



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A ONE-YEAR EXTENSION FOR SITE PLAN AND DESIGN REVIEW SPC-23-30 AND CONDITIONAL USE PERMIT UPJ-23-31 FOR THE THREE STRIKES FEC AND VILLA BANCHETTO PROJECT LOCATED AT 1602 AND 1710 W. ATHERTON DRIVE (APNS 226-160-19 & 226-160-49).

FILE NO. SPC-23-30, UPJ-23-31 EXTENSION

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 21, 2024, approved Site Plan and Design Review SPC-23-30 and Conditional Use Permit UPJ-23-31 for the Three Strikes FEC and Villa Banchetto Event Center Project (the "Project"), filed by Oleander at Atherton (the "Applicant"); and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 21, 2024, determined that the Project was exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Article 12, Section 15183 "Projects Consistent with a Community Plan, General Plan, or Zoning"; and

WHEREAS, the Project is located at 1602 & 1710 W. Atherton Drive, identified by Assessor's Parcel Number (APNs) 226-160-10 & -49 (the "Project Site"); and

WHEREAS, on March 21, 2026, 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 for a Site Plan & Design Review and Conditional Use Permit to develop the 7.16 acres with two commercial structures and related parking, landscaping, and lighting; 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

WHEREAS, the findings described in the staff report dated March 21, 2024, remain in effect because there are no site changes or operational modifications beyond

ATTACHMENT 2

changes necessary to comply with requirements outlined in the revised Conditions of Approval presented as part of this extension request; and

WHEREAS, changes in the California Fire Code and new City Development Standards required by Engineering, Solid Waste, and Parks Departments warrant revised and amended Conditions of Approval; and

WHEREAS, the proposed amended Conditions of Approval do not trigger substantial site plan or operations changes; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finds as follows:

- 1) Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
- 2) CEQA. The Project was determined to be exempt from further environmental review, and a Notice of Exemption was filed with the San Joaquin County Recorder and with the California State Clearinghouse on March 27, 2024 (SCH # 2024030989).
- 3) Findings. The findings described in the Planning Commission Staff Report dated March 21, 2024, remain in effect because no site changes or operational modifications are being proposed as part of this extension request, and are herein incorporated by reference.
- 4) Extension Approval. Given the foregoing, the Planning Commission approves the one-year extension for Site Plan and Design Review SPC-23-30 and Conditional Use Permit UPJ-23-31, subject to the revised Conditions of Approval attached to the staff report as 'Attachment 3 - Revised Conditions of Approval' and the Project's Plan Set dated November 6, 2023, incorporated herein by reference.
- 5) 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 ____ day of ____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments

Attachment 3 - Revised Conditions of Approval