



Giri Martial Arts Academy
CUP 26-36
232 W Yosemite Avenue

June 18, 2026
City of Manteca Planning Commission Public Hearing

Project Information

Project Description:

A Conditional Use permit for a School, Specialized Education and Training/Studio use

Project Size:

± 0.18 acres

±2,650 sq. ft.

Project Location:

232 W Yosemite, west of Main St

MMC Entitlement Procedures:

Conditional Use Permit: MMC 17.10.130



Adjacent Uses



General Plan and Zoning

GENERAL PLAN LAND USE DESIGNATION



The Project has a Downtown (DW) General Plan land use designation. This designation provides for the mixture of retail and service commercial, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown.

ZONING DISTRICT



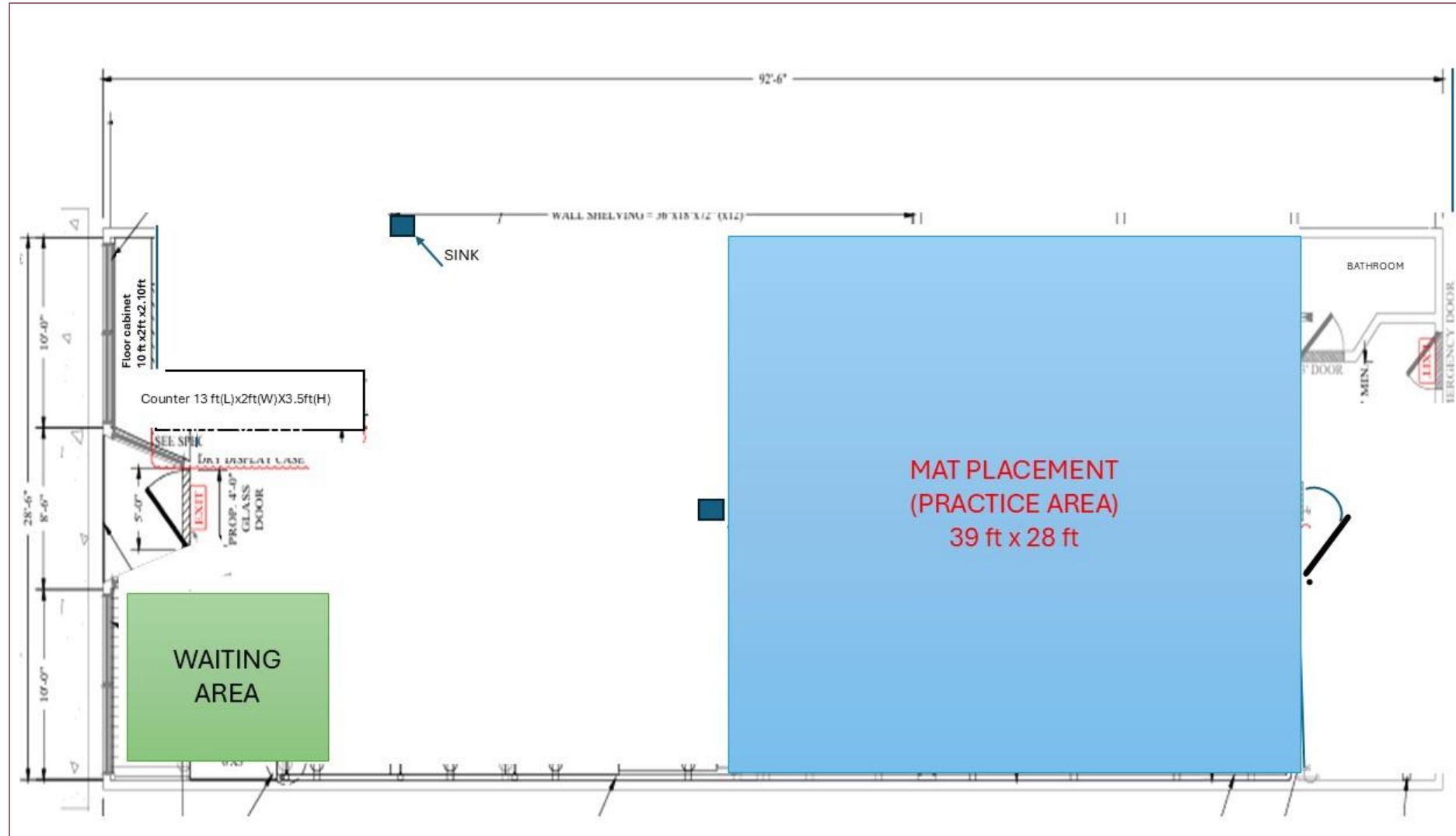
The Project is in the Mixed-Use Downtown Zoning District (DMU). This designation allows retail and service commercial, office, and multiple-family residential uses designed to improve the vibrancy and maintain the pedestrian-scale character of the Downtown.

Floor Plan

Building Area:
2,650 SF

Parking:
No off-street parking
required in DMU zone.

Ingress/Egress:
W Yosemite



Project Background



Business Operations

Use:

- School, Specialized Education and Training/Studio use

Hours of Operation:

- Monday – Friday: 9 am to 9 pm
- Saturday – Sunday: 8 am to 2 pm

Number of Employees:

- ± 1

Number of Students:

- 20-25 students per class, approx. 150 per day

Number of Classes:

- Six classes per day, 45 minutes each, ± 4.5 hours of instruction



Public Hearing Notice

This project was duly noticed on May 29, 2026.

Staff received 0 written comments from the public as of 6/4/26.



MANTECA BULLETIN

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

City of Manteca - Development Services Department

Classified Insertion Order

MB#05-90/Girl Martial Arts Academy CUP 26-0036

| | | | |
|-----------------|--|-------------------------------------|------------------------------|
| Contact: | City of Manteca - Development Services Department 1215 W. CENTER ST., SUITE 201 MANTECA CA 95337 | Sales Rep: MB - Liz Mora | Order Date: 5/28/2026 |
| Address: | | Phone: 209-456-8516 | Order Number: 166401 |
| | | Email: lgsin@ci.mantec.ca.us | |
| | | Fax: 209-923-8949 | Advertiser No: 22786 |
| | | | 0 |

| Start Date | End Date | No. of Runs | No. of Publications | Description | Classification | Ad Size | Price |
|------------|-----------|-------------|---------------------|--|-------------------------|---------------|----------|
| 5/29/2026 | 5/29/2026 | 3 | 3 | MB#05-90/Girl Martial Arts Academy CUP 26-0036 | Public Hearings/Notices | 8.2688 Inches | \$225.00 |

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

NOTICE OF PUBLIC HEARING CITY OF MANTECA NOTICE IS HEREBY GIVEN that on Thursday, June 18, 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 City of Manteca Planning Commission at which time and place all persons may attend and be heard on the following matter(s): PROJECT NAME: Girl Martial Arts Academy APPLICATION NO.: CUP 26-0036 APPLICANT: Amarjit Giri LOCATION: 232 W Yosemite Avenue, Manteca, CA DESCRIPTION: Consideration of a Conditional Use Permit application for the operation of a specialized education and training studio at an existing a ±2,650 sq. ft vacant tenant suite. The training studio proposed to operate a martial arts academy. A exemption from further environmental review pursuant to Section 15301 of the California Environmental Quality Act guidelines will also be considered. Please contact Nzuzi Mahungu, Assistant Planner at (209) 456-8565 or ymahungu@manteca.gov for more information on this project. The project listed above is subject to a 10-day notice pursuant to CA Government Code 65090. Supporting documents are available at the City of Manteca, Development Services Department, 1215 W. Center Street, Manteca, CA 95337; (209) 456-8500; by email: planning@manteca.gov, or on the City's website at manteca.gov at least 72 hours before a regularly scheduled meeting and 24 hours before a special-called meeting. PLEASE NOTE: Any person challenging any of the above actions in Court may be limited to raising only those issues that they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Manteca at, or prior to, the public hearing. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209)456-8017. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. For TTY/Speech-to-Speech users, dial 7-1-1 for the California Relay Service, offering free text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. If you have questions regarding any matter on this notice, you may contact the Development Services Department located at 1215 W. Center Street, Ste. 201, Manteca, CA 95337, (209) 456-8500, or planning@manteca.gov. Publication Date: May 29, 2026 MB#05-90

CEQA

The proposed request is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities.



Recommendation

Staff recommends the Planning Commission conduct a public hearing and:

Find the Project exempt from further environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, and adopt a resolution approving Conditional Use Permit (CUP) 26-36 for Giri Martial Arts Academy to operate a School, Specialized Education and Training/Studio use located at 232 W Yosemite Avenue, Manteca, CA. (APN:219-400-02)





Thank you

CITY OF MANTECA
ADMINISTRATION CENTER