



Airport Plaza Extension Request

2060 West Lathrop Road
APN 202-120-04

Site Plan & Design Review and Minor Use Permit

January 15, 2026

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: one-year extension for approved entitlements (SPC-21-99 & UPN-21-100) for a commercial site with gas station, convenience store, car wash, restaurants, and retail storefronts

Project Size: \pm 3.08 acres

Project Location: SE corner, N. Airport road and W. Lathrop Road

MMC Entitlement Procedures: SPC 17.08.120 (Extensions)

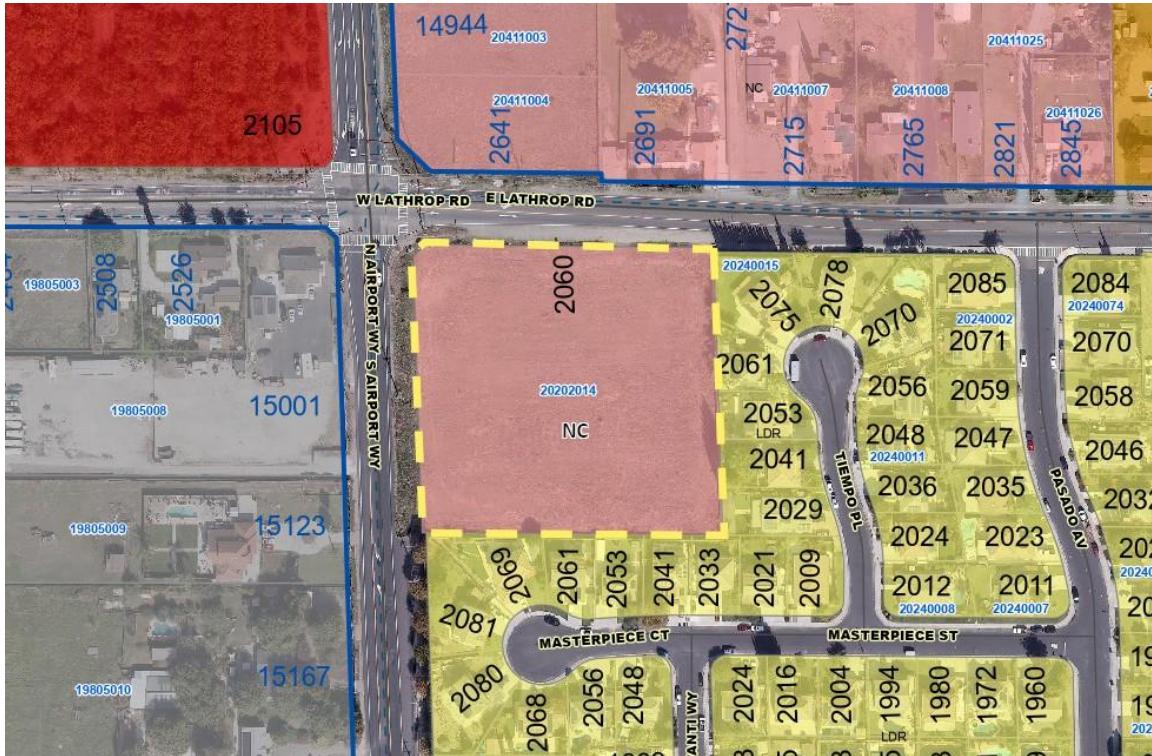


SITE VICINITY AND ADJACENT USES



General Plan and Zoning

GENERAL PLAN



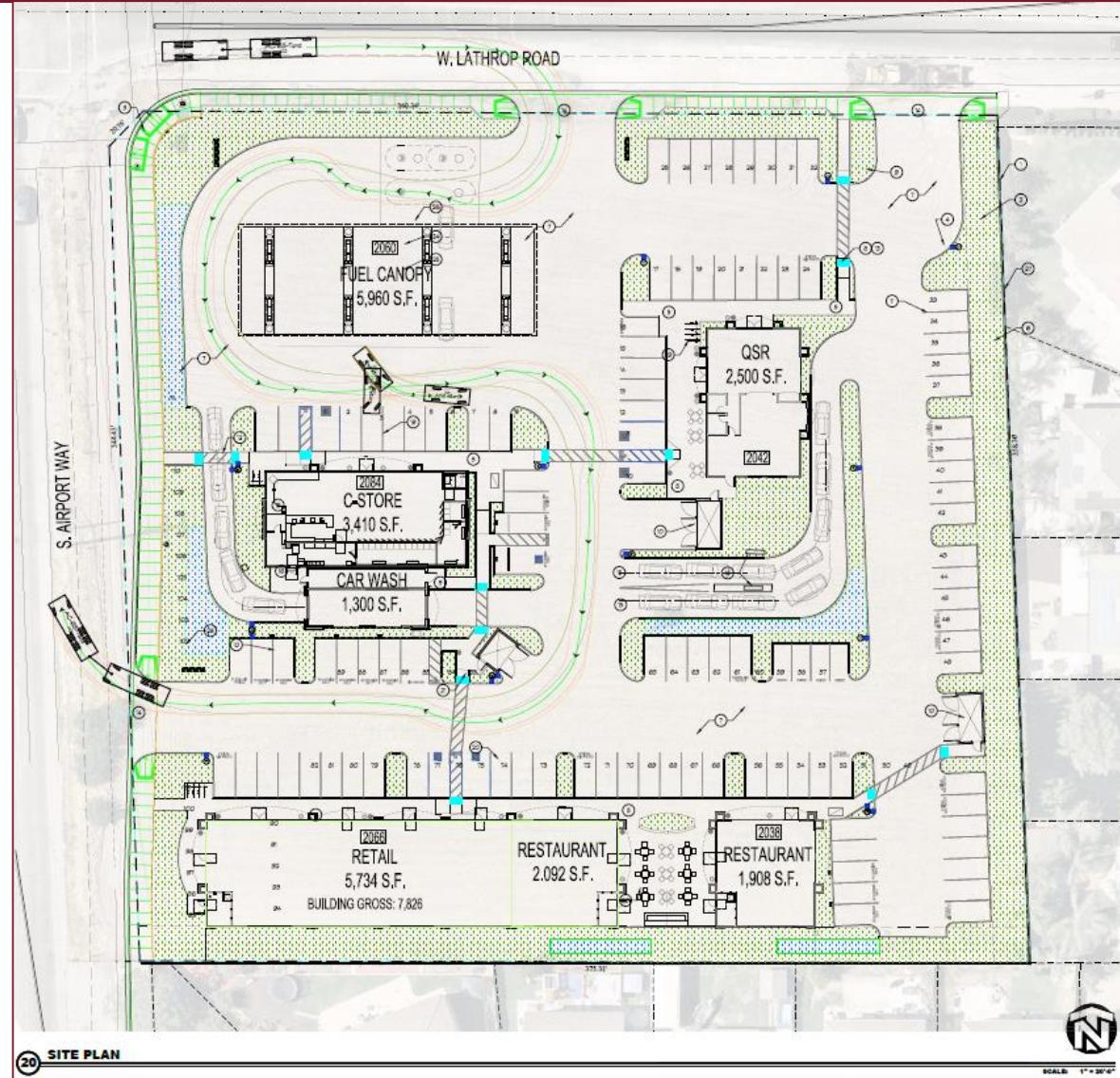
Neighborhood Commercial land use designation provides for locally oriented retail and service uses, office, restaurants, and service stations, public and quasi-public uses and similar and compatible uses.

ZONE DISTRICT



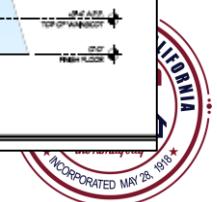
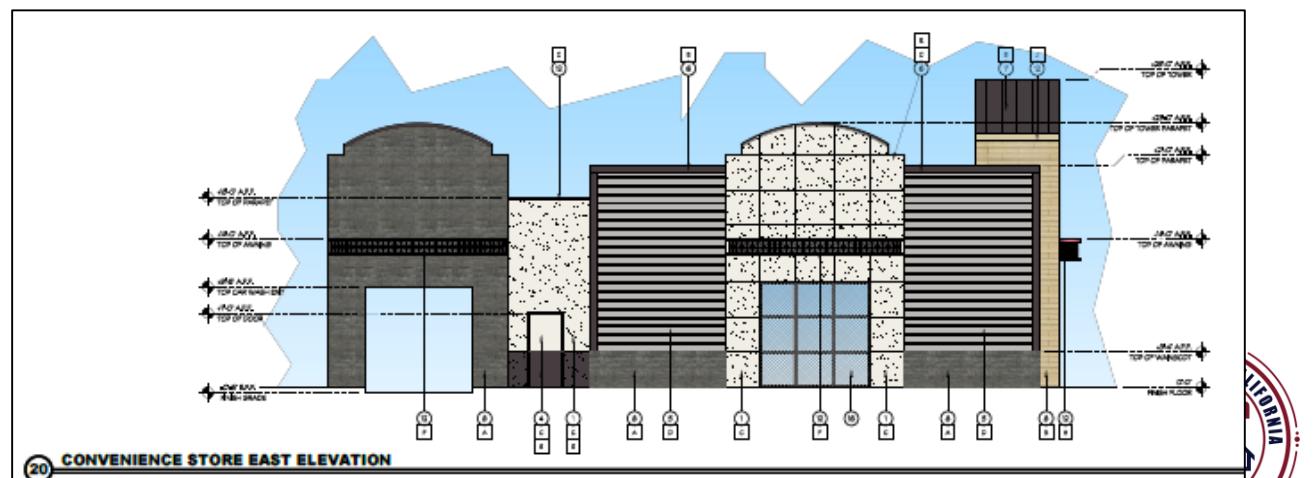
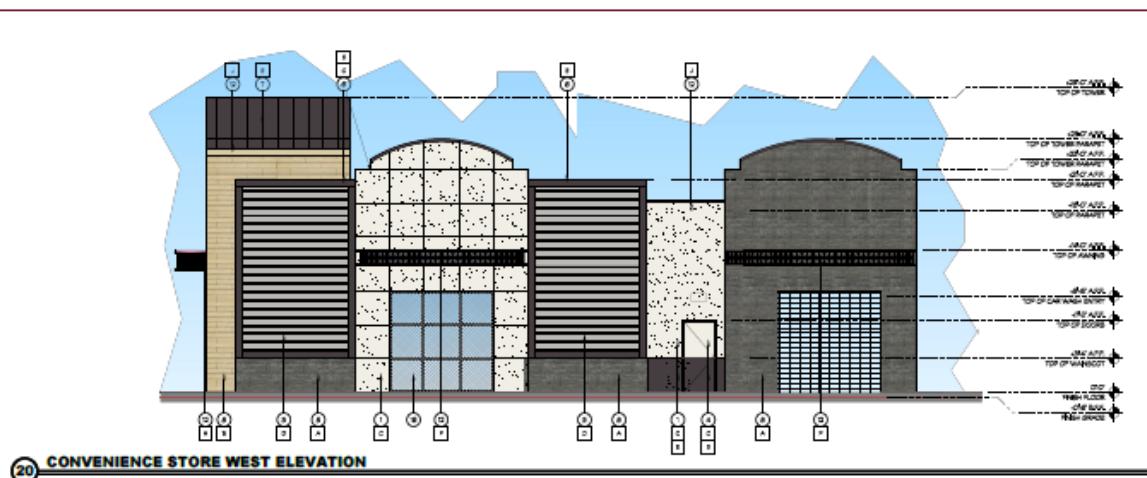
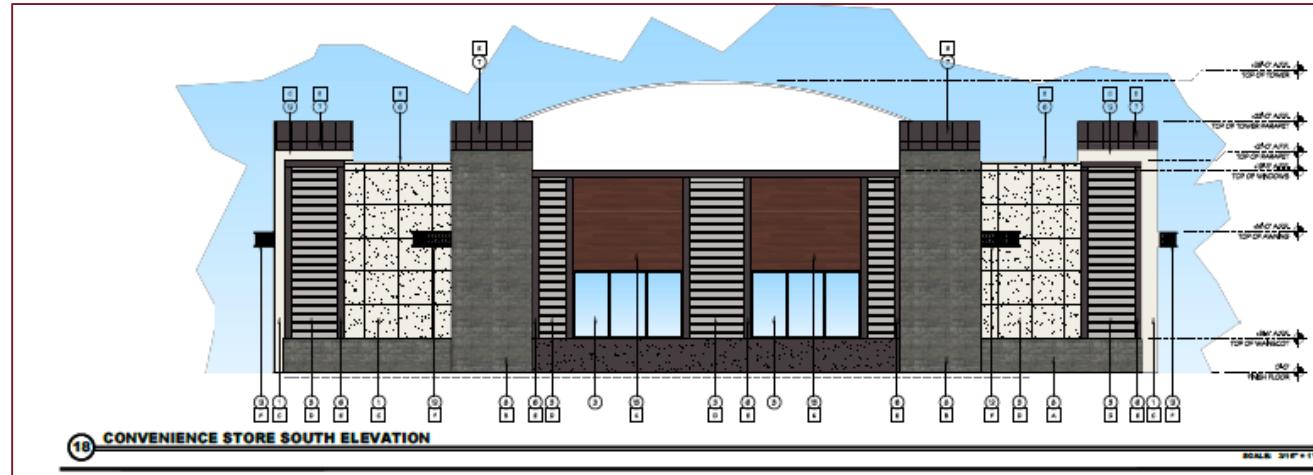
Neighborhood Commercial zoning district allows for retail and service uses, offices, restaurants, grocery stores, and service stations.

SITE PLAN



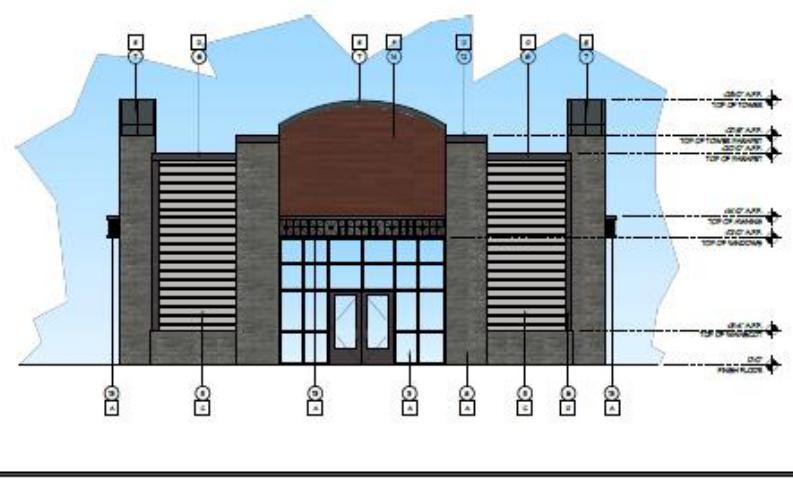
ARCHITECTURAL ELEVATIONS

EXTRA MILE CONVENIENCE STORE & DRIVE-THRU CAR WASH

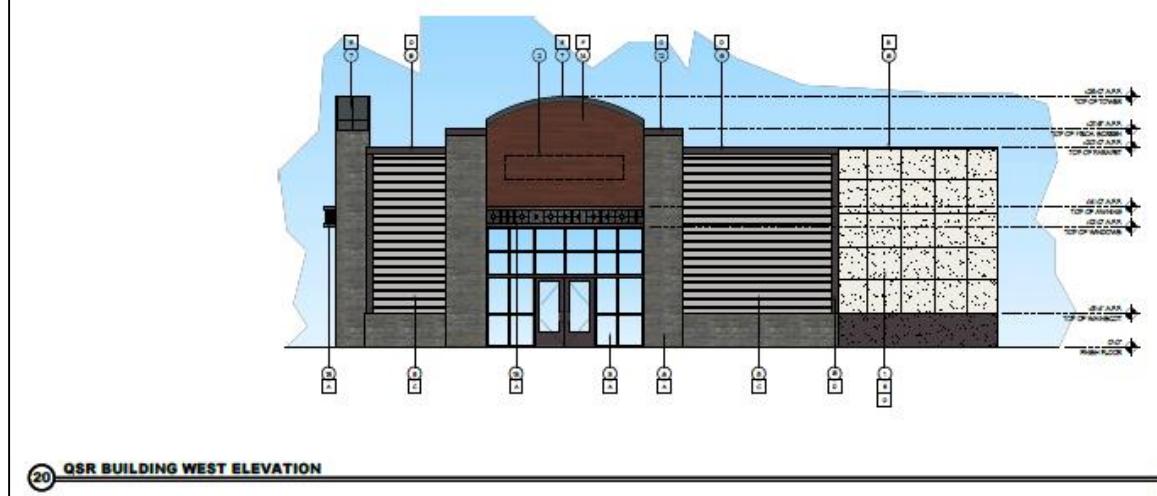


ARCHITECTURAL ELEVATIONS

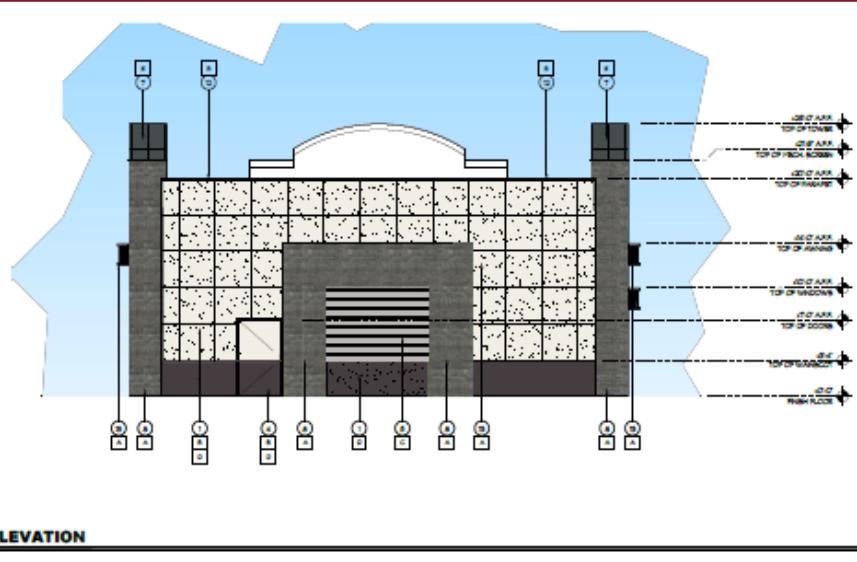
DRIVE-THRU QUICK-SERVICE RESTAURANT



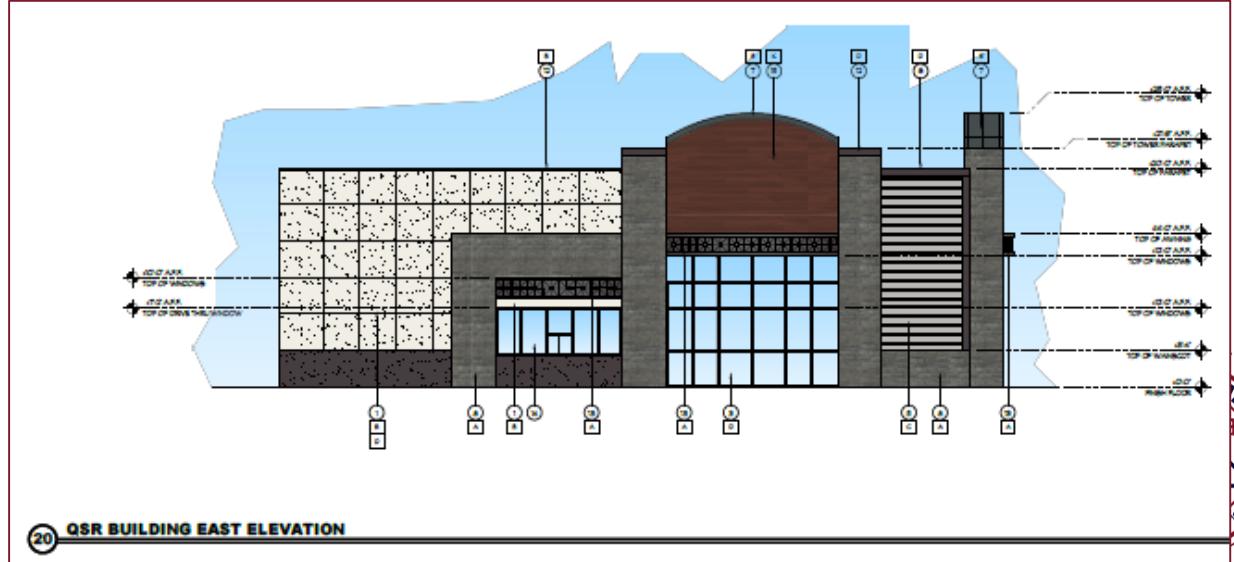
18 QSR BUILDING NORTH ELEVATION



20 QSR BUILDING WEST ELEVATION



18 QSR BUILDING SOUTH ELEVATION



20 QSR BUILDING EAST ELEVATION

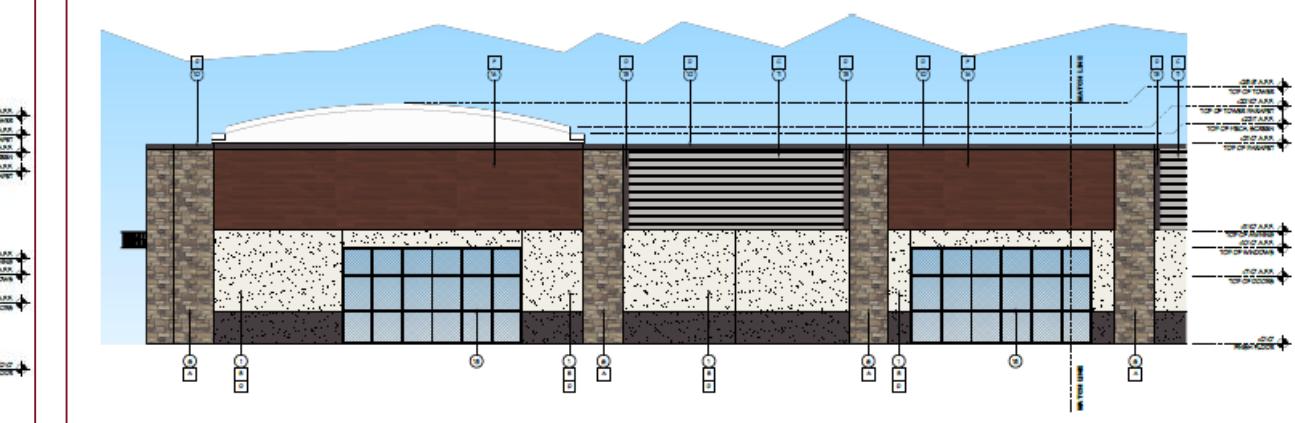


ARCHITECTURAL ELEVATIONS

RETAIL/RESTAURANT BUILDING



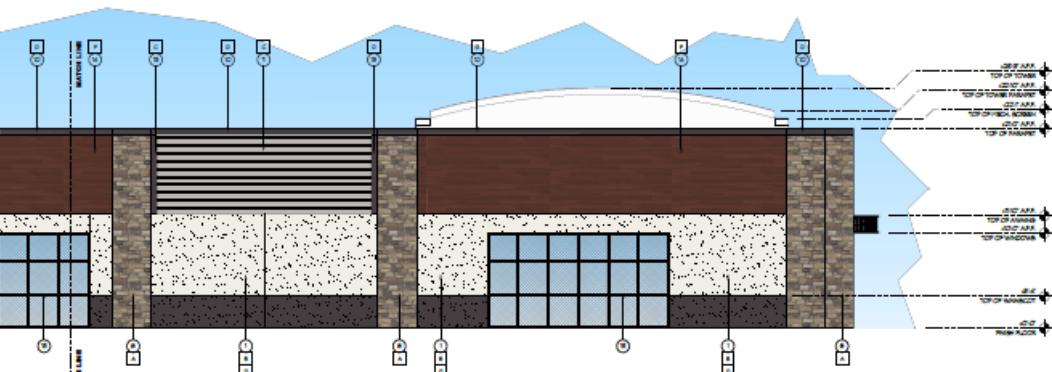
18 RETAIL BUILDING NORTH ELEVATION PART 1



19 RETAIL BUILDING SOUTH ELEVATION PART 01



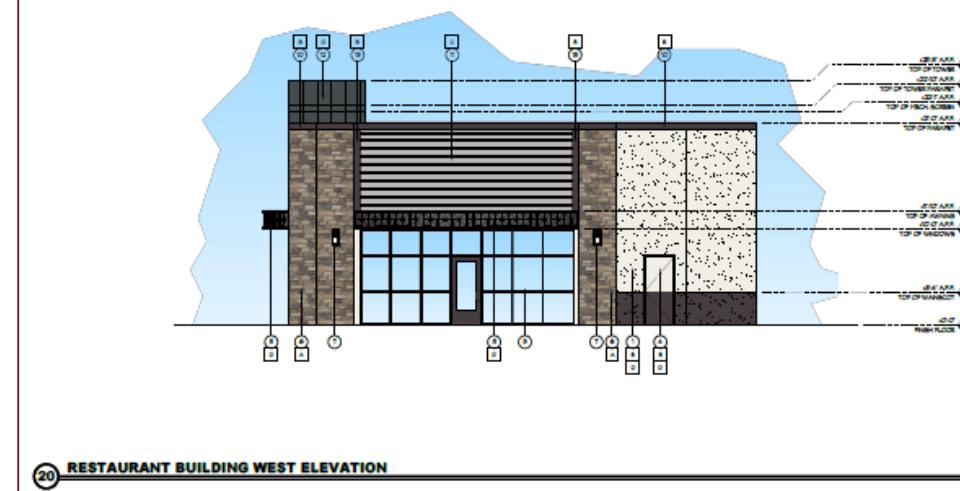
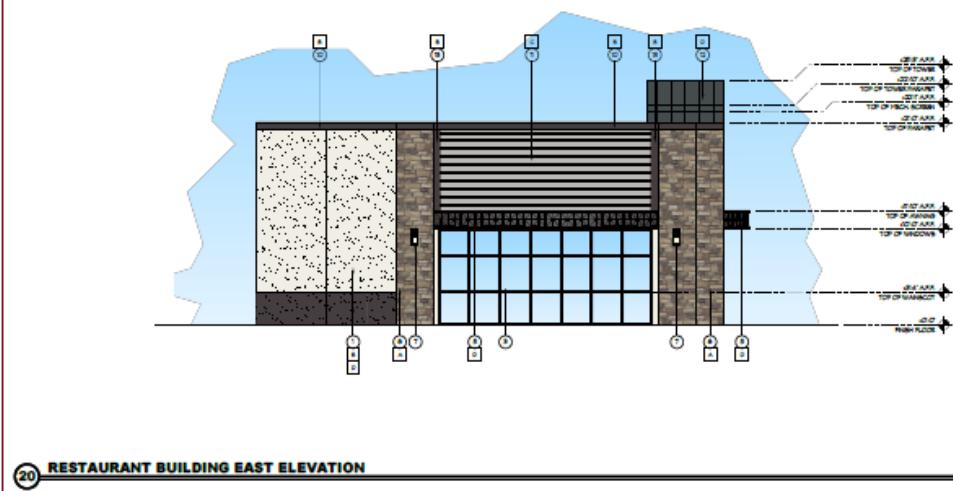
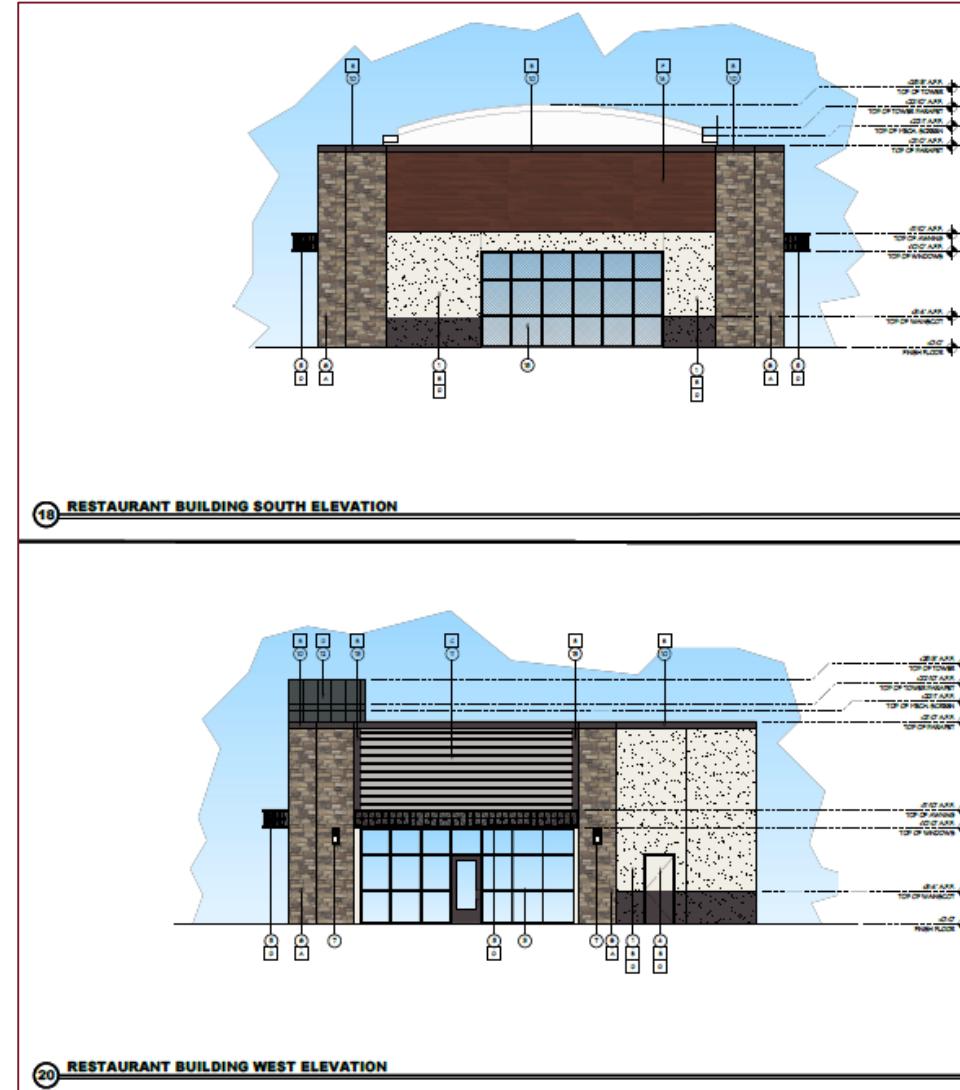
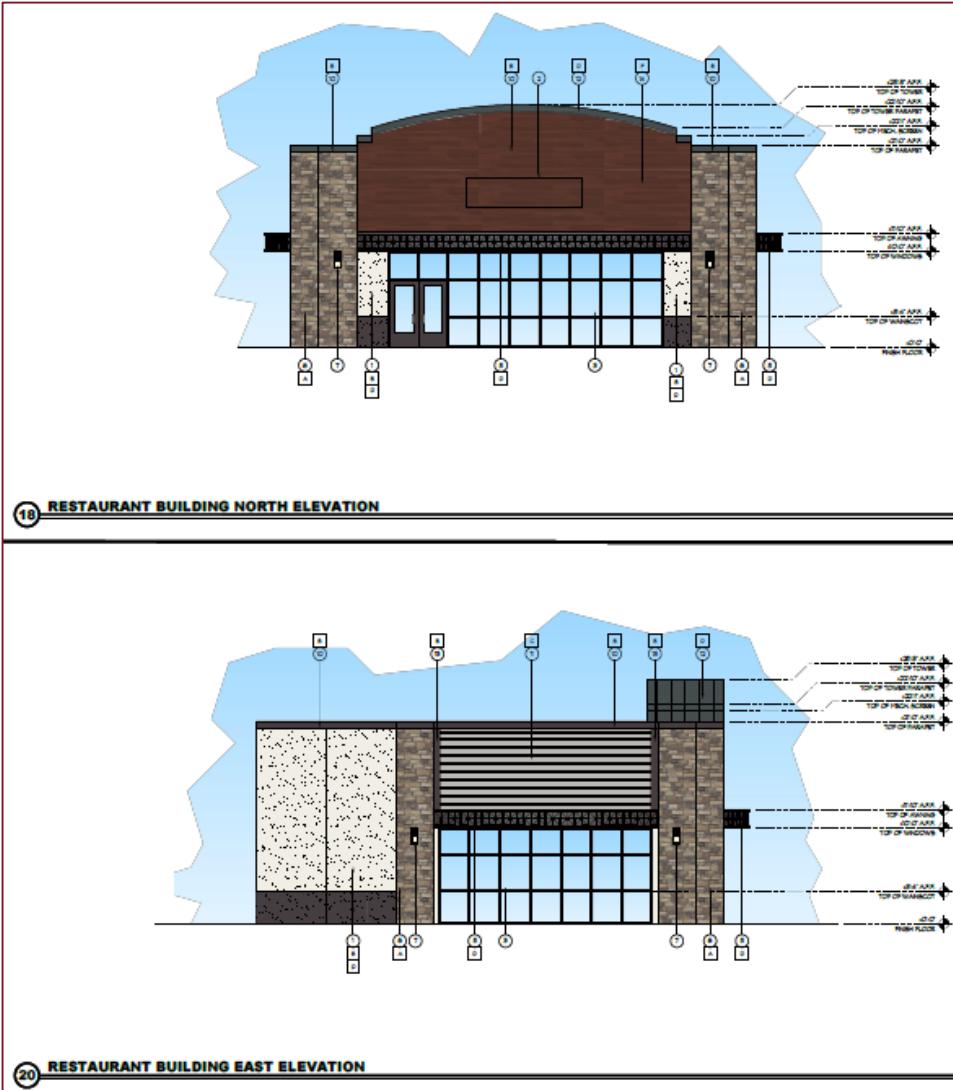
20 RETAIL BUILDING NORTH ELEVATION PART 2



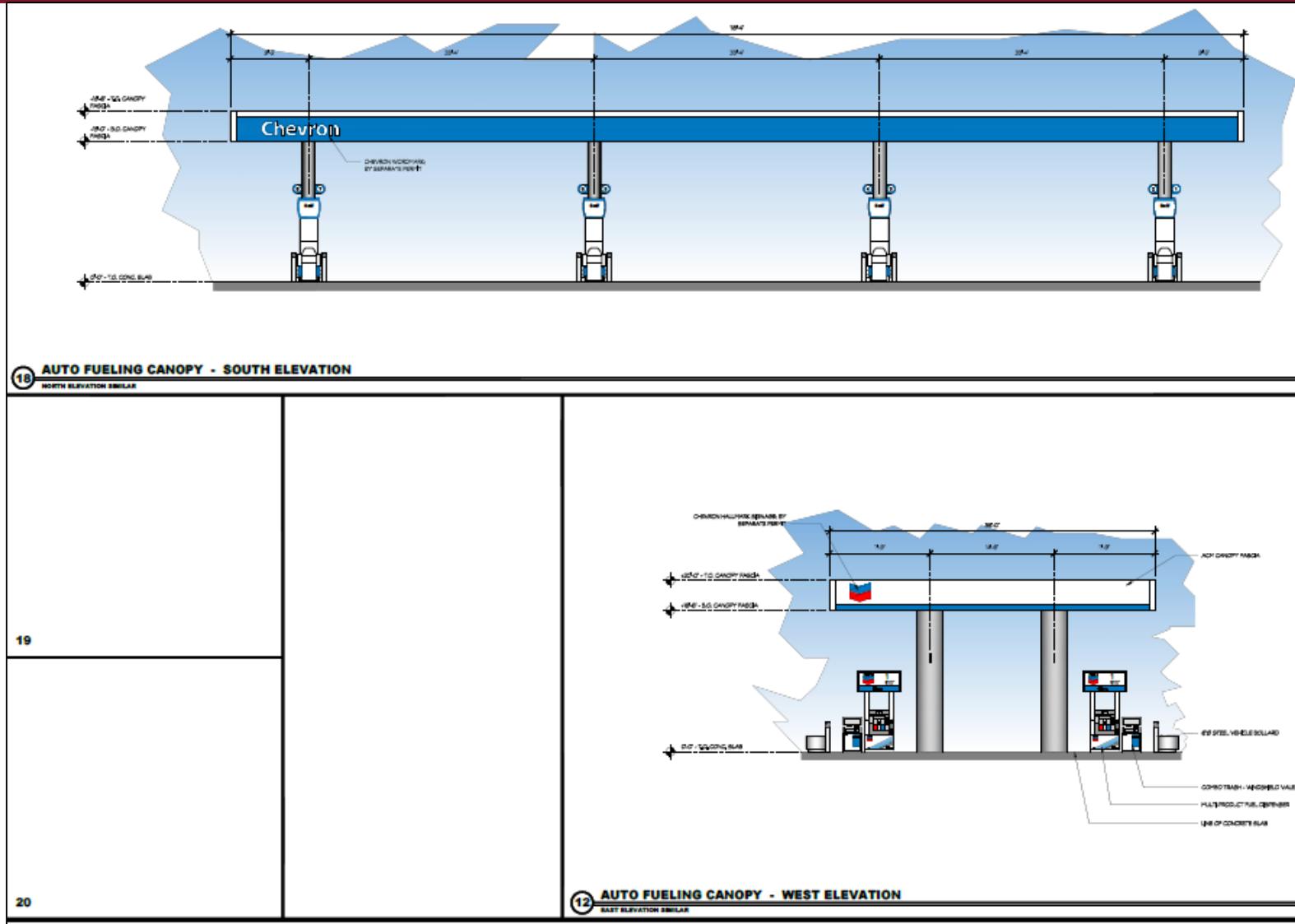
20 RETAIL BUILDING SOUTH ELEVATION PART 02

ARCHITECTURAL ELEVATIONS

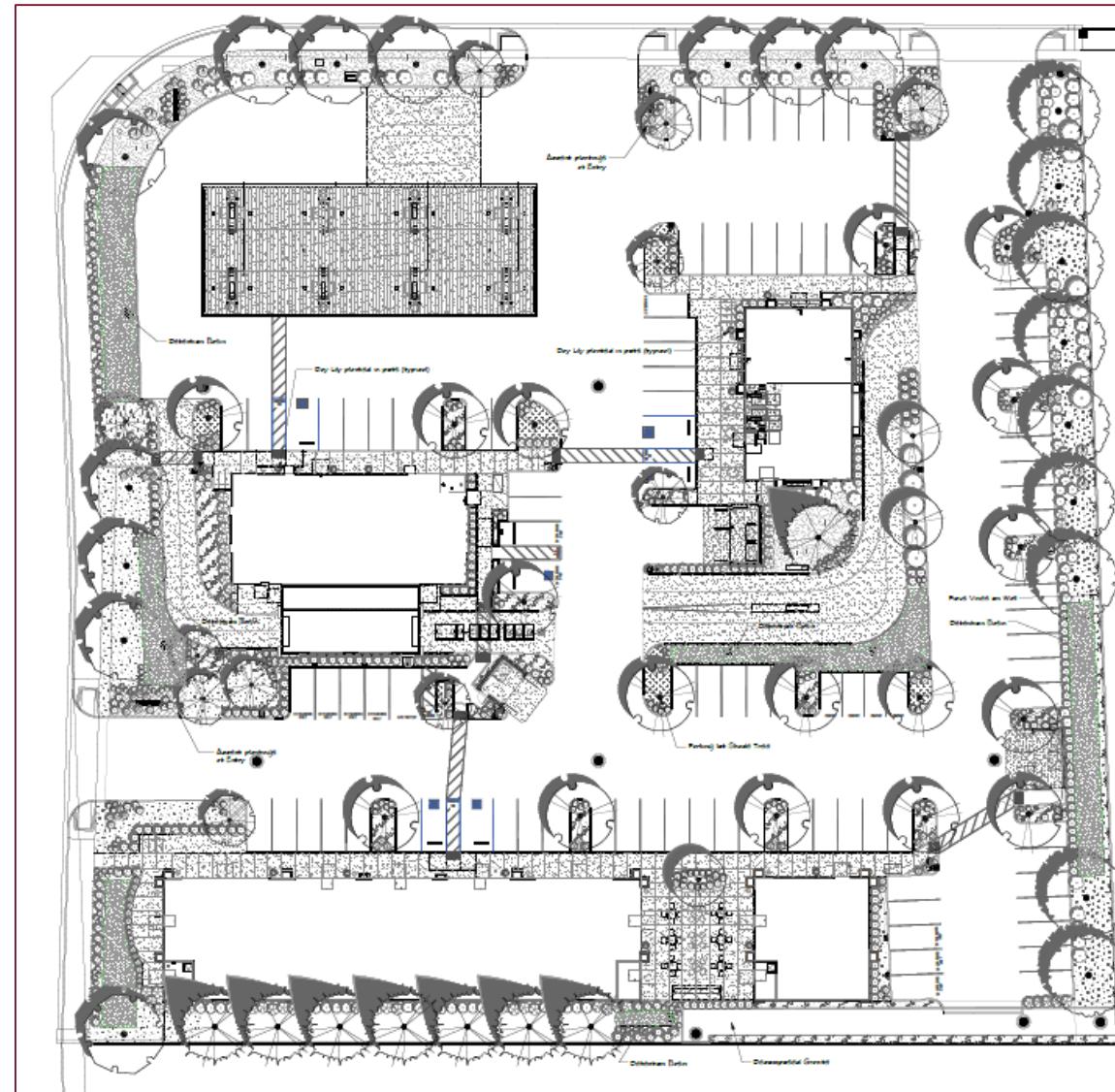
Restaurant Building



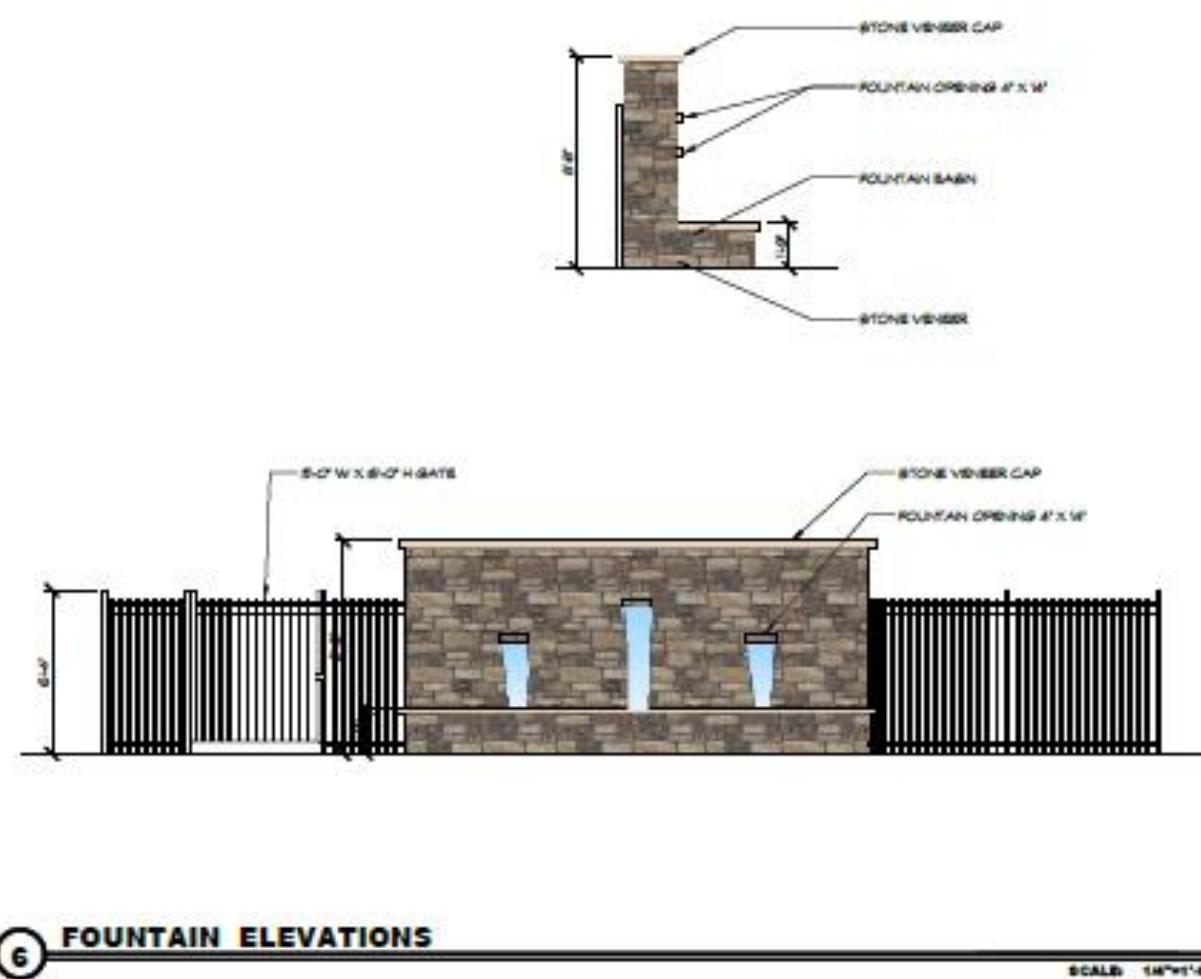
ARCHITECTURAL ELEVATIONS CHEVRON FUEL CANOPY



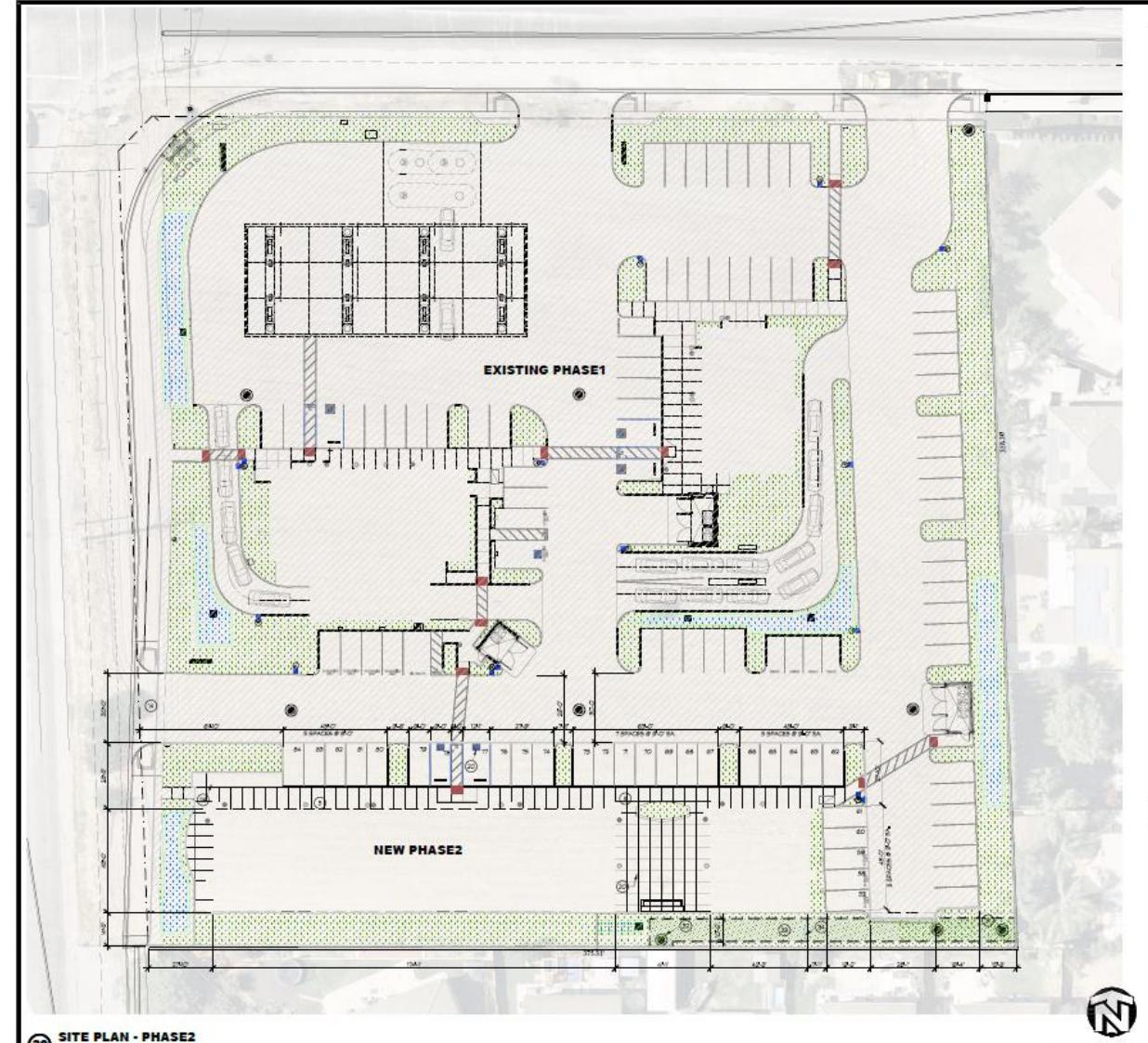
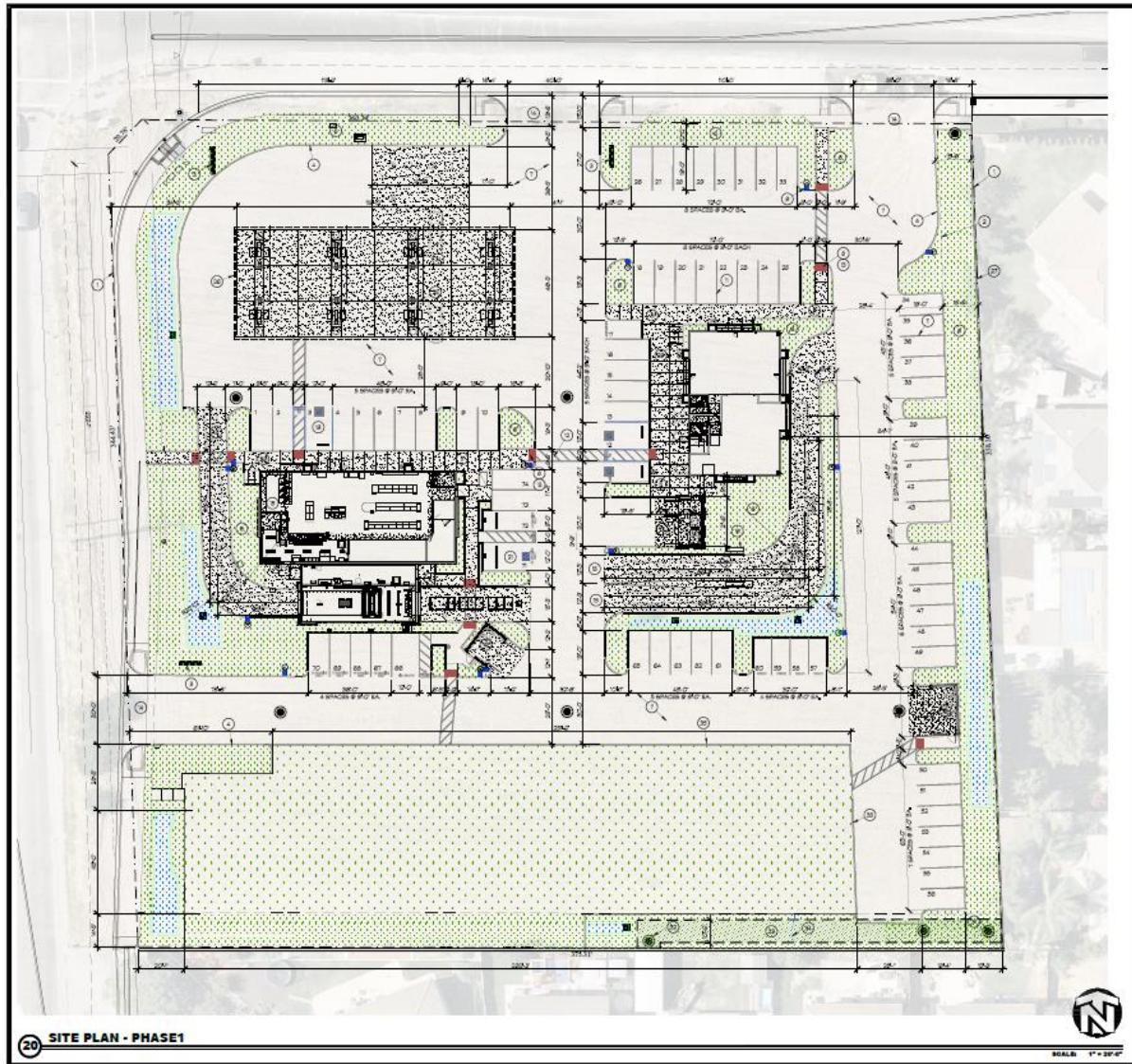
LANDSCAPING



Courtyard



Phasing Plan



SUMMARY

- Project entitlements were originally approved December 6, 2023:
 - ✓ Consistent with General Plan and Zoning
 - ✓ Meets required Site Plan & Design Review, Minor Use Permit, Drive-Thru findings, and Outdoor Seating findings
 - ✓ Consistent with the Climate Action Plan
 - ✓ CEQA Initial Study & Mitigated Negative Declaration
- No Proposed changes to scope of project or plans



RECOMMENDATION

Staff recommends the Planning Commission conduct a public hearing, and

Approve 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 Road (APN 202-020-14).





Thank you

January 15, 2026

City of Manteca Planning Commission Public Hearing