



City of Manteca

PLANNING COMMISSION RESOLUTION 2026-\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, 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, A CARWASH FACILITY, A GROCERY STORE AND THREE QUICK-SERVICES RESTAURANTS WITH DRIVE-THROUGHS LOCATED AT 995 N AIRPORT WAY (APN 198-160-28)**

**FILE NOS. TPM 24-05, CUP 25-04, MUP 24-06, SPR 24-04**

WHEREAS, the Manteca Planning Commission, at its duly noticed public hearing on March 5, 2026, considered the application for Tentative Parcel Map (TPM) 24-05, Conditional Use Permit (CUP) 25-04, Minor Use Permit (MUP) 24-06, and Site Plan and Design Review (SPR) 24-04 for the Village at Villa Ticino Project (the "Project"), filed by Marshall Swift with MCR Engineering (the "Applicant"); and

WHEREAS, the Project property is located at 995 N Airport Way, as identified by Assessor's Parcel Numbers (APN) 198-160-28 (the "Project Site"), within the Villa Ticino West Development area; and

WHEREAS, the Project Applicant proposes to develop 19.17± acres with a commercial shopping center consisting of a 6,500 sq ft convenience store and fueling station, a 7,000 sq ft fueling canopy, a 3,600 sq ft carwash facility, a 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-serve restaurants with drive-through, and a 12,000 sq ft multi-suite general retail space with quick serve drive-through, as shown in the presented plan set dated July 1, 2025; and

WHEREAS, the Project Site is in the Commercial Neighborhood (CN) zone district, which is consistent with the Neighborhood Commercial (NC) 2023 General Plan land use designation; and

WHEREAS, the proposed hotel is an allowed use within the Commercial Neighborhood (CN) zone district subject to the approval of a Conditional Use Permit; and

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WHEREAS, the proposed fueling station and carwash facility are allowed uses within the Commercial Neighborhood (CN) zone district subject to the approval of a Minor Use Permit; and

WHEREAS, the proposed Project will meet all the applicable development standards and operational requirements of the zoning ordinance subject to the conditions of approval, attached herein as Exhibit 'A'; and

WHEREAS, there are no special site conditions that warrant special consideration; and

WHEREAS, the Project's cumulative design, uses, and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project; and

WHEREAS, the Project implements numerous 2023 General Plan goals, policies, and implementation programs, including but not limited to: Land Use Policies LU-P-2, LU-P-4, LU-P-20, LU-P-28, Community Design Policies CD-P-37, CD-P-40, Circulation Element Goal C-10, and Policies C-P-30, C-P-32; and

WHEREAS, the Project was reviewed for consistency with the certified Environmental Impact Report (EIR) (SCH #2002072115) and the 2015 EIR Addendum (SCH #2003112106) pursuant to CEQA Guidelines Sections 15162 and 15164; and

WHEREAS, the Project is a direct implementation of the approved Villa Ticino West Development as previously analyzed in the certified EIR (SCH #2002072115) and adopted EIR Addendum (SCH #2003112106), that none of the conditions requiring preparation of a subsequent or supplemental EIR are present as outlined under the CEA Guidelines, and as concluded by the Letter of Substantial Conformance dated March 14, 2025 incorporated herein by reference; and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the Staff Report dated March 5, 2026; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, based upon the evidence in the staff report, the Project file, and public testimony hereby approve 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), based on the following findings:

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- 1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.
- 2) CEQA. The Project is exempt from further environmental review because the Project is a direct implementation of the approved Villa Ticino West Development as previously analyzed in the certified EIR (SCH #2002072115) and adopted EIR Addendum (SCH #2003112106), that none of the conditions requiring preparation of a subsequent or supplemental EIR are present as outlined under the CEA Guidelines, and as concluded by the Letter of Substantial Conformance dated March 14, 2025 incorporated herein by reference.
- 3) Entitlement Approval Findings. All the necessary findings to approve TPM 24-05 to subdivide the Project property, CUP 25-04 to allow for the hotel use, MUP 24-06 to allow for the fueling station and carwash facility use, and 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 have been made and fully described in the Staff Report dated March 5, 2026, and incorporated herein by reference.
- 4) Entitlement Approval. Given the foregoing, the Planning Commission hereby approves Tentative Parcel Map 24-05, Conditional Use Permit 25-04, Minor Use Permit 24-06, and Site Plan Review 24-04, subject to the conditions of approval attached herein as Exhibit 'A' and as shown in the presented plan set dated July 1, 2025.
- 5) Effective Date. Final approval shall take effect on the 11th day after the date of adoption of this Resolution.

## ATTACHMENT 3

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 5th day of March of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

CHAIR:

ATTEST:

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Corey Coleman  
Planning Commissioner

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Jessica Van Vliet  
Planning Commission Secretary

Attachments  
Exhibit 'A' – Conditions of Approval