



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: June 18, 2026
PROJECT NAME: Giri Martial Arts Academy
PROJECT LOCATION: 232 W Yosemite Ave, Manteca, CA 95336
APPLICATION NUMBERS: Conditional Use Permit (CUP 26-36)

RECOMMENDATION:
 Planning Commission conduct a public hearing and consider finding 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)

PROJECT INFORMATION	
APPLICANT	Amarjit Giri
PROPERTY OWNER	Amarjit Giri
ZONING	Downtown (DW)
LAND USE DESIGNATION	Mixed - Use Downtown (DMU)
EXISTING USE	Vacant
PROPOSED USE	School, Specialized Education and Training/Studio
PARCEL(S) SIZE	± 0.18 acres
ADJACENT USES	North: Commercial Uses South: Public Bike Trail & Railroad East: Commercial Uses West: Commercial Uses

APPLICABLE CODES AND PROCEDURES

- 2043 Manteca General Plan
- Manteca Climate Action Plan
- MMC 17.08.050 Public Hearing and Public Notices
- MMC 17.10.130 Conditional Use Permit
- MMC 17.20.020 Zoning Districts
- MMC 17.22.020 Allowed Land Uses and Requirements
- MMC Chapter 17.58 Performance Standards
- CEQA Guidelines 14 Cal. Code Regs. §15301

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 16 (Subdivisions) and 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 property was annexed into the City around 1954. Three sign permits under the Planning Division have been approved since that time, and there are no other known City applications for entitlement on this property while building permit records go as far back as the late 1990s. Tenants with allowed by-right uses have occupied the space up until 2025, but the tenant suite currently sits vacant.

Project Review

The project was referred to various internal City departments for review and comment. The table below shows a list of City departments and outside agencies that have provided comments or conditions for the project. Comments have been addressed as part of the review process and/or incorporated as conditions of approval.

- City of Manteca – Building
- City of Manteca – Fire
- City of Manteca – Engineering
- City of Manteca – Police
- City of Manteca – Economic Development
- City of Manteca – Parks
- City of Manteca – Solid Waste

City of Manteca – Streets

A. PROJECT DESCRIPTION

The project proposal entails a development application filed by Amarjit Giri (“the Applicant”) proposing the operation of an Indian martial arts academy (“the Project”) for self-defense training. The Project is subject to a Conditional Use Permit, which is required for School, Specialized Education and Training/Studio (martial arts studio) uses in the Mixed-Use Downtown Zoning District to ensure compatibility with surrounding areas and uses. The project use is proposed within an existing 2,650 sq. ft. tenant suite located on a ± 0.18-acre parcel. No site or building alterations or modifications are being proposed.

The martial arts academy will be open to all ages, with beginner, intermediate, and senior classes. The proposed hours of operation are Monday to Friday, 9:00 am to 9:00 pm, and Saturday to Sunday from 8:00 am to 2:00 pm. There will be approximately six (6) forty-five-minute classes per day, with 20-25 students per class. Currently, there is expected to be one employee on-site. The interior will feature a front desk with a waiting area, an office, a training area, and a bathroom. On-site parking is available on the west and south of the building, including on-street parking on West Yosemite Avenue.

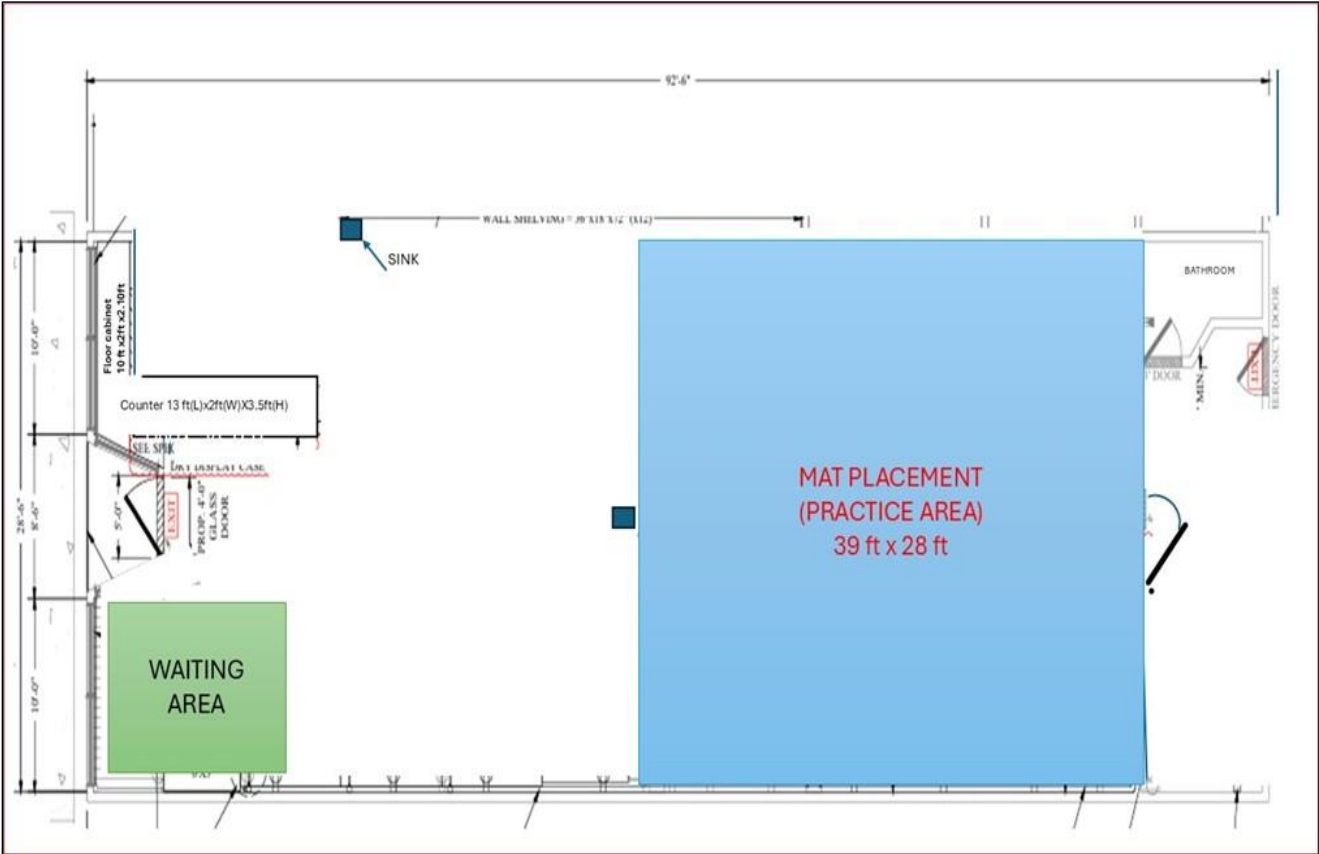


Figure A-1 | Site Plan

Site Conditions

The project site is already developed and is situated on a heavily urbanized downtown corridor characterized by existing commercial and mixed-use development. The site is improved with an existing multi-tenant commercial building, associated parking, and utility infrastructure. Surrounding land uses consist primarily of retail, restaurant, office, and service-oriented commercial establishments that contribute to the active downtown environment. The proposed use will occupy an existing tenant space and does not require substantial site modifications or expansion of the developed footprint.

ANALYSIS

The project has been analyzed with respect to the applicable codes and procedures set forth the order below.

1. GENERAL PLAN CONFORMANCE
 - Land Use Element
2. ZONING ORDINANCE CONFORMANCE
 - Mixed Use District
 - Conditional Use Permit
3. CLIMATE ACTION PLAN
4. ENVIRONMENTAL DETERMINATION

1. GENERAL PLAN CONFORMANCE

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.

The proposed Indian martial arts studio is a desired use within the DW land use designation due to its compatibility with other desired downtown uses. Further, the martial arts studio has the potential to attract and generate patrons into downtown. The following General Plan goals and policies support the proposed use.

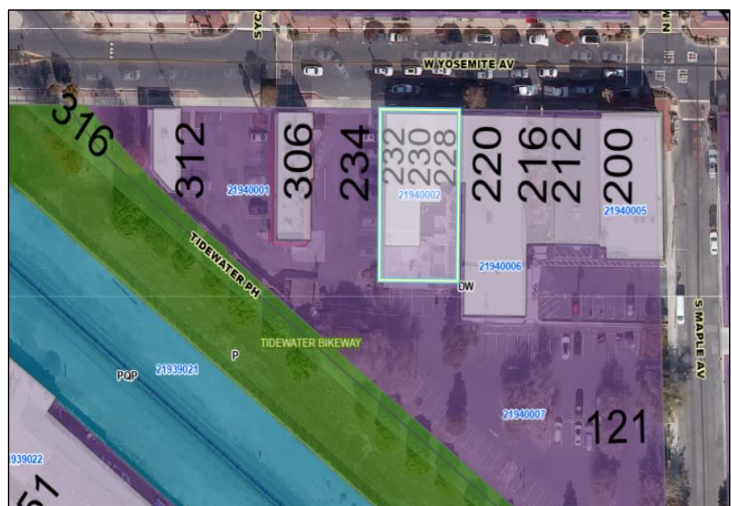


Figure 1.1 | General Plan Land Use Designation

1. **Policy LU-P-4.5: Encourage and prioritize the development of neighborhood-serving commercial uses in areas where frequently needed goods and services are not widely available.**

Analysis: The proposed project supports policy LU-P-4.5 by bringing in a unique neighborhood-serving use within the City. While other specialized training studios exist within the Downtown District, the proposed Indian martial arts studio expands the range of recreational and educational services available to residents. The project will provide opportunities for physical fitness, cultural enrichment, and skill development, contributing to a more diverse mix of community-serving businesses and enhancing local access to specialized services.

2. **Policy EF-3.6: Attract high-quality health care, education, and other services to ensure that residents can use local businesses and services for their everyday needs.**

Analysis: The proposed project supports policy EF-3.6, as the specialized training studio will be available to all City residents. The project introduces a specialized educational service that contributes to the diversity of locally available businesses and community services. The studio will provide instruction in traditional Indian martial arts, offering opportunities for physical fitness, cultural enrichment, personal development, and youth engagement within the community.

3. **Policy LU-5-10: Encourage the continuation of existing area industrial, commercial, and agricultural industrial uses that provide employment and other benefits to the Manteca community and ensure that the potential adverse impacts of new or expanded residential use on existing industrial, commercial, and agricultural processing uses is considered as part of the project application review process for residential uses.**

Analysis: The proposed Indian martial arts studio is consistent with the intent of this policy as it contributes to the continued vitality of an existing commercial area. By occupying a commercial tenant space and providing a community-serving recreational and educational use, the project supports the ongoing viability of commercial land uses and helps attract visitors to the area. The studio will expand the range of services available to residents, complement surrounding businesses, and contribute to the economic activity of the Downtown District, thereby supporting the long-term success of existing commercial development.

2. ZONING ORDINANCE CONFORMANCE

ZONING

The Project Site is located within the Mixed-Use Downtown (DMU) Zoning District, which is intended to support a mix of commercial, service, office, and residential uses that contribute to the vitality of Downtown Manteca. The proposed martial arts academy is classified as a School, Specialized Education and Training/Studio use, which is conditionally permitted within the DMU District.

The proposed use requires approval of a Conditional Use Permit (CUP) pursuant to the DMU land use regulations. The project consists of the occupancy of an existing 2,650-square-foot tenant suite and does not include exterior building modifications or site improvements.



Figure 2.1 | Zoning

The DMU-specific building and open space standards primarily apply to new construction, building expansions, mixed-use development, and residential projects. Because the proposal involves the establishment of a martial arts academy within an existing commercial tenant space, these standards are not triggered by the project. Therefore, the primary zoning consideration is the approval of the Conditional Use Permit and ensuring the proposed use operates compatibly with surrounding downtown businesses.

CONDITIONAL USE PERMIT (CUP 26-36)

Purpose

The purpose of the Conditional Use Permit is for the individual review of uses, typically having unusual site development features or operating characteristics. Conditional Use Permits are intended to ensure compatibility with surrounding areas and uses where such uses are deemed essential or desirable to the various elements or objectives of the General Plan.

Considerations

1. Operating Characteristics. The training studio will have one (1) employee with limited class sizes. The scheduled instructional format will be limited to six classes per day, 45 minutes per class, which would average about a total of 5 hours of instruction per day. In addition, with the absence of walk-ins and outdoor activities, the use is not anticipated to generate excessive noise or operational impacts to the surrounding neighborhood.
2. Compatibility with surrounding uses. The proposed specialized education and training use appears compatible with the surrounding commercial environment, as it will occupy an existing tenant suite without exterior modifications or intensification of

the site. The use provides a community-oriented service that is expected to generate pedestrian activity and support downtown vitality while maintaining a scale and intensity consistent with neighboring businesses. Scheduled class times

Conditional Use Permit Findings

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

Analysis: The proposed martial arts academy will operate seven days per week and offer approximately six 45-minute classes per day to twenty-five students at maximum. The indoor instructional nature of the use, limited class sizes, and proposed hours of operation are consistent with the intended character of the Mixed-Use Downtown zoning district. The use is not expected to generate impacts beyond those typically associated with specialized education and training facilities and is compatible with the surrounding land uses. As conditioned, the proposed School, Specialized Education and Training/Studio use is consistent with the General Plan and complies with all applicable provisions of the Manteca Municipal Code.

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: The project site's location, size, and operating characteristics are compatible with neighboring uses. Classes will be conducted indoors with scheduled sessions throughout the day, limiting impacts to noise and traffic. Adequate off-street and on-street parking is available for prospective students. Furthermore, the self-defense training will provide a community-serving recreational and educational opportunity that promotes physical fitness, personal development, and public safety. As conditioned, the establishment and operation of the Project will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or the general welfare of the city.

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

Analysis: The proposed project is consistent with the purpose of the Mixed-Use Downtown (DMU) zoning district, which is intended to accommodate a mixture of retail, service, commercial, office, and multiple-family residential uses within a pedestrian-oriented environment. As a School, Specialized Education and Training/Studio use, the academy will provide a service-oriented business that contributes to the diversity of downtown activities and supports the district's role as a destination for residents and visitors.

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 proposed martial arts academy has been reviewed for compliance with all

applicable provisions of this Title. The project complies with zoning, development, and operational standards and meets the minimum requirements applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan (CAP) in response to the passing of Assembly Bill AB32. The intent of the CAP is to reduce overall greenhouse gas emissions in both private and public sectors. On November 18, 2025, an update to the CAP was adopted by the City Council that modified a number of City policy documents, building code requirements, development standards, design guidelines, and standard practices applicable to new development and redevelopment projects.

As presented, the proposed project implements Policy RC-4.4, by coordinating land use with operational characteristics that help reduce vehicle trips. The martial arts academy provides structured, scheduled classes throughout the day, allowing students to attend at predictable times rather than making unplanned trips. This concentrated scheduling pattern supports more efficient trip planning and reduces the frequency of individual vehicle trips compared to uses with continuous or unscheduled customer flow. In addition, the indoor instructional nature of the use and its location within a mixed-use downtown setting allow for potential trip linkage with nearby commercial, residential, and service uses, further supporting reduced travel distances.

ENVIRONMENTAL CLEARANCE

The proposed Project was determined to be exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities). This exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of the existing or former use.

CONCLUSION

Based on the facts and findings presented in this staff report, the Project's cumulative design, use(s), 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. Therefore, staff recommends the Planning Commission conduct a public hearing and approve and adopt a resolution approving the foregoing project.

PROJECT ATTACHMENTS

The Project Attachments have been included as part of the Planning Commission Agenda Report and are not attached to this Staff Report. All documents are accessible via the link below.

<https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video>

Attachment 2 – Planning Commission Resolution
Attachment 3 – Exhibit ‘A’ – Conditions of Approval
Attachment 4 – Project Plan Set dated April 21, 2026
Attachment 5 – Project Presentation

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