



City of Manteca Planning Commission  
**AGENDA REPORT**

**MEETING DATE:** March 5, 2026

**PROJECT NAME:** Village at Villa Ticino

**PROJECT LOCATION:** 995 N Airport Way (APN 198-160-28)

**APPLICATION NUMBERS:** TPM 24-05, CUP 25-04, MUP 24-06, SPR 24-04

**RECOMMENDATION:**

Planning Commission conduct a public hearing and consider finding the Village at Villa Ticino Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act and adopt a Resolution approving a Tentative Parcel Map (TPM 24-05) to subdivide the Project property, a Conditional Use Permit (CUP 25-04) to allow for a hotel use, a Minor Use Permit (MUP 24-06) to allow for a fueling station and a carwash facility use, and a Site Plan and Design Review (SPR 24-04) allowing for the development of a commercial shopping center on a 19.17± acre site consisting of nine structures including a hotel, fueling station with a carwash facility, a grocery store and three quick-services restaurants with drive-throughs located at 995 N Airport Way (APN 198-160-28).

<b>PROJECT INFORMATION</b>	
<b>APPLICANT</b>	MCR Engineering, Marshall Swift
<b>PROPERTY OWNER</b>	Interstate A Enterprises, Aman Khinda
<b>ZONING</b>	Neighborhood Commercial (NC)
<b>LAND USE DESIGNATION</b>	Commercial Neighborhood (CN)
<b>EXISTING USE</b>	Vacant
<b>PROPOSED USE</b>	Commercial shopping center with a hotel
<b>PARCEL(S) SIZE</b>	19.17± acres
<b>ADJACENT USES</b>	North: MUSD Offices South: Villa Ticino West Subdivision East: Vacant Commercial land West: Vacant Commercial land

**APPLICABLE CODES AND PROCEDURES**

- 2023 Manteca General Plan
- MMC 17.08.050 Public Hearing and Public Notices
- MMC 16.15 Tentative Parcel Maps
- MMC 17.10.130 Conditional Use Permits
- MMC 17.10.070 Minor Use Permits
- MMC 17.10.060 Site Plan and Design Review
- MMC 17.20.020 Zoning Districts

MMC 17.22.020 Allowed Land Uses and Requirements  
MMC Chapter 17.42 through 58  
MMC Chapter 17.74 Drive-In and Drive Through Facilities  
CEQA Guidelines, 14 Cal. Code Regs. § 15183  
Manteca Climate Action Plan

## Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A Project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

## Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

## **PROJECT BACKGROUND**

### Prior Action

The Project was noticed for the July 17, 2025, Planning Commission hearing and withdrawn from consideration by the Planning Commission. The Project site is within the Villa Ticino West Development Area; however, no prior entitlements have been issued for the site.

### Project Review

The project was distributed to various internal City departments and outside agencies for review and comment. The table below shows a list of City departments and outside agencies

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that have reviewed the project. Comments have been addressed as part of the review process and/or incorporated as conditions of approval.

<u>Internal Departments:</u>	<u>External Agencies:</u>
Development Services - Building Safety City Manager Economic Development Engineering Fire Department -Fire Marshal GIS Police Department Public Works – Parks Division Public Works – Solid Waste Public Works – Transit Division Public Works – Wastewater Division Public Works – Water Division	City of Lathrop Frontier Communications Lathrop-Manteca Fire District Manteca Unified School District Native American Heritage Commission PG&E SJ County Multi-Species Habitat Conservation SJ County Environmental Health SJVAPCD (Air District) South San Joaquin Irrigation District

## PROJECT DESCRIPTION

The Project consists of a development application including a Tentative Parcel Map to subdivide the 19.17± acre site into 11 parcels; a Conditional Use Permit to allow the hotel use; a Minor Use Permit (MUP) to allow the fueling station and drive-through uses in Phase One; and Site Plan and Design Review for development of the site. The proposed commercial retail complex will include nine structures constructed in two phases. Phase One, located at the corner of W. Louise Avenue and N. Airport Way, will include a 6,500 sq ft convenience store and fueling service station, a 6,956 sq ft fueling canopy with ten dispensers, and a 3,596 sq ft car wash facility and at least one additional building from Phase II completed prior to occupancy of the fueling station (hotel, grocery store or commercial retail building). The remaining Phase Two will include the remaining 57,512 sq ft, 110-room hotel; a 40,000 sq ft grocery store; a 6,000 sq ft general retail space; a 14,899 sq ft multi-suite general commercial space; two 4,300 sq ft Quick Service Restaurants (QSRs) with drive-through; and a 12,000 sq ft multi-suite general retail space with a drive-through. Shared parking will be centrally located within the complex, with buildings situated around the perimeter of the site. The Project site design also proposes pedestrian access, including a dedicated pathway connecting the site to the adjacent Villa Ticino West Subdivision.

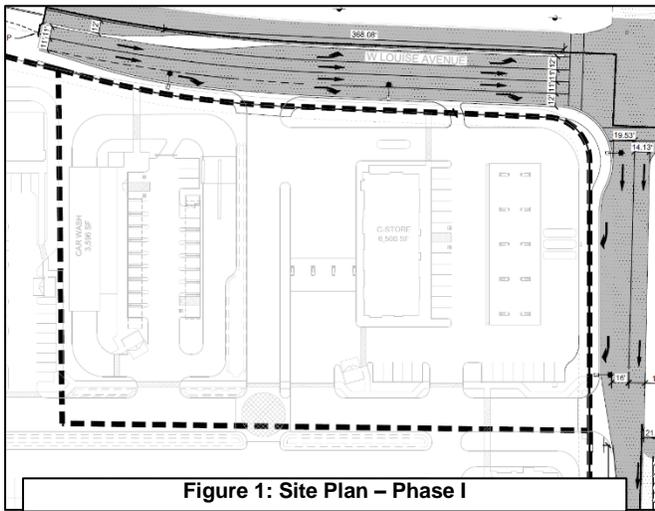


Figure 1: Site Plan – Phase I

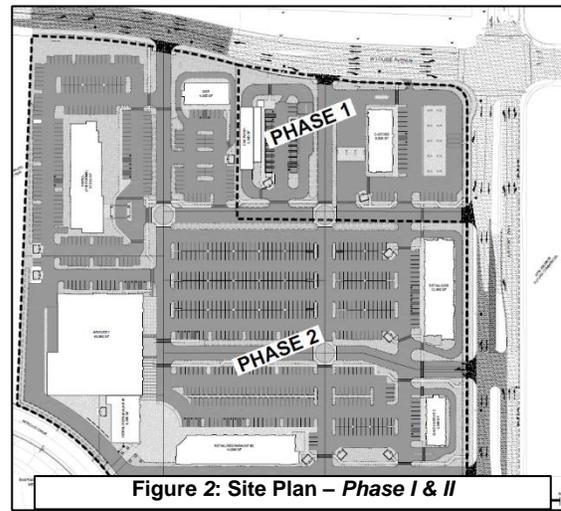


Figure 2: Site Plan – Phase I & II

## PROJECT LOCATION & SITE CONDITIONS

### Project Location

The project site is located at 995 N Airport Way (APN 198-160-28). The 19.17± gross-acre property is situated on the southwestern corner of the intersection of W. Louise Avenue and N. Airport Way. The Project parcel has approximately 948 feet of street frontage along Louise Avenue and approximately 850 feet of street frontage along Airport Way.



Figure 3: Project Site Location

### Site Conditions

The Project site is undeveloped land, generally flat, with minimal topographic relief. PG&E utility poles are located along the parcel frontages. There are no known easements or physical or environmental conditions that constrain the site's development. The Manteca

Unified School District (MUSD) administrative offices and educational facilities are located on the north side of Louise Avenue; the Villa Ticino West Subdivision to the south; and vacant commercial land across Airport Way to the east.



Project site street view from the southside of W Louise Ave.

## ANALYSIS

The development application is analyzed with respect to conformance with:

1. 2023 Manteca General Plan
2. Title 16 Subdivision Ordinance
3. Title 17 Zoning Code
4. Manteca Climate Action Plan
5. California Environmental Quality Act (CEQA)

## GENERAL PLAN CONFORMANCE

At the time of application (January 4, 2024), the 2023 General Plan land use designations were still in effect. Pursuant to MMC 17.02.030.F.1, the project has been reviewed and assessed for consistency with the 2023 General Plan, not the more recent 2043 General Plan. At the time of application, the land use designation was Neighborhood Commercial (NC) (Figure 4). The designation has since changed to Commercial (C); however, pursuant to the aforementioned Municipal Code section, the former designation prevails.

The NC land use designation provides for locally oriented retail and service uses, offices, restaurants, service stations, public and quasi-public uses, and other similar and compatible uses. The mix of uses anticipated in these centers includes supermarket and drug store configurations, including associated smaller retail stores and services. Pad sites provide opportunities for restaurants and service stations.



**Figure 4: General Plan Land Use Designation (2023 GP)**

The proposed commercial uses are allowed within the Neighborhood Commercial (NC) land use designation. At a 0.186 FAR, the project conforms to the density requirements of this designation. In addition to conforming to the NC land use designation requirements, the project will directly or indirectly support compliance with the 2023 General Plan’s goals and policies. Below is an excerpt from the 2023 General Plan that is relevant to this Tentative Parcel Map, Site Plan Review, Conditional Use Permit, and Minor Use Permit requests:

**1. Land Use Policy LU-P-2: Growth must contribute to a strong diversified economic base and an effective balance between employment and housing opportunities for all income levels.**

*Analysis: The Project area has long been contemplated as a commercial center to service residential uses and non-retail or service uses in proximity to the Project area. The proposed development could potentially contain up to 20 retail and service-oriented commercial enterprises. The Project’s diverse mix of commercial and hospitality uses, including a 110-room hotel, grocery store, multi-suite retail, QSRs, convenience store/gas station, and carwash. These uses generate employment across multiple skill levels, supporting economic diversity. The Project’s proximity to Villa Ticino West Subdivision and pedestrian connectivity allows employees to walk to work, further strengthening local employment opportunities. The hotel’s mix of short-term and extended-stay rooms ensures both transient and long-term visitor demand is met, supporting the area’s employment and service needs.*

**2. Land Use Policy LU-P-4: The City shall encourage a development pattern that is contiguous with the boundary of the City.**

*Analysis: Located at the SW corner of W. Louise Avenue and N. Airport Way, the Project is adjacent to the Villa Ticino West subdivision, MUSD offices, and approved multifamily*

*development. The Project expands development within the City's contiguous urban footprint, closing gaps between undeveloped property frontages, resulting in efficient use of infrastructure and municipal services.*

**3. Land Use Policy LU-P-20: The City shall promote the establishment, maintenance, and expansion of businesses that generate high retail sales taxes.**

*Analysis: The Project incorporates high-sales-tax-generating uses, including the grocery store, multi-suite retail, QSRs, and convenience store/gas station. As conditioned, the hotel component supports short-term visitor spending, which drives retail sales. By maintaining a mixture of short-term and extended-stay hotel rooms (with a cap on the number of extended-stay rooms), the Project ensures maximum TOT and discretionary spending, providing a legally defensible fiscal rationale tied to municipal revenue protection while remaining consistent with LU-P-20.*

**4. Land Use Policy LU-P-28: The City shall monitor revenues relative to new growth to ensure cumulative revenue of all land uses is sufficient to support public service costs.**

*Analysis: The Project generates diverse revenue streams from TOT, sales taxes, and service-based taxes. Based on current economic trends and the scale and diverse opportunities for commercial retail and services, at full build-out, revenues are expected to exceed projected service costs. As conditioned, the combination of the hotel's short-term and extended-stay rooms ensures that TOT revenues are maximized without unduly restricting the property's use or compromising the City's fiscal sustainability.*

**5. Community Design Element CD-P-37: Commercial centers should provide for convenient, attractive pedestrian access from street fronts and from adjacent commercial, office, and residential land uses.**

*Analysis: The Project incorporates an outdoor courtyard in the southwest corner of the site, directly connected to the Villa Ticino West subdivision via a dedicated pedestrian pathway. Accessible walkways extend from the courtyard throughout the shopping center, connecting all businesses and linking to W. Louise Avenue and N. Airport Way. These features provide safe, convenient, and ADA-compliant non-vehicular circulation between the neighborhood and the commercial center.*

**6. Community Design Element CD-P-40: Outdoor plazas or other common areas that provide space for special landscaping, public art, food service, outdoor retail sales, or seating areas for patrons are encouraged in retail settings appropriate to such pedestrian activity. The plaza or other common area shall be appropriately scaled to the retail use and shall be directly connected to the primary walkway.**

*Analysis: The southwest courtyard will also serve as a social and recreational gathering space with enhanced landscaping and seating areas. Direct connection to the primary pedestrian pathway and appropriate scale relative to the retail center provide a functional and attractive public space.*

**7. Circulation Element Goal C-10: Provide for safe and convenient pedestrian circulation.**

*Analysis: The Project's courtyard and accessible walkways provide safe, continuous pedestrian circulation throughout the site, linking residential neighborhoods to retail and commercial uses.*

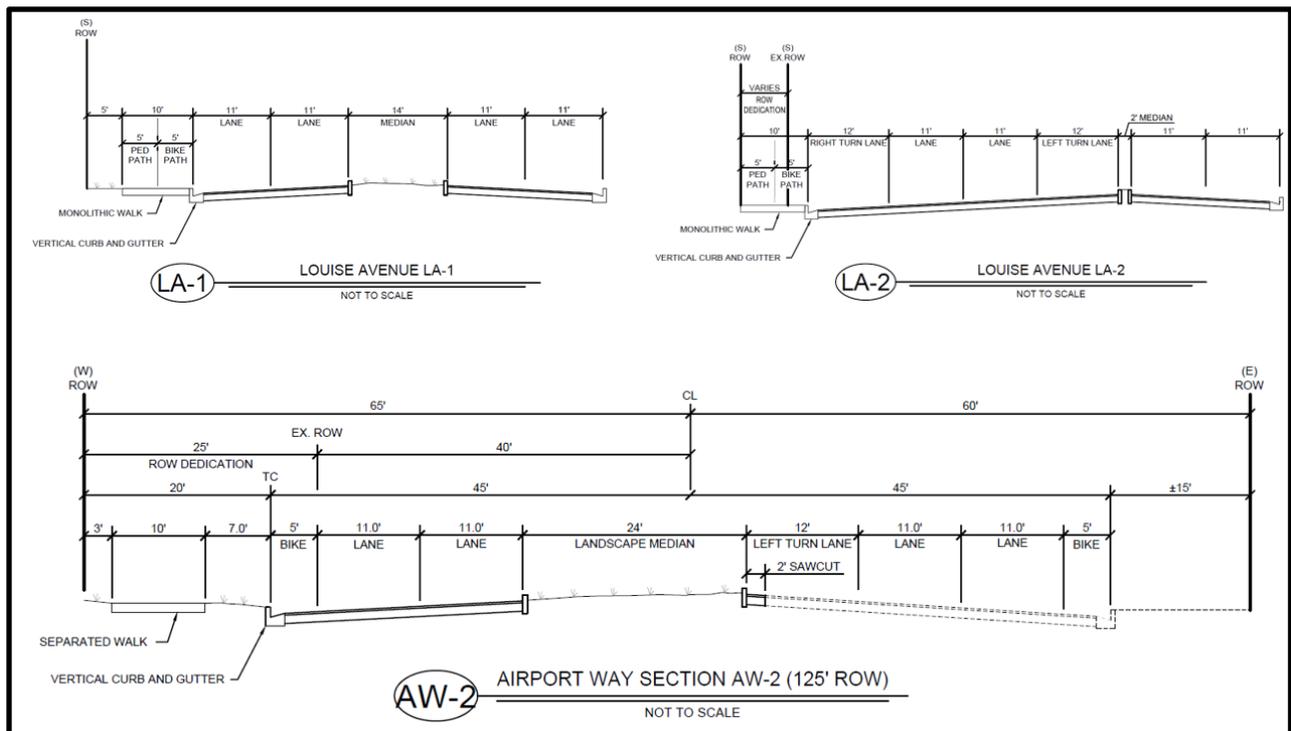
**8. Circulation Element Policy C-P-30: Provide adequate bicycle parking facilities at commercial, business/professional, and light industrial uses.**

*Analysis: Building Safety Division Condition of Approval #8 requires that bicycle parking shall comply with CGBSC §5.106.4.1.1 and §5.106.4.1.2; or meet the City of Manteca Bicycle Ordinance, whichever is stricter. Regarding shorter-term parking, permanently anchored bicycle racks shall be located within 200 feet of the visitor's entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. CGBSC §5.106.4.1.1.*

*For long-term bicycle parking – for new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. CGBSC §5.106.4.1.2.*

**9. Circulation Element Policy C-P-32: The City shall strive to provide on-street Class II bike lanes along major collector and arterial streets whenever feasible.**

*Analysis: As conditioned, the Project will complete off-site improvements to include 10' wide sidewalks along both northern and southern W. Louise Avenue frontages, providing a combined pedestrian and bicycle pathway, and Class II on-street bike lanes on N. Airport Way. These improvements support safe, continuous bike and pedestrian circulation.*



**Figure 5: Streets Cross Sections**

## SUBDIVISION ORDINANCE CONFORMANCE

The Project is subject to the City of Manteca Subdivision Ordinance (Title 16), which governs the division of real property, the design and improvement of parcels, and compliance with the Subdivision Map Act. The proposed Tentative Parcel Map subdivides the 19.17± acre site into 11 parcels to accommodate commercial and hospitality uses and is consistent with the purposes of the ordinance, including orderly land division, conformance with the General Plan, provision of usable parcels, preservation of environmental and aesthetic resources, and assurance of adequate circulation, utilities, and services.

All parcels have been designed with appropriate lot sizes and configurations to support their intended uses, including central shared parking, perimeter building placement, pedestrian and bicycle connectivity, and access to utilities.

Adjacent properties include the Villa Ticino West residential subdivision to the south, MUSD offices to the north, and vacant commercial parcels to the east and west. The Project design incorporates pedestrian connections, landscaping, and open spaces to provide a transition between the project and surrounding uses while supporting safe circulation and compliance with applicable internal City department requirements and standards.

### Tentative Parcel Map Findings

- 1. Subject to the provisions of the California Environmental Quality Act of 1970, the state CEQA guidelines, and the city CEQA guidelines, the decision-making body shall review and consider any applicable environmental documents.**

*Analysis: As will be further discussed in the CEQA section of this report, the Project has been reviewed and, as conditioned, has been determined via a Letter of Substantial Conformance to be consistent with the previously certified Environmental Impact Report (EIR) for the Villa Ticino West subdivision (SCH #2002072115) and the adopted subsequent Addendum (SCH #2003112106). No additional significant environmental impacts are anticipated beyond those addressed in the certified EIR, and the project will implement all standard mitigation measures identified therein.*

- 2. In reaching a decision on the tentative parcel map, the decision-making body shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources.**

*Analysis: While the Project does not directly provide housing, it contributes to the region's economic infrastructure by generating employment opportunities across a range of skill levels—from entry-level service positions to managerial roles—and supporting ancillary residential-serving needs. The Project will also increase City tax revenues, including sales tax, transient occupancy tax (TOT), and other service-related fees, which will help fund public services and support the fiscal sustainability of the City. The subdivision design accommodates adequate circulation, utilities, and open space, further balancing public service demands with development intensity.*

## ZONING CODE CONFORMANCE

### Zoning

The Project is in the Commercial Neighborhood (CN) zone district, which allows for retail, service, office, restaurant, hotel, and other commercial uses, subject to Site Plan and Design Review, a Conditional Use Permit for hotel uses, and a Minor Use Permit for drive-through or fueling station uses. The CN zone district is consistent with the Neighborhood Commercial (NC) General Plan land use designation, which supports locally oriented retail, service, and public uses.

The Project site is adjacent to a single-family residential subdivision, which generally has different operating characteristics from the proposed commercial and hospitality uses, but may benefit from and rely on the goods and services provided by the commercial center. Homes immediately to the south are part of the Villa Ticino West subdivision, while MUSD administrative offices are located to the north. These uses are generally compatible with the proposed Project, though they differ in scale and intensity.

Specific measures to address these differences, including landscaping, pedestrian connections, and building orientation, are further detailed in the following sections. Conditions of approval for the use permits will ensure that any operational components that could create nuisances are managed to avoid impacts to the public health, safety, morals, and welfare of adjoining uses. Additionally, Site Plan and Design Review will focus on specific design elements to promote compatible land use relationships between the Project and surrounding properties.

### Conditional Use Permit

#### Purpose

The CUP is required for the proposed hotel use to ensure that its 24-hour operation, outdoor amenities, and extended-stay rooms are compatible with surrounding residential and commercial properties. This review ensures the hotel use aligns with the goals and policies of the General Plan and the intent of the CN zoning district.

#### Considerations

**Site Development Features:** The hotel's location, scale, building height, orientation, and adjacency to internal open spaces and landscaping minimize impacts on surrounding residential and commercial properties. Phase II development is designed to buffer residential uses, with shared parking and building placement supporting safe pedestrian and vehicular circulation.

**Operating Characteristics:** The hotel operates 24 hours with controlled outdoor amenities (pools, patios, balconies), and the number of extended-stay rooms will be limited and will be located away from sensitive residential areas. Noise, lighting, and security measures are addressed in conditions of approval to avoid adverse impacts.

**Compatibility:** The hotel use complements neighborhood-serving retail, grocery, and service uses, supporting economic activity while maintaining a compatible scale, intensity, and operational profile relative to surrounding land uses. The Villa Ticino West subdivision lies to the south, providing a residential context buffered by landscaping and site design. To the

north, the MUSD administrative offices and nearby industrial uses are located less than a quarter mile from the Project. Professionals, contractors, and other visitors to these facilities may utilize the hotel's lodging, meeting, and event amenities, providing an additional functional benefit to the community while maintaining compatibility with the surrounding uses.

### Conditional Use Permit Findings

In order to approve a Conditional Use Permit application, the following findings must be made:

**1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.**

*Analysis: The Conditional Use Permit is required solely for the proposed hotel use. The Project, as conditioned, is consistent with multiple goals and policies of the General Plan, including commercial development policies supporting neighborhood-serving retail, hospitality, and mixed-use services. Additionally, the Project conforms to the development standards, design guidelines, and performance standards outlined in Title 17 of the Manteca Municipal Code, ensuring consistency with the intent and provisions of the CN zoning district. CEQA compliance has been addressed via the Villa Ticino West EIR (SCH# 2002072115) and associated Addendum (SCH# 2003112106).*

**2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.**

*Analysis: All proposed uses on the site are either allowed by-right in the CN zoning district or conditionally allowed. The hotel, fueling station, and convenience store are expected to operate 24 hours a day, while most other uses will likely operate approximately 7:00 AM to 10:00 PM, consistent with City of Manteca Noise Ordinance requirements. The site layout, building orientation, landscaping, pedestrian connections, and lighting have been designed to mitigate potential impacts to surrounding residential uses, particularly the Villa Ticino West subdivision immediately to the south.*

*The hotel is located near the northwest corner of the site, and the fueling station and convenience store are in the extreme northeast corner, minimizing proximity impacts to nearby residences. Additionally, the MUSD administrative offices and nearby industrial uses, located less than a quarter mile from the Project, may generate professionals, contractors, or other visitors who would utilize the hotel facilities, further supporting the hotel use while maintaining compatibility. Conditions of approval, including restrictions on noise, outdoor operations, security camera placement, and nuisance prevention, will ensure operations do not adversely affect surrounding uses.*

**3. The proposed use is consistent with the purpose of the applicable district or districts.**

*Analysis: The CN zoning district is intended to serve neighborhood-oriented commercial and service needs. It allows for retail, service, office, restaurant, fueling stations, and hotel uses, all of which are incorporated in the Project. The Project's hotel use complements the other commercial tenants by providing lodging and event facilities for visitors to nearby offices, industrial uses, and the surrounding community. The Project fully aligns with the purpose of the CN district and the Neighborhood Commercial (NC) General Plan designation.*

**4. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.**

*Analysis: The Project has been reviewed for compliance with all applicable provisions of Title 17 of the Manteca Municipal Code, including use regulations, density, height, setbacks, parking, circulation, landscaping, lighting, drainage, and public safety standards. The Project was also reviewed by multiple City departments and external agencies. Environmental compliance has been confirmed through a Letter of Substantial Conformance to the certified Villa Ticino West EIR and Addendum. Site design, operational characteristics, and conditions of approval, including performance standards for noise, odors, lighting, and nuisance prevention, further ensure compliance with all applicable local and state regulations.*

### **Minor Use Permit**

#### Purpose

The purpose of the Minor Use Permit is to provide a mechanism for administrative review of uses that are expected to have minimal impacts on surrounding properties and are generally exempt from CEQA review. Minor use Permits ensure that these uses are compatible with surrounding areas while meeting the objectives of the General Plan and the development standards of the applicable zone district. For this Project, the MUP specifically applies to the proposed fueling station and carwash facility in Phase I. Any additional uses subject to an MUP in Phase II, such as the drive-throughs, will be revised via a separate MUP at the time of Development.

#### Considerations

**Site Development Features:** The location, size, and layout of the fueling station and car wash facilities have been designed to minimize impacts on surrounding uses, ensure safe circulation for both vehicles and pedestrians, and provide adequate on-site landscaping, screening, and setbacks consistent with City standards.

**Operating Characteristics:** The proposed uses will operate in compliance with applicable City performance standards, including noise, odors, lighting, and hours of operation. Operational design, including the fueling canopy's placement, carwash orientation, and circulation patterns, is intended to prevent interference with neighboring properties and points of access from Louise and Airport.

**Compatibility:** The MUP uses will be compatible with the surrounding mix of commercial and residential properties. The fueling station and carwash are located toward the northeastern

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portion of the site, minimizing impacts on nearby residences. These uses also provide services to visitors to the MUSD offices and nearby industrial uses, supporting neighborhood-oriented needs while balancing potential operational effects on adjacent properties.

### Minor Use Permit Findings

In order to approve a Minor Use Permit application, Section 17.10.070 of the Zoning Ordinance requires that the Planning Commission make the following findings:

**1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and the provisions of this Title.**

*Analysis: The proposed fueling station and carwash facility are consistent with multiple goals and policies of the General Plan, including neighborhood-oriented commercial services, local economic development, and job creation. The Project has been designed in accordance with the development standards and design guidelines of Title 17 of the Manteca Municipal Code. Phase I uses are consistent with the adopted Environmental Impact Report (SCH # 2002072115) and EIR Addendum (SCH # 2003112106), which addressed the environmental impacts of commercial uses at the site.*

**2. The proposed use is consistent with the purpose of the applicable district or districts.**

*Analysis: As conditioned, the proposed fueling station and carwash facility align with the CN district's intent to provide neighborhood-serving commercial and service-oriented uses, including retail, fueling, and service operations that support surrounding residential and institutional uses.*

**3. The proposed use will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity.**

*Analysis: The proposed fueling station and carwash facility are located in the northeastern portion of the site, substantially distanced from adjacent residential uses and other sensitive receptors. Both uses have been designed to meet City performance standards for noise, odors, lighting, and circulation (MMC Chapter 17.58), ensuring compatibility with nearby uses. Operational hours and site layout further mitigate potential impacts on surrounding properties, and no sensitive receptors exist within 300 feet of these Phase I uses. The design and location are consistent with the EIR and subsequent addenda.*

**4. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan, or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.**

*Analysis: The Project is consistent with numerous General Plan Policies and Goals. The Phase I site plan has been reviewed for compliance with commercial development*

*standards (MMC Title 17, Article III), including setbacks, landscaping, parking, and circulation.*

## **Site Plan and Design Review**

### Purpose

The purpose of the Site Plan and Design Review (SPR) is to evaluate the physical development of a project to ensure that building placement, site layout, architecture, landscaping, lighting, signage, parking, circulation, and other improvements are consistent with the objectives of the General Plan, the applicable zoning district, and the development standards of Title 17 of the Manteca Municipal Code. For the Village at Villa Ticino, SPR approval applies to all physical development of Phase I and Phase II, including the fueling station, carwash facility, retail and restaurant buildings, grocery store, hotel, drive-through uses, and associated infrastructure, landscaping, and site improvements.

### Considerations

**Site Layout and Circulation:** Buildings, parking areas, and pedestrian pathways have been arranged to provide safe and efficient vehicular, bicycle, and pedestrian circulation. Access points from W. Louise Avenue, N. Airport Way, and Moscato Drive allow smooth ingress and egress while connecting Phase I and Phase II uses.

**Architecture and Design:** Building scale, massing, colors, and materials have been designed to provide visual cohesion, reduce bulk impacts, and create an attractive commercial environment. Outdoor courtyard spaces, pedestrian plazas, and landscaping enhance the site's character and sense of place.

**Landscaping and Screening:** Landscaping, perimeter buffers, and masonry walls provide visual screening and minimize impacts on nearby residential uses, particularly to the west and south. Street frontage and internal planting improve aesthetics, reduce heat island effects, and reinforce pedestrian access.

**Operational Safety and Performance:** Operational areas, including fueling and carwash circulation in Phase I, service and delivery zones, and drive-through facilities in Phase II, have been designed to prevent conflicts and ensure safety. Lighting, signage, and exterior appurtenances comply with Municipal Code standards.

**Infrastructure and Sustainability:** Stormwater, drainage, grading, and utility improvements have been designed to accommodate both Phase I and Phase II development, meeting City requirements for functionality and long-term sustainability.

### Site Plan and Design Review Findings

In order to approve a Site Plan and Design Review application, Section 17.10.060 of the Zoning Ordinance requires that the Planning Commission make the following findings:

- 1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan, or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.**

*Analysis: The Village at Villa Ticino is consistent with the 2023 General Plan, including policies supporting neighborhood-serving commercial uses, local economic development, and pedestrian-friendly site design. Phase I includes the fueling station and carwash facility, while Phase II encompasses retail, restaurants, a grocery store, and hotel uses. Grocery store, convenience store, and general retail uses are allowed by right in the CN Zoning District. Hotel uses require a Conditional Use Permit, and fueling stations, carwash, and drive-through uses require a Minor Use Permit. The maximum allowed FAR for CN zoning is 0.6 (60%), and the total proposed structures comprise 156,112 square feet, equating to a 0.186 FAR (18.6% of the site). Development standards for setbacks, height, parking, landscaping, lighting, drainage, and screening are met or exceeded. The project complies with applicable Manteca Municipal Code sections, including:*

## TITLE 16

*Part II, Chapter 15 Tentative Parcel Maps*

## TITLE 17

*Article I, Chapter 10 Entitlements*

*Article II, Chapter 22 Allowed Land Uses and Requirements*

*Article II, Chapter 24 Development Standards By Zoning District*

*Article III, Chapter 42 Building Height Measurements and Projections*

*Article III, Chapter 46 Fences and Walls*

*Article III, Chapter 48 Landscaping*

*Article III, Chapter 50 Lighting*

*Article III, Chapter 52 Parking*

*Article III, Chapter 54 Signs on Private Property*

*Article III, Chapter 58 Performance Standards*

*Article IV, Chapter 74 Drive-In and Drive-Through Facilities*

## **2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.**

*Analysis: The Project provides pedestrian-only access from Moscato Drive, connecting the adjacent residential neighborhood to the outdoor courtyard in the southwest corner. This courtyard creates a sense of place and links to accessible pathways through the entire site, connecting to W. Louise Avenue and N. Airport Way. Phase I circulation for fueling and carwash operations has been designed to separate ingress/egress from pedestrian areas. Phase II internal circulation, including drive-throughs, is designed to avoid conflicts and provide safe, well-demarcated routes for all users.*

## **3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.**

*Analysis: The Project enhances the district's character through cohesive site design, landscaping, and lighting. Parking requirements are satisfied with shared parking*



## Figure 6: Elevations

### CLIMATE ACTION PLAN CONFORMANCE

On November 18, 2025, the Manteca City Council approved and adopted an update to the Climate Action Plan in response to the passing of Assembly Bill AB32, Senate Bill SB32, and Executive Order B-55-18. The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development, in an effort to meet the State mandate for statewide carbon neutrality by the year 2045.

The project complies with the following Climate Action Plan strategies:

**1. Action TR.1.2: Fulfill the Implementation Measures included in the City of Manteca Active Transportation Plan.**

*Analysis: The project will provide Class II bike lanes along the frontage on both West Louise Avenue and North Airport Way, consistent with the requirements of the Active Transportation Plan (see Figure 4).*

**2. Action TR.3.4: As determined, require new developments to connect to bicycle and pedestrian path connections while remaining consistent with the City's Active Transportation Plan.**

*Analysis: As mentioned previously, the project will extend Class II bikeways along both street frontages in consistency with the Active Transportation Plan.*

**3. Action EG.8.1: Require use of LED streetlights and other outdoor light fixtures for future development projects within the City.**

*Analysis: Pursuant to City of Manteca Streets Standard Plan, Drawing ST-27, Note 5, "Luminaire shall be Light Emitting Diode (LED) with 120/240 dual voltage built-in ballast reactor type, and individual photocell control Type III". The Luminaire Schedule on the photo metric plan provided by the applicant lists all LED fixtures sitewide.*

### ENVIRONMENTAL CLEARANCE

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was certified in 2004 for the Villa Ticino West Subdivision (SCH #2002072115). An EIR Addendum was adopted in 2015 (SCH #2003112106) to address modifications to the project, including reconfigured parcels and land use adjustments.

The proposed project was reviewed for consistency with both the certified EIR and the 2015 Addendum pursuant to CEQA Guidelines Sections 15162 (Subsequent EIRs) and 15164 (Addenda to EIRs). This review concludes that the proposed project is a direct implementation of the approved Villa Ticino West Development and is consistent with the 2023 General Plan.

The prior environmental review adequately addressed the development of the 19.17-acre neighborhood commercial site, including the range of commercial uses proposed. There are no substantial changes in project circumstances, no new or more severe environmental

# ATTACHMENT 1

impacts, and no new mitigation measures are required. Phase I development, consisting of the fueling station, convenience store, and automated car wash, and Phase II development, including the hotel and remaining commercial uses, are fully covered by the prior environmental review.

Pursuant to CEQA Section 15183 (Projects Consistent With a Community Plan or Zoning), no additional environmental review is necessary. The project, as proposed and conditioned, remains consistent with the certified EIR and 2015 Addendum for the Villa Ticino West Subdivision.

The Final EIR and Addendum are available for review at the City of Manteca Development Services Department, 1215 W. Center St., Suite 201, Manteca, CA 95337, or online at:

City of Manteca Planning Division Documents

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**Report prepared by:** Toben Barnum, Associate Planner

**Attachments:**

Attachment 2 – Letter of Substantial Conformance dated March 14, 2025

Attachment 3 – Planning Commission Resolution

Attachment 4 – Exhibit ‘A’ Conditions of Approval

Attachment 5 – Project Plan Set dated July 1, 2025

Attachment 6 – Project Powerpoint

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**Reviewed by:**

\_\_\_\_\_  
Jesus R. Orozco, Deputy Director, Planning

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Date

\_\_\_\_\_  
Brad Wungluck, Development Services Director

\_\_\_\_\_  
Date