



**Site Plan and Design Review SPC 22-07 &
Minor Use Permit UPN 22-08 Extension**

**Crossroads Plaza
2064 N. Union Road**

May 21, 2026

City of Manteca Planning Commission Public Hearing

Adjacent Uses



CVS Pharmacy

Commercial Shopping Center

Low-Density Residential

High-Density Residential (Apartments)



General Plan and Zoning

GENERAL PLAN



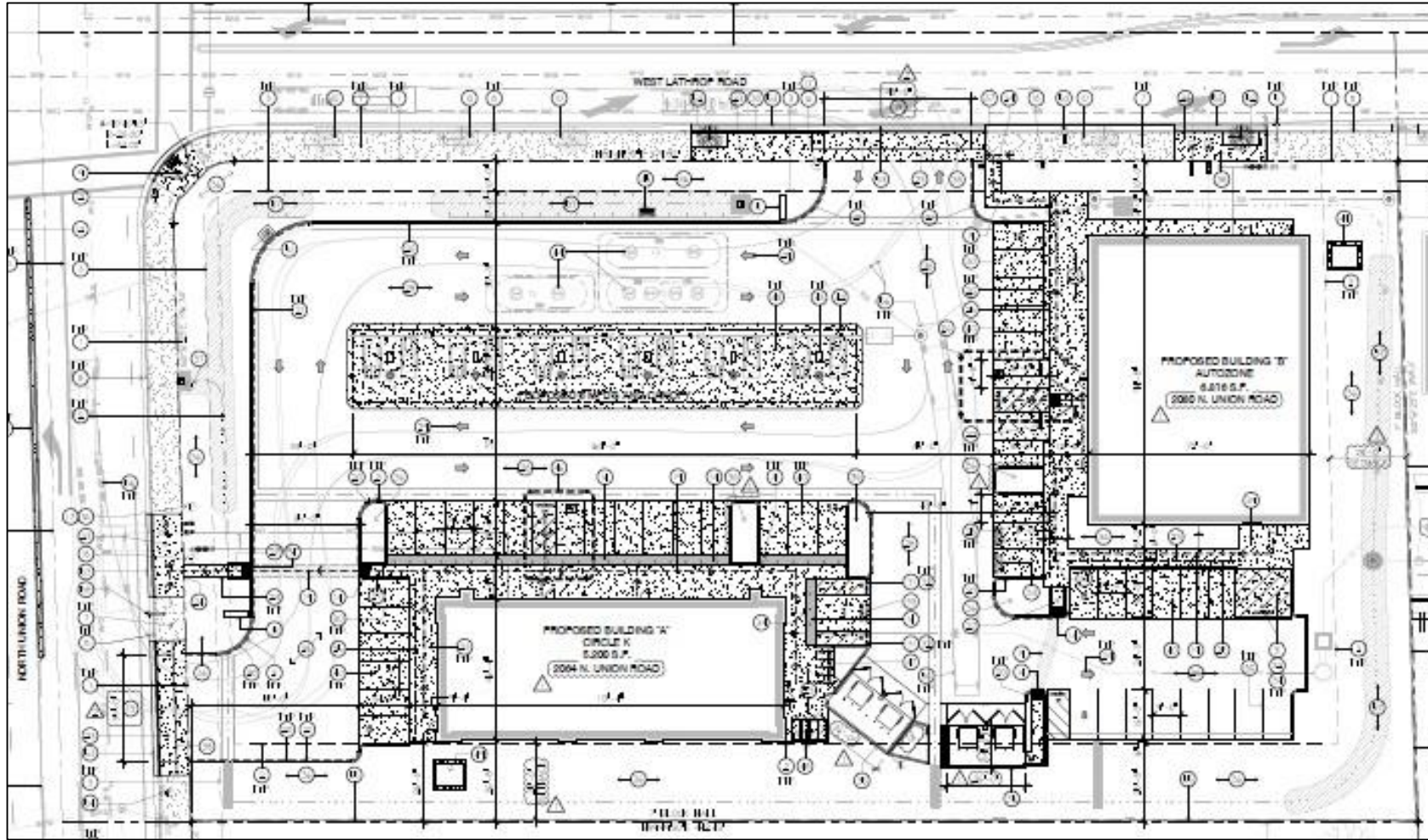
Commercial (C) land use designation provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging; auto-serving and heavy commercial uses; wholesale; and similar and compatible uses.

ZONING

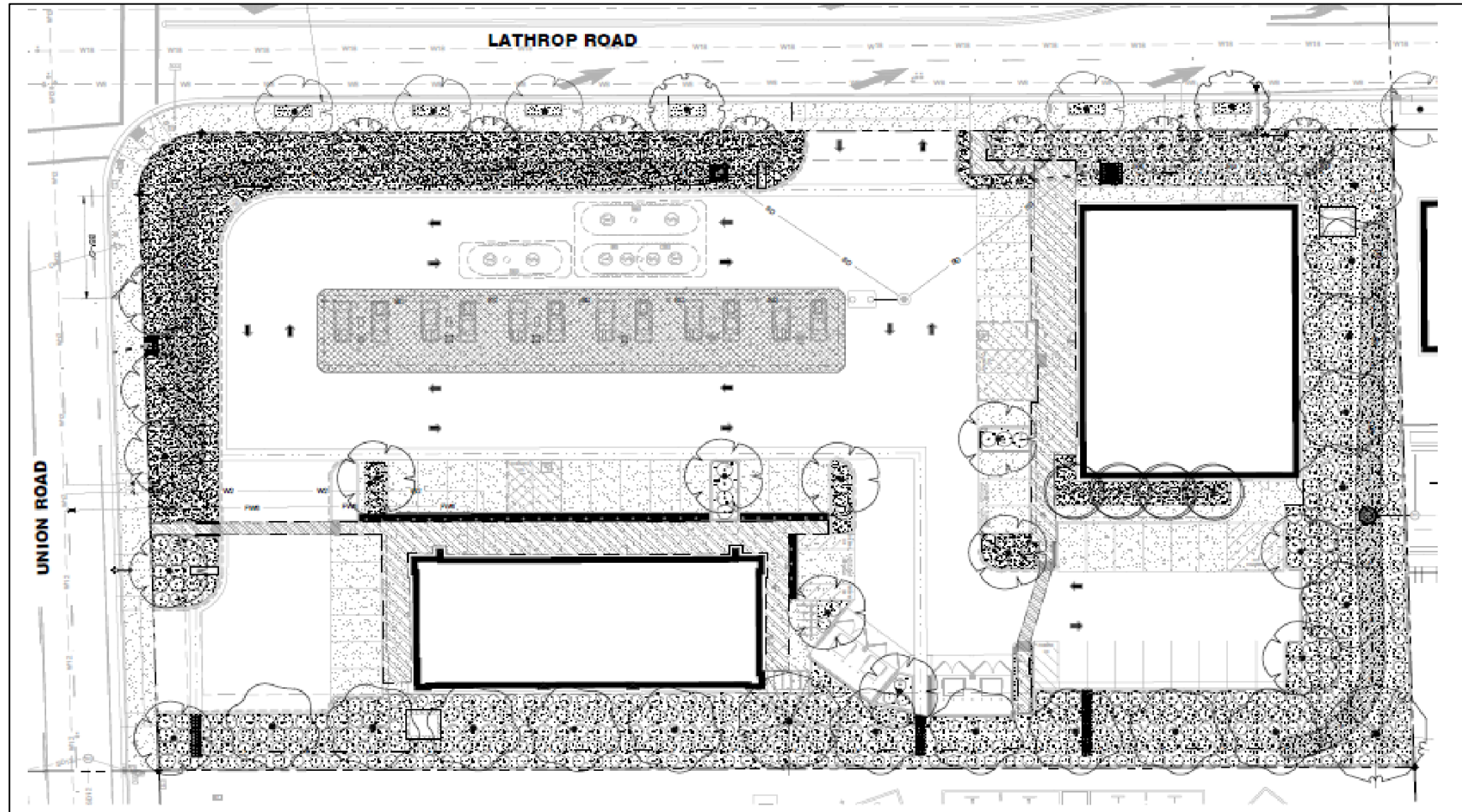


Neighborhood Commercial (CN) zoning district allows for retail and service uses, offices, restaurants, grocery stores, and service stations.

Proposed Site Plan



Landscaping Plan



Elevations



Elevations



Elevations

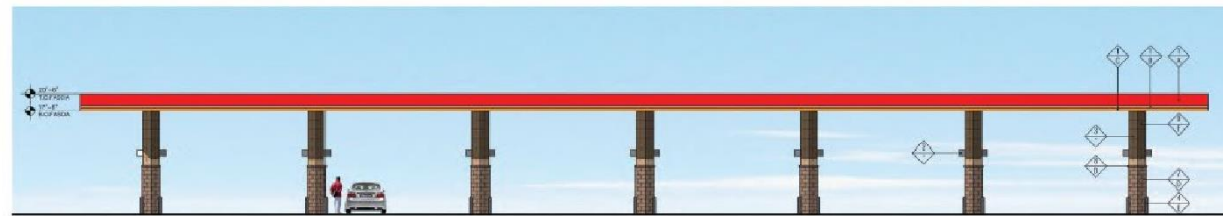


3 'SIDE' ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

4 'SIDE' ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



2 'FRONT' ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



1 'REAR' ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

▲	FINISH MATERIAL
1	ACR FINISH
2	COLOR MATCH TO ORIGINAL FINISH
3	LINE OF FINISH COORDINATION
4	4" R. BELL FINISH, 30' HIGH
5	PAINT FINISH
6	POTENTIAL BRIDGE STRUCTURE UNDER DEVELOPMENT
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Notes:
 1. Colors shown are those intended for illustrative purposes only. For actual colors, refer to manufacturer's literature.
 2. The finish schedule is provided for informational purposes only.
 3. All lighting is to be provided by the contractor.
 4. All lighting is to be provided by the contractor.

Project Changes

- No changes to the previously-approved project scope or plans are proposed.



Recommendation

Staff recommends that the Planning Commission conduct a public hearing and:

Adopt a Resolution approving a one-year extension for the Site Plan and Design Review and Minor Use Permit entitlements for the Crossroads Plaza (SPC 22-07 and UPN 22-08), 2064 N. Union Road, APN 216-020-01.





Thank you

May 21, 2026

City of Manteca Planning Commission Public Hearing