



City of Manteca

PLANNING COMMISSION RESOLUTION 2026-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
APPROVING A ONE-YEAR EXTENSION FOR SITE PLAN AND DESIGN REVIEW
(SPC 21-99) AND MINOR USE PERMIT (UPN 21-100) FOR THE AIRPORT PLAZA
PROJECT LOCATED AT 2060 W. LATHROP RD. (APN 202-020-14)**

FILE NO. SPC-21-99 and UPN-21-100

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of December 6, 2023, adopted Planning Commission Resolution 1640 for an Initial Study Mitigated Negative Declaration with a Mitigation Monitoring Reporting Program (SCH#2023090415) prepared for the project pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA); and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of December 6, 2023, adopted Planning Commission Resolution 1641 approving Site Plan and Design Review (SPC 21-99) and Minor Use Permit (UPN 21-100) for the Airport Plaza (the "Project"), filed by Jarnail Kamboj (the "Applicant"); and

WHEREAS, the Project is located at 2060 W. Lathrop Rd. identified by Assessor's Parcel Number (APN) 202-020-14 (the "Project Site"); and

WHEREAS, on December 6, 2025, the two-year approval expired; however, the Project Applicant filed a one-year extension prior to the expiration in accordance with Manteca Municipal Code 17.08.120; and

WHEREAS, the Project was approved to develop approximately 3.08 acres with a commercial development consisting of a 16-pump fueling station with a fuel canopy, a 3,410-square-foot convenience store with an attached 1,300-square-foot drive-thru car wash, a 2,500-square-foot quick-serve restaurant with drive-through, a 1,908-square-foot restaurant building, and a 7,826 square-foot commercial building with 2,092 square-feet of restaurant space 5,734 square-feet of retail space; and

WHEREAS, the Project's approved design with revised conditions of approval continues to meet all applicable General Plan goals and policies, development standards, and operational requirements of the zoning ordinance; and

ATTACHMENT 2

WHEREAS, the findings described in the staff report dated December 6, 2023, remain in effect because no site changes or operational modifications are being proposed as part of this extension request; and

WHEREAS, the Applicant has been diligently working towards exercising the use of their land use approvals; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony now desire to approve a one-year extension for Site Plan and Design Review (SPC 21-99) and Minor Use Permit (UPN 21-100) for Airport Plaza project based on the following findings;

- 1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.
- 2) Extension Approval. Given the foregoing, the Planning Commission approves the one-year extension for SPC 21-99 and UPN 21-100, subject to the Project Plan Set dated July 12, 2021, attached hereto as Exhibit 'A' and the revised conditions of approval attached herein as Exhibit 'B'.
- 3) Effective Date. Approval shall take effect immediately upon 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 15th day of January of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Celeste Fiore
Planning Commission Chairperson

Attest: _____
Jesus R. Orozco
Planning Commission Secretary

Attachments:

Exhibit 'A' – Project Plan Set

Exhibit 'B' – Conditions of Approval