



## City of Manteca

### PLANNING COMMISSION RESOLUTION NO. XX

**A RESOLUTION FINDING THE EXPANSION OF LIQUOR CITY LOCATED AT 1150 & 1152 W. YOSEMITE AVE FROM 1,015 SQUARE FEET TO 2,030 SQUARE FEET, INCLUDING ADDITIONAL SQUARE FOOTAGE FOR THE SALE OF ALCOHOLIC BEVERAGES, EXEMPT FROM CEQA PURSUANT TO 14 CAL. CODE REGS. § 15301 (EXISTING FACILITIES EXEMPTION) AND APPROVING THE CONDITIONAL USE PERMIT FOR THE EXPANSION OF SQUARE FOOTAGE OF LIQUOR CITY**

WHEREAS, the Manteca Planning Commission (Planning Commission) at their duly noticed public hearing of November 21, 2024, considered a Conditional Use Permit (UPJ) application filed by Vatan Bir Singh for the expansion of alcoholic beverage sales for Liquor City located at 1150 & 1152 W. Yosemite Avenue (APN 219-020-32); and

WHEREAS, a public hearing notice was circulated to adjacent property owners within a 500 foot radius of the project site and published in the local newspaper at least 10 days prior to the public hearing as required by law; and

WHEREAS, a written report was prepared by Staff which included a recommendation for approval of UPJ 24-47, and was made available for public review at least 72 hours prior to the public hearing; and

WHEREAS, the establishment of alcoholic beverage sales is a permitted use in the in the Neighborhood Commercial (CN) zone district subject to approval of a conditional use permit; and

WHEREAS, the General Plan land use designation for the project site is Commercial (C), and the site is zoned Neighborhood Commercial (CN); and

WHEREAS, the alcoholic beverage sales use will expand from 1152 W. Yosemite Ave. into the vacant 1,015 square foot space at 1150 W. Yosemite Ave., utilizing a total of 2,030 square foot space; and

WHEREAS, the project is determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301.E, *Existing Facilities*; and

WHEREAS, the project plan set dated October 8, 2024 is attached to this Resolution as Exhibit A and the project Conditions of Approval are attached to this Resolution as Exhibit B; and

WHEREAS, the Planning Commission has considered all information related to this matter, as presented at the public meetings of the Planning Commission identified herein, including any supporting reports by City Staff, and any information provided during public meetings; and

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission hereby finds and declares as follows:

1. Recitals: The facts set forth in the recitals to this Resolution are true and correct, and the evidence in the staff report and project file support the following and approval of the Conditional Use Permit.
2. CEQA: The Planning Commission finds and determines that a Class 1 Categorical Exemption (Existing Facilities) set forth in CEQA Guidelines Section 15301 applies to this Project as it consists of the use of an existing private facility on an existing site. No expansion of the building is proposed, and any maintenance or alternation of the building structure would be minor, and would not result in a significant, adverse impact on the environment. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this Project.
3. Conditional Use Permit: The Planning Commission determines the following findings in support of approving UPJ 24-47:
  - a. The proposed project is consistent with the General Plan, applicable Specific Plans, and all applicable provisions of this Title.
    - i. *The project site has a General Plan Land Use designation of C and will comply with all applicable standards and provisions of the General Plan and Municipal Code. Additionally, the enumerated goals and policies support approval of the use: EF-3.2, LU-5.10, and CD-11.4. The project is not part of a Specific Plan.*
  - b. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city in that the proposed use will going into an existing commercial building and the revitalization of the site and landscaping will ultimately enhance the health, safety, peace, and comfort of the neighborhood.
    - i. *The proposed use has been reviewed and conditioned to ensure it will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity. The project will be required to comply with all development standards and performance standards.*
  - c. The proposed use is consistent with the purpose of the applicable district.
    - i. *As conditioned, the proposed use is consistent with the standards of the Neighborhood Commercial (CN) zone district.*
  - d. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.
    - i. *There currently is no known Conditional Use Permit for the existing use at the existing location of 1152 W. Yosemite Ave. Approval of this Conditional Use Permit will bring the use into compliance with the City's*

*General Plan as well as the City's Zoning Code. It also satisfies the conditions for a categorical exemption under Section 15301.E (Existing Facilities) of CEQA, and supports the City's Climate Action Plan.*

4. Conditions of Approval: Given the foregoing, the Planning Commission approves UPJ 24-47, subject to the project plans and conditions of approval attached herein as Exhibit 'A' and Exhibit 'B'.
5. Effective Date: This Resolution shall take effect immediately.

I hereby certify that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on November 21, 2024 by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIR: \_\_\_\_\_  
JUDITH BLUMHORST  
Chair

ATTEST: \_\_\_\_\_  
MEGAN LANDEROS

Planning Commission Secretary

Attachments:

Exhibit A - Project Plan set dated October 8, 2024

Exhibit B - Conditions of Approval