



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, 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 W YOSEMITE AVENUE (APN:217-210-42)

FILE NOS. CUP 26-43

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of August 6th, 2026, considered a Conditional Use Permit (CUP 26-43) application for the Levelz Lounge Project (the 'Project'); filed by 209 Entertainment Inc DBA Levelz (the "Applicant"); and

WHEREAS, the Project is located at 159 W Yosemite Avenue, identified by Assessor's Parcel Numbers (APN): 217-210-42 (the "Project Site"); and

WHEREAS, the Project entails the operation of a Bar/Nightclub use in a ±2,988 square foot building, where no expansions to the building on the Project Site are being proposed; and

WHEREAS, the Project will need to procure a Type 48 (On-Sale) ABC License from the Department of Alcohol Beverage Control as a component of the business' operations; and

WHEREAS, the Project Site is in the Mixed-Use Downtown (DMU) zone district, which is consistent with the Downtown (DW) General Plan land use designation; and

WHEREAS, a Bar/Nightclub use is allowed in the Mixed-Use Downtown (DMU) zone district subject to the approval of a conditional use permit; and

WHEREAS, the Project will meet all the applicable development standards and operational requirements of the zoning ordinance, subject to the conditions of approval, attached to the staff report as Attachment 3 - Exhibit 'A'; and

WHEREAS, the Project's cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project; and

ATTACHMENT 2

WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to Policy LU-6.3, Policy LU-6.10, and EF-2.3; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is Categorically Exempt from further environmental review pursuant to Section 15301 (Existing Facilities); and

WHEREAS, all the necessary findings for approval of the Project can be made and are described in the Planning Commission Staff Report dated August 6, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finding as follows:

1. Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. CEQA. The Project is Categorically Exempt from further environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines because the Project entails a negligible expansion of operations of a permitted use on an existing private structure.
3. Findings. All the necessary findings to approve the Project have been made and fully set forth in the Planning Commission Staff Report dated August 6th, 2026, and is incorporated herein by reference.
4. Approval. Given the foregoing, the Planning Commission hereby approves CUP 26-43 subject to the Conditions of Approval attached hereto as Exhibit 'A'.
5. Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

ATTACHMENT 2

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 ____ day of ____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments:

Attachment 3 - Exhibit 'A' – Conditions of Approval