



**City of Manteca  
Development Services Department**

**Conditions of Approval  
Liquor City Expansion  
Conditional Use Permit UPJ 24-47  
November 21, 2024**

**Project File Numbers:** UPJ 24-47

**Project Name:** Liquor City Expansion

**Project Address:** 1150 & 1152 W. Yosemite Ave. Manteca, CA 95336

**APN:** 219-020-32

**Project Applicant:** Vatan Bir Singh, 3812 Chimney Rock Wy., Sacramento, CA 95834

**Property Owners:** Thomas Wong, 2806 Victoria Ridge Ct., Pleasanton, CA 94566

NOTE: This list of conditions is not intended to be all-inclusive or a comprehensive list of City regulations. All conditions are referenced to the Liquor City Plan Set (dated 10/08/24) on file with the City of Manteca, Development Services Department, Planning Division.

**City of Manteca Development Services Department: Planning Division**

1. **Acceptance of Conditions.** Unless the applicant formally objects to these conditions prior to approval by the Planning Commission, the applicant is bound by, must comply with, and must do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of these Conditions of Approval. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
2. **Expiration of Approval.** This approval for a Conditional Use Permit shall automatically expire on **November 21, 2026, or 24 months from and after the date of issuance** if the permit holder does not effectuate use of the permit. The date of issuance is the date these entitlements are approved by the Planning Commission. Prior to the expiration date, the applicant may apply for an extension not to exceed one year.

3. **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the applicant shall be those in force and effect at the time the applicable plan or permit approval is granted.
4. **Vesting Fees.** This approval does not vest applicant's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.
5. **Fees.** The applicant shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees and other public entity fees in effect at the time of the issuance of the applicable permit.
6. **Outside Agency Fees.** It is the responsibility of the owner/developer to contact all outside agencies and pay applicable fees associated with this project.
7. **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
8. **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations; 2) project-specific conditions; 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, Building Official, Fire Chief, the Police Chief and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.
9. **Structure Conformance.** Applicant shall ensure all structures will be built in compliance with the City's Zoning Ordinance.
10. **Utility Companies.** The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
11. **Other Requirements.** The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
12. **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this

development in any way other than specified in the Application or Supporting documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered violated.

13. **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
14. **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
15. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan & Design Review and Minor Use Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
16. **Erosion Prevention.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
17. **Location of Conditions.** All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
18. **Roof mounted screening.** Applicant/developer shall ensure all roof mounted equipment shall remain screened from public street view.
22. **Site Conditions.** The site shall be maintained in a neat and clean manner free of weeds, trash and debris.
23. **Landscaping.** Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a

healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date. (MMC 17.48.060.A)

**24. Design Requirements Prior to Building Permit Issuance:**

- a) Prior to issuance of a Certificate of Occupancy, the applicant shall ensure that the site is developed in accordance with the plans dated 10/08/24. Development of the site shall not be modified by the applicant/developer or by any City Department or Division without prior express written approval by the designated approving authority as stipulated in Section 17.10.060 (C) of the City of Manteca Municipal Code. If any structure(s) landscaping, parking, or other features of the approved plans are installed, constructed or removed or site improvements otherwise deviate from what was shown or illustrated on these approved plans, that shall render this entitlement modified. All modifications shall be brought into conformance with the approved site plan at the sole expense of the applicant/developer. When modifications have taken place, a Certificate of Occupancy shall not be granted until either: a) the site has been brought into conformance with these approved plans; or, b) the applicant/developer files an application for the appropriate amendment and that application has been approved.
  - b) All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Deputy Director - Planning must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
25. **Signage.** Signage is not approved as part of this application. A separate sign plan shall be reviewed by the Planning Department prior to issuance of a Building Permit.
26. **Site Lighting.** Prior to building permit issuance, the final illumination photometric must show there is zero light spillover (level of 0.0) at the property lines to the east and south.
27. **Landscape.** Prior to building permit issuance, the final landscape plan must show compliance with all standards and regulations of the landscape ordinance.
28. **Masonry wall.** A masonry wall is a requirement when a commercial use is adjacent to a residential use.
29. **Conditional Use Permit.** UPJ 24-47 allows for the off-sale of alcoholic beverages at 1150 & 1152 W. Yosemite Ave. Manteca. Rights and privileges of

UPJ 24-47 run with the land and are not transferable. Any expansion beyond the originally approved plan sets shall require a modification to UPJ 24-47 to be reviewed and approved by the Planning Commission.

**City of Manteca Public Works Department, Engineering Division**

1. All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.

**City of Manteca Police Department**

1. Sales and service of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 11:00 p.m. each day of the week.
2. Petitioner(s) shall not allow its patrons or the general public to loiter or congregate on any sidewalks adjacent to the licensed premises.
3. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s).
4. There shall be no coin operated games or video machines maintained upon the premises at any time.