speech, speech-to-speech, and Spanish- language services 24 hours a day, 7 days a week. If you have questions regarding any matter on this notice, you may contact the Development Services Department located at 1215 W. Center Street, Ste. 201, Manteca, CA 95337, (209) 456-8500, or planning@manteca.gov. Publication Date: July 25, 2026 MB#07-59



# CEQA

The project has been deemed exempt pursuant to 15301 of the CEQA Guidelines.



# Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

Find the Levelz Lounge Project exempt from further environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines and adopt a resolution approving a Conditional Use Permit (CUP 26-43) to allow for the operation of a Bar/Nightclub use for the Levelz Lounge Project located at 159 West Yosemite. (APN: 217-210-42)





Thank you

City of Manteca Planning Commission Public Hearing