



**TPM 24-05, CUP 25-04, MUP 24-06, SPR 24-04**  
**Village at Villa Ticino**  
**995 N. Airport Way**

March 5, 2026

City of Manteca Planning Commission Public Hearing

# Project Information

**Project Description:** Commercial shopping center with hotel, grocery store, multiple retail and restaurant suites and QSRs, and a fueling station with convenience store and car wash.

**Project Size:** ± 19.17 acres

**Project Location:** SW corner of W. Louise Ave and N. Airport Way.

**MMC Entitlement Procedures:**

- 16.15 Tentative Parcel Maps
- 17.10.130 Conditional Use Permits
- 17.10.070 Minor Use Permits
- 17.10.060 Site Plan and Design Review



# Adjacent Uses

**MUSD Offices and Facilities**



**Single Family Residential**



**Vacant commercial land**



**Vacant commercial land**



**Single Family Residential**



**Single Family Residential**



# General Plan and Zoning

## 2023 GENERAL PLAN



*Neighborhood Commercial land use designation provides for locally oriented retail and service uses, offices, restaurants, and service stations, public and quasi-public uses and similar and compatible uses.*

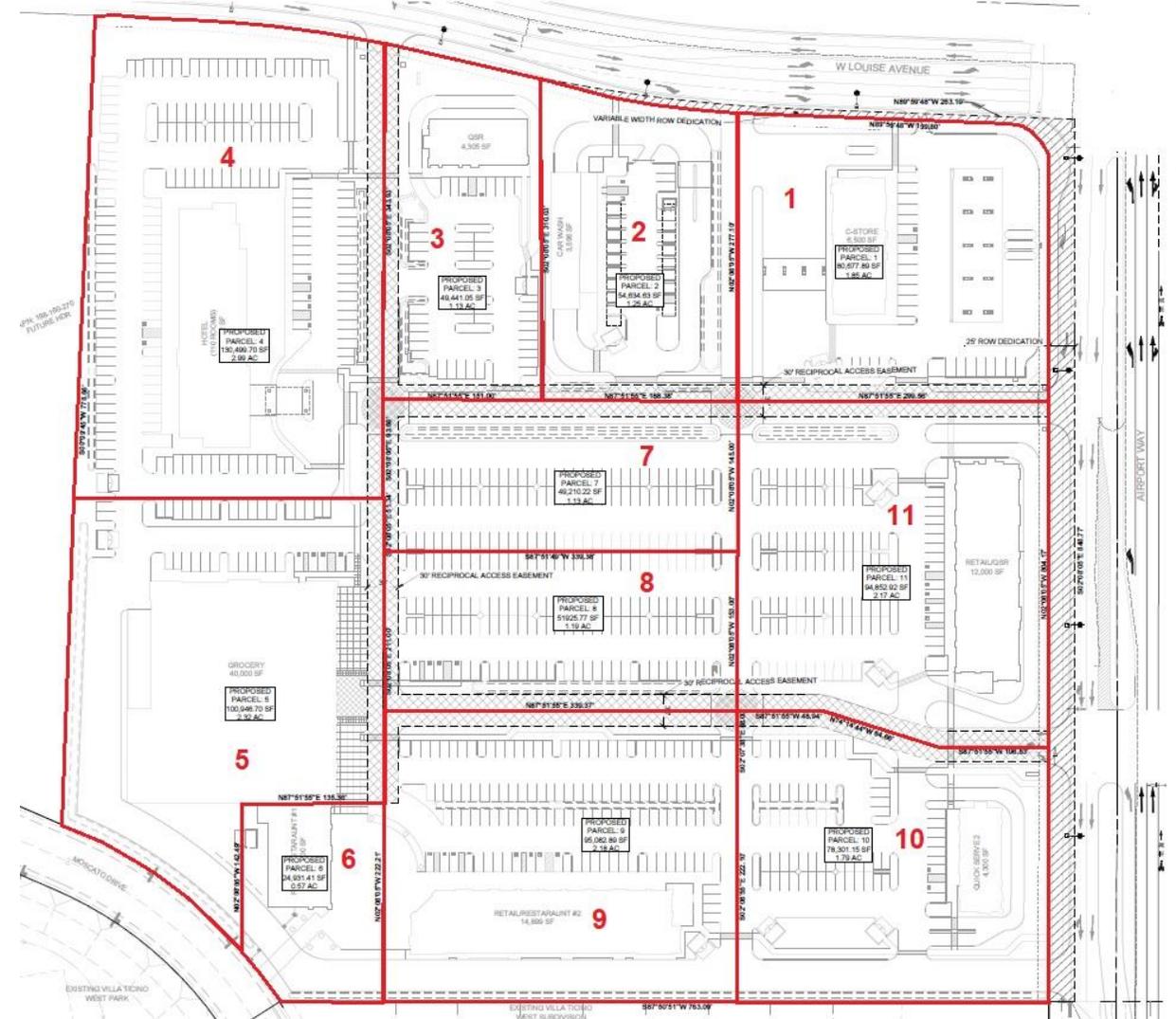
## ZONING DISTRICT



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

# Tentative Parcel Map

- ❑ 19.17± acre commercial site to be divided into 11 parcels, ranging from 0.57 acres to 2.99 acres in size.
- ❑ Each parcel will contain a separate structure, but #9 & #11 contain multiple retail suites.
- ❑ Proposed Phasing
  - I. Parcels 1 & 2 will comprise Phase 1 of the development.
  - II. All other parcels comprise Phase 2.
- ❑ Recommended conditions of Phasing



# Conditional & Minor Use Permits

## Conditional Use Permit

Required for hotel/motel use in the CN Zoning District

## Minor Use Permit

Required for fueling stations, drive-through uses, and car wash facility uses in the CN zoning district.

# Site Plan

## Site Plan Description:

Commercial site to be developed in two phases. Site will include fueling station, hotel, grocery store, three QSRs, multiple general retail spaces and an outdoor pedestrian courtyard.

## Building Area

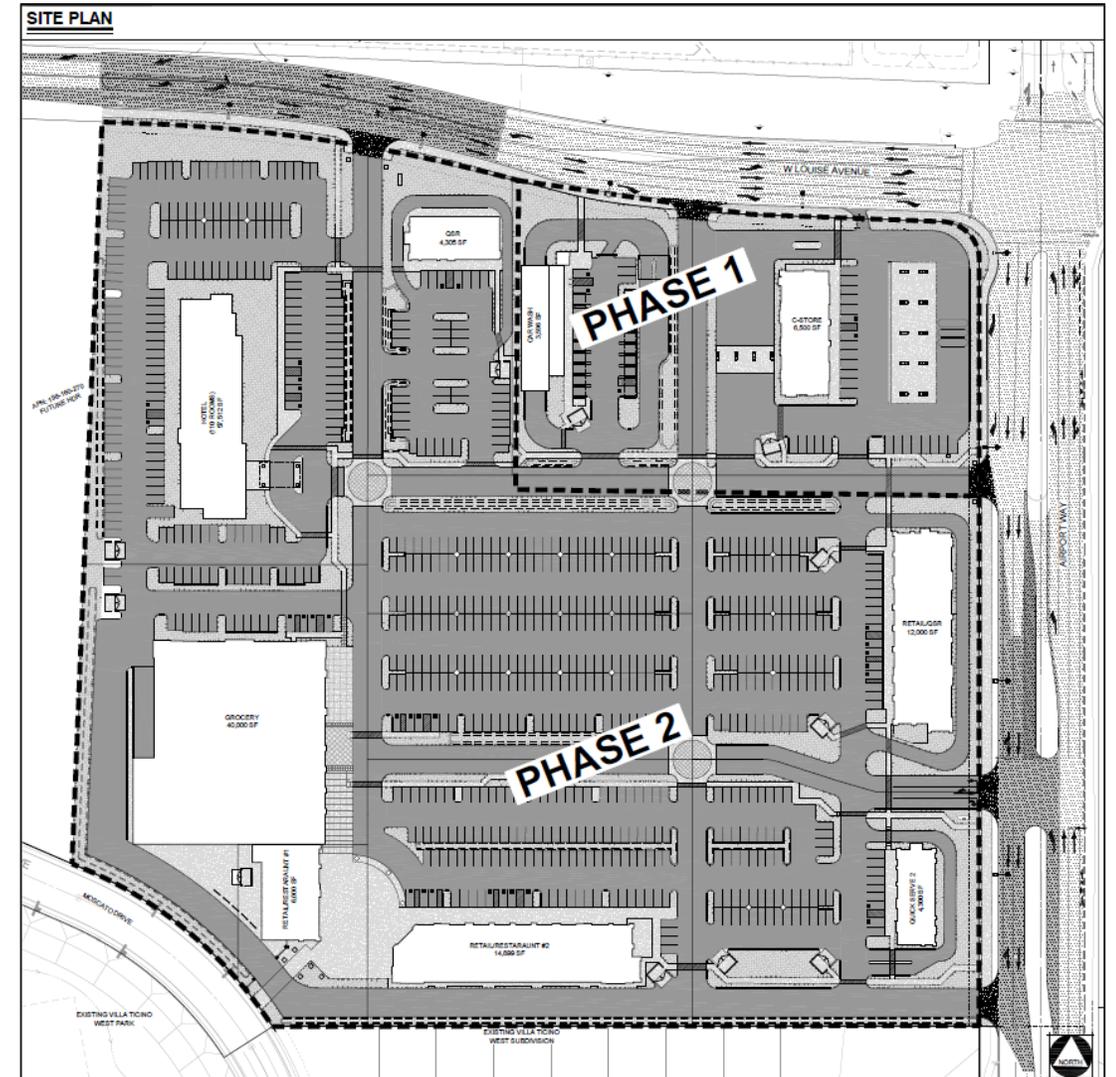
Total 149,112 sq ft (excluding fuel canopy)

## Parking:

803 total parking spaces, mostly located centrally.

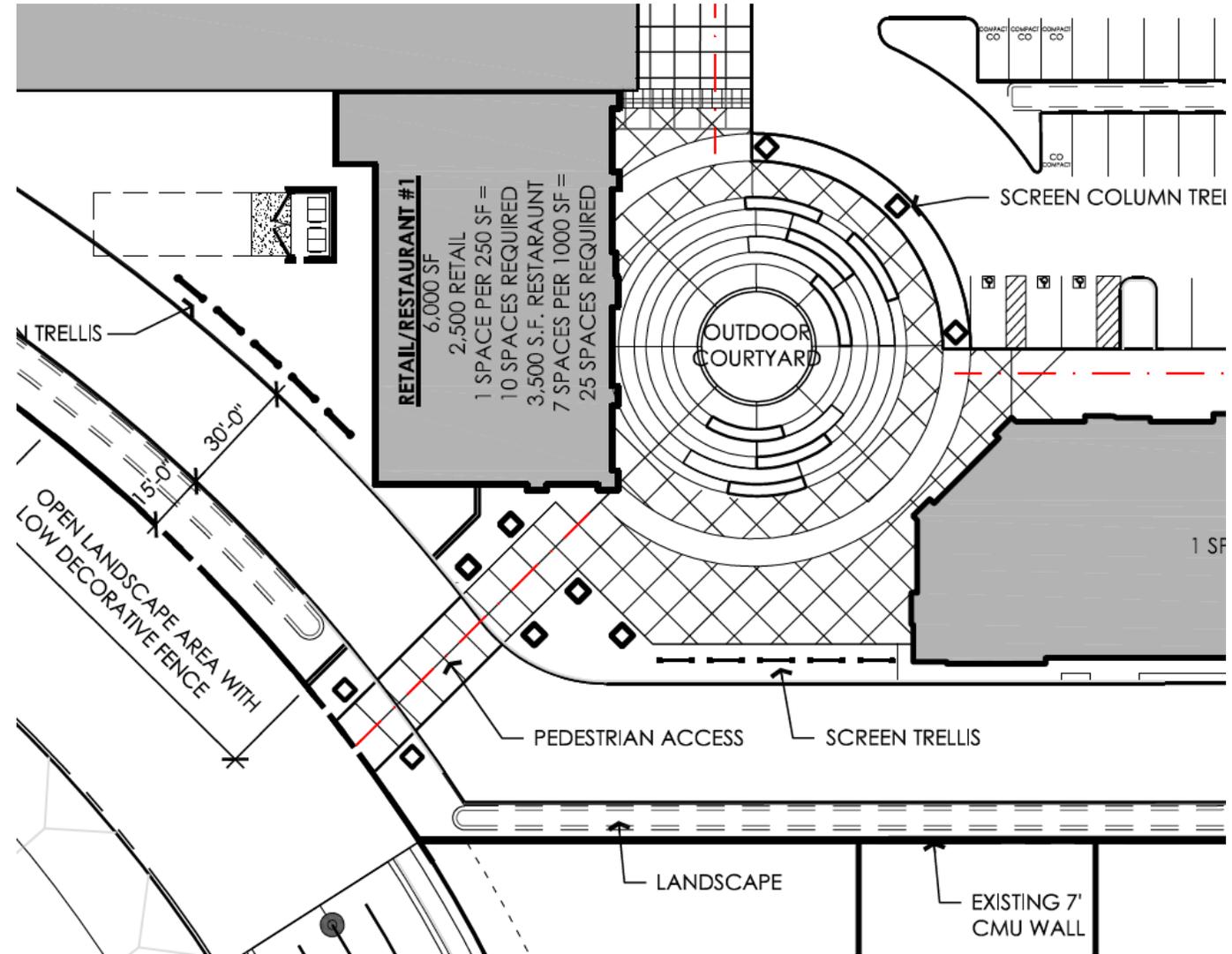
## Ingress/Egress:

Three driveways on W Louise, three on N Airport. Pedestrian-only access from the south.



# Site Plan - continued

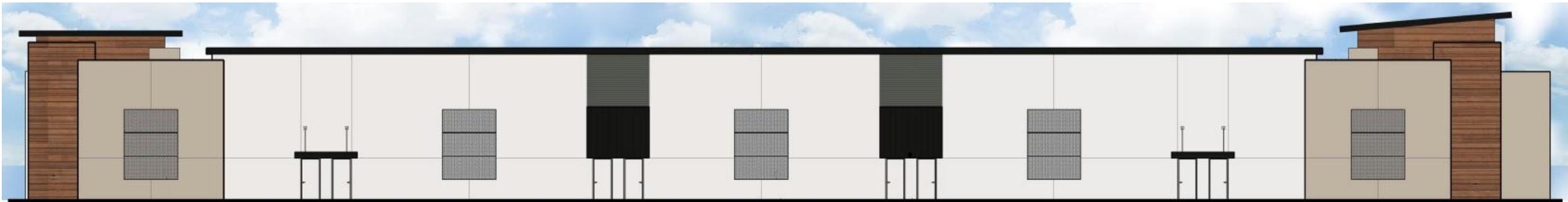
- ❑ Pedestrian-only access from the south.
- ❑ Outdoor courtyard directly connected to the sidewalk on Moscato Drive, allowing for walkability from the adjacent Villa Ticino West subdivision.
- ❑ Outdoor courtyard connected to all proposed structures and the two street frontages via accessible pathways.



# Building Elevations



Typical front elevation



Typical rear elevation

# Operational Standards

## Hours of Operation

- Hotel and Convenience Store: open 24/7
- All other uses: hours TBD based on tenant

## Number of Employees

- Hotel: approximately 20-25 employees
- Convenience store: approximately 6-8 employees
- All other uses: TBD based on tenant

All uses/operations subject to Performance Standards & Noise Standards.

# Conditions of Approval

The Applicant team and Staff have worked closely to reconcile all concerns related to conditions of approval.

Based on the scale and scope of the project, it has been conditioned accordingly.

Staff would like to note that the conditions as presented are not just important to the project's development but also implement fundamental General Plan goals and policies.



# Public Hearing Notice

- This project was duly noticed on February 21, 2026.
- As of February 26, Staff has received no written comments for the project.



## MANTECA BULLETIN

P.O. BOX 1958, • 531 E. YOSEMITE AVE., MANTECA, CA 95336-1958 • MAIN 209-249-3500 • FAX - 209-249-3559

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**City of Manteca - Development Services Department**

**Classified Insertion Order**

MB#02-50/Public Hearing Notice TPM-24-05, CUP-25-04, MUP-24-06, & SPR-24-04

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<b>Contact:</b>	<b>Sales Rep:</b> MB - Liz Mora	<b>Order Date:</b> 2/19/2026
<b>Address:</b> City of Manteca - Development Services Department 1215 W. CENTER ST., SUITE 201 MANTECA CA 95337	<b>Phone:</b> 209-456-8500	<b>Order Number:</b> 163346
	<b>Email:</b> lgain@ci.mantec.ca.us	
		<b>Advertiser No:</b> 22786

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Start Date	End Date	No. of Runs	No. of Publications	Description	Classification	Ad Size	Price
2/21/2026	2/21/2026	3	3	MB#02-50/Public Hearing Notice TPM-24-05, CUP-25-04, MUP-24-06, & SPR-24-04	Public Hearings/Notices	13.475 Inches	\$350.00

Publications: 209M - Marketplace 209, MB - Manteca Bulletin, MB - Manteca Bulletin Online

PUBLIC NOTICE NOTICE IS HEREBY GIVEN that on Thursday, March 5, 2026, at or after 6:00 P.M. in the City Council Chambers, City Hall, 1001 W. Center Street, Manteca, California, a Public Hearing will be conducted by the Planning Commission of the City of Manteca at which time and place all persons may attend and be heard on the following matter(s): Project Title: Village at Villa Ticino Project No: TPM-24-05, CUP-25-04, MUP-24-06 & SPR-24-04 Project Applicant: MCR Engineering, ATTN: Marshall Swift, 1242 Dupont Ct., Manteca, CA 95336 Project Location: 995 N Airport Way, Manteca, CA 95337 APN: 198-160-28 Project Description: A development application for a Tentative Parcel Map, Conditional Use Permit, Minor Use Permit and Site Plan and Design Review for construction of a commercial shopping center (the "Project"). The Project will consist of eight structures, to be developed in two phases. Phase one contains a 6,500 sq ft convenience store with a fueling station, a 7,000 sq ft fueling canopy and a 3,600 sq ft car wash facility. Phase two contains a 57,512 sq ft 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 services restaurant with a drive-thru, and a 12,000 sq ft multi-suite general retail space with a drive-thru. An Environmental Checklist



# CEQA

The project was analyzed for consistency with the Villa Ticino West Development Agreement Area EIR (SCH #2002072115) and EIR addendum (SCH # 2003112106), pursuant to the requirements outlined in CEQA Guidelines Section 15162 and 15164.

Analysis determined that the proposed Project is an implementation of the approved Villa Ticino West Development and is an implementation of the General Plan.

No additional environmental review is necessary. The project, as proposed and conditioned, is consistent with the certified EIR and EIR Addendum for the Villa Ticino West Subdivision, pursuant to CEQA Section 15183 (Projects Consistent With A Community Plan Or Zoning).



# Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

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).





Thank you

March 5, 2026  
City of Manteca Planning Commission Public Hearing