

EXHIBIT 'A'



**City of Manteca
Development Services Department**

**Conditions of Approval
Giri Martial Arts Academy
Conditional Use Permit CUP 26-36**

Project Name: Giri Martial Arts Academy
Project Files: CUP-26-36
Applicant: Amarjit Giri
Project Location: 232 W Yosemite Ave, Manteca, CA 95336
Approval Date: June 18, 2026
Effective Date: June 29, 2026
Expiration Date: June 29, 2028

City of Manteca Development Services Department - Planning: (Contact: (209) 456-8565)

1. **APPROVED USE:** Conditional Use Permit 26-36 allows for the operation of a School, Specialized Education and Training/Studio Use within an existing ±2,650 sq. ft. tenant suite, including but not limited to other similar martial arts, combat sports, and low-impact exercises such as karate, ki-jitsu, yoga or pilates, dance, and similar uses that do not require equipment of height, weight, and volume, subject to a building permit. is subject to the conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca. (Use Type(s)): School, Specialized Education and Training/Studio Use
 - A. Approval of this Conditional Use Permit runs with the land and shall not be transferable to another location.
 - B. The property owner and/or benefactor of this conditional use permit shall be responsible for ensuring compliance with all conditions of approval at all times, including all State and Federal requirements. Failure to comply with the conditions of approval set forth shall be cause for review, modification, and possible revocation pursuant to MMC 17.08.140.

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- C. Any modification or intensification of this approval shall be subject to additional review and approval.
 - D. The hours of operation shall be in close conformance with Monday through Sunday, 8:00 AM to 9:00 PM. Any modifications to the hours of operation shall require prior approval from the Development Service Director.
 - E. . Permitted use activities shall occur within the interior of the building in accordance with the Project floor plan.
 - F. The property owner and/or benefactor(s) shall procure all required building permits and business tax certificate prior to commencement of any operations.
 - G. The conditional use permit may be voluntarily surrendered without further action upon submittal of written notice to the Development Services Director by the property owner and benefactor(s) of the use.
 - H. Any proposed or future on-site security surveillance shall be operational, stored for no less than 30 days, and made available to the Police Department upon request.
2. **Expiration.** Any permit not effectuated within two years of approval shall expire and become void, except where an extension of time is approved in compliance with MMC Subsection 17.08.120(C) (MMC Section 17.08.120(A)).
 3. **Effectuation.** Unless otherwise specified, effectuation of this approval shall be at Certificate of Occupancy. All Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use at final building occupancy.
 4. **Minor Modifications.** Any minor deviations or modifications to the use necessary to comply with other regulatory requirements may be granted upon approval of the Development Services Director. All other deviations or modifications may be granted pursuant to MMC Section 17.08.130.
 5. **Fees.** The property owner and/or benefactor 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. **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 by the applicant as shown on plans dated **April 21, 2026**. Any deviation or modification from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
 7. **Owner/Developer Responsibility.** The owner/developer and/or benefactor/operator/lease of the permit or use shall be responsible for ensuring compliance with all applicable conditions of approval.
 8. **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.

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9. **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 Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
10. **Vesting Fees:** This approval does not vest the developer or Landowner'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.
11. **Building Plans.** The developer shall write all conditions of approval for this project on all building permit plan sets submitted for review and approval. These conditions of approval shall be included on all grading and construction plans kept on the project site at all times. 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.
12. **Building Occupancy.** The proposed project will require a tenant improvement permit to be issued, approved, and all work completed prior to a Certificate of Occupancy being issued.
13. **Limits of Approval.** Approval of this application(s) does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
14. **Compliance with Local and State Laws.** 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.
15. **Changes in Law.** This approval shall not preclude the application to the development of the property of changes in City laws, regulations, plans, or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.
16. **Site Maintenance.** At all times, the site shall be maintained in a neat and clean manner, free of trash and debris.
17. **Exterior Maintenance.** Prior to issuance of final building permit, the property owner shall inspect and repaint the existing exterior light pole attached to the building. All rusted or deteriorated surfaces shall be maintained in a safe and visually acceptable manner.
18. **Landscaping Improvements.** All plant material in landscape planters within parking areas shall be maintained, and all trees, shrubs, and plants in poor health, structurally distressed, or unsafe shall be replaced. Planters shall be fully vegetated consistent with applicable City standards.
19. **Bicycle Parking.** A minimum of 1.0 bicycle parking spaces per 2,000 SF is required. The property owner shall provide and/or maintain 2 bicycle parking spaces.
20. **Parking.** Per MMC Section 17.52.160 (2), no minimum off-street parking spaces are required within the DMU zone.

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21. **Fence Maintenance:** At all times, all fencing for this project must remain in good condition. If at any time, the fencing for this project is found to be in unsatisfactory condition, it must be repaired or replaced to meet the satisfaction of the Development Services Director.
22. **Window Coverings.** Windows facing W Yosemite Avenue shall not have coverings, decals, signs, paper, or window tinting that obscure more than 25% of the total window area or exceed the total allowed window signage, whichever is less shall apply.
23. **Noise.** Pursuant to MMC Section 17.58.050, the use or uses on the site shall not generate outdoor noise levels above 65 decibels between the hours of 7 a.m. and 10 p.m. Amplified music, sounds, or speakers not customary to the use shall not be allowed.
24. **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with MMC Section 17.50.060.D.
25. **Hazardous Uses.** Pursuant to MMC Section 17.58.020, the site shall not be used or occupied in such a manner as to create any dangerous, noxious, explosive, or fiery hazards. Noise, vibration, smoke, dust, odor, or other forms of air pollution shall not adversely affect the surrounding area.
26. **Signs.** Sign details shall be consistent with MMC Section 17.54 of the Zoning Ordinance. Additionally, all portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility.
27. **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 site plan or any environmental or other documentation related to this project. The applicant further agrees to provide a defense for the City in any such action.
28. **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 in any way other than specified in the application or supporting documents or presentations to the approving authority, the terms of this Approval shall be considered to be violated.
29. **Enforcement.** If at any time any of the Conditions of Approval are found to be in non-compliance, City enforcement and corrective action may be implemented pursuant to MMC Section 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

City of Manteca – Building Safety

1. Permits shall be obtained for the change in use and change occupancy prior to any occupancy.
2. Restrooms and plumbing fixtures shall be in accordance with the number required in the California Plumbing Code.
3. Permits shall be obtained prior to any work onsite.

City of Manteca Fire Department (Contact: (209) 456-8311)

Fire Department General Conditions:

1. Fire Department Access:

- Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
- Fire Suppression Approval. Plans and specifications for fire suppression systems shall be submitted for review and approval prior to construction. If work differs from approved plans, a set of "as built" shall be submitted to the Fire Department prior to final inspection.
- Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
- All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

Authority having Jurisdiction:
City of Manteca Fire Department,
Office of the Fire Marshal
Fire Inspector II Luis "Art" Salas
124 Sycamore Ave Manteca, CA 95336
Firemarshal@Mantecafire.org