



City of Manteca City Council

YOSEMITE MIXED USE CONVERSION (BATCH GPA SITE 5)

**General Plan Amendment (GPA 26-0039)
Zoning Map Amendment (REZ 26-0039)**

August 18, 2026

Presented by:
Sol Jobrack
Associate Planner



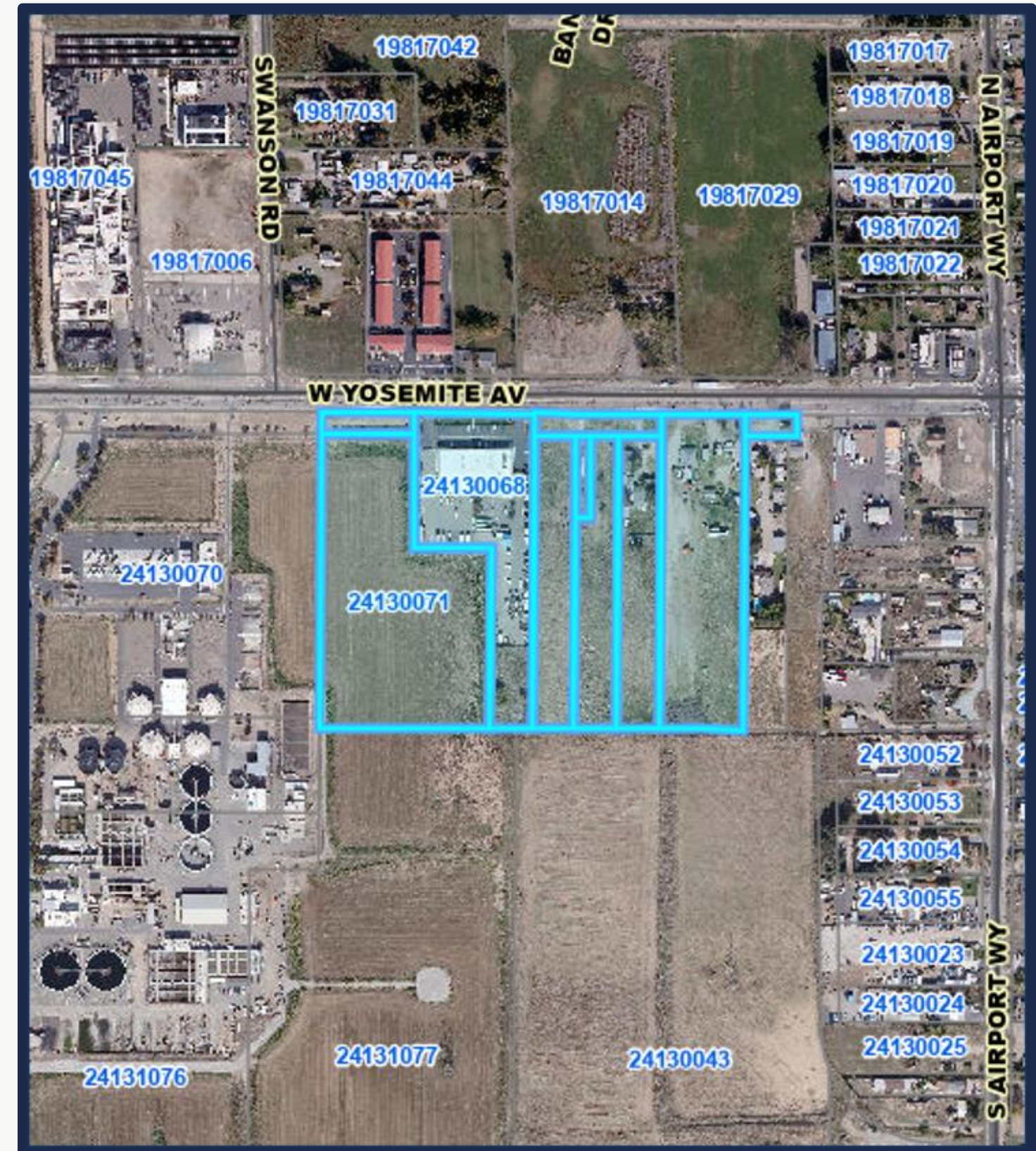


YOSEMITE MIXED USE CONVERSION (BATCH GPA SITE 5)

CITY INITIATED GENERAL PLAN AMENDMENT

- Amendment (GPA 26-0039)
- Rezone (REZ 26-0039)
- Approximately 22.95 acres
- Location: Southwest of West Yosemite Avenue and South Airport Way
- APNs 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76

**PLANNING COMMISSION RECOMMENDED
APPROVAL 5-0 AT THE JUNE 18 PLANNING
COMMISSION MEETING**



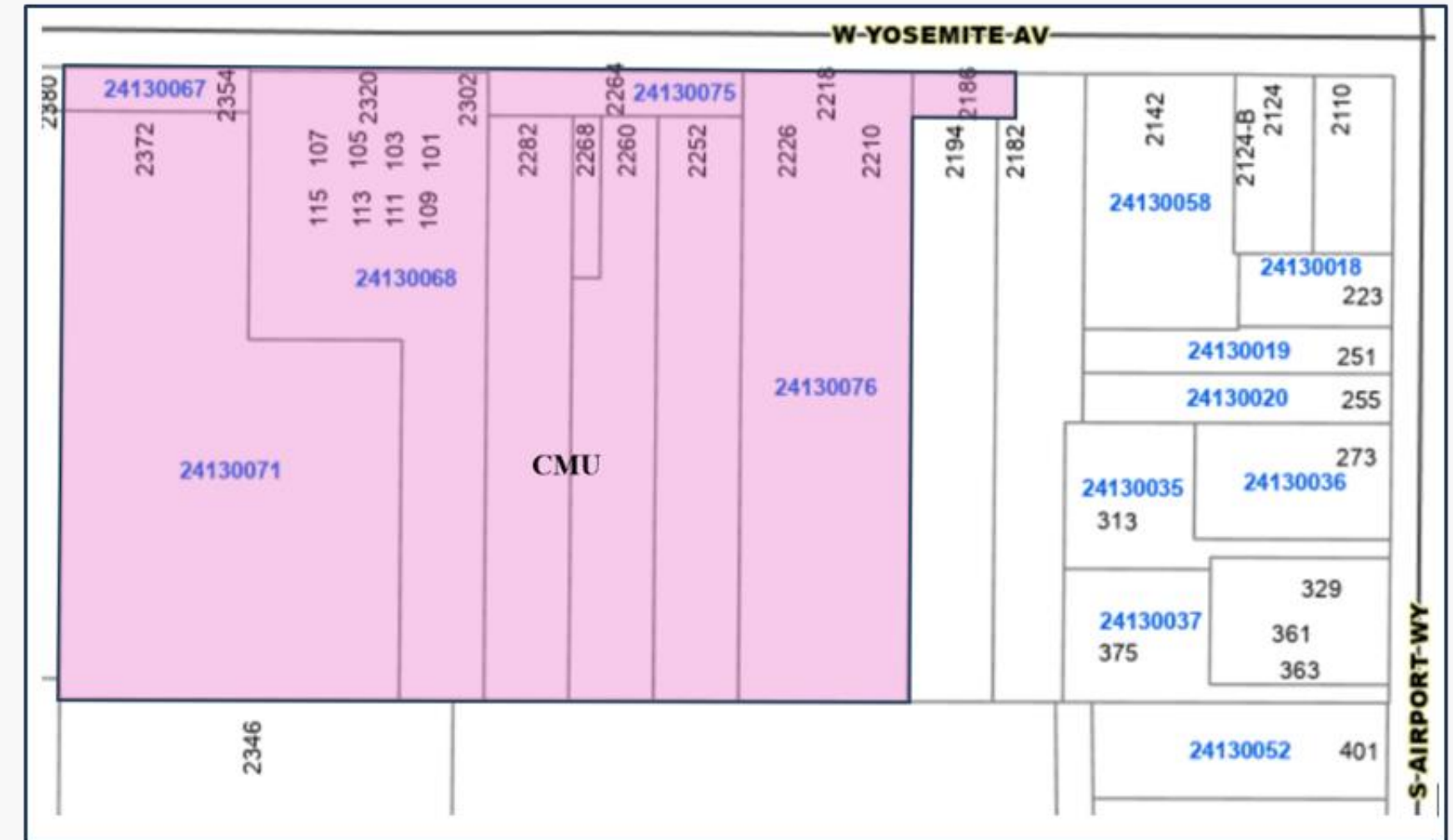


Why is the Amendment Being Proposed?

- Establish consistency between General Plan and Zoning Maps
- Create a unified Commercial Mixed Use (CMU) land use pattern
- Support future mixed-use residential and commercial opportunities
- Encourage infill development within an existing urbanized area
- Advance General Plan goals related to housing and economic development



PROPOSED GENERAL PLAN DESIGNATION

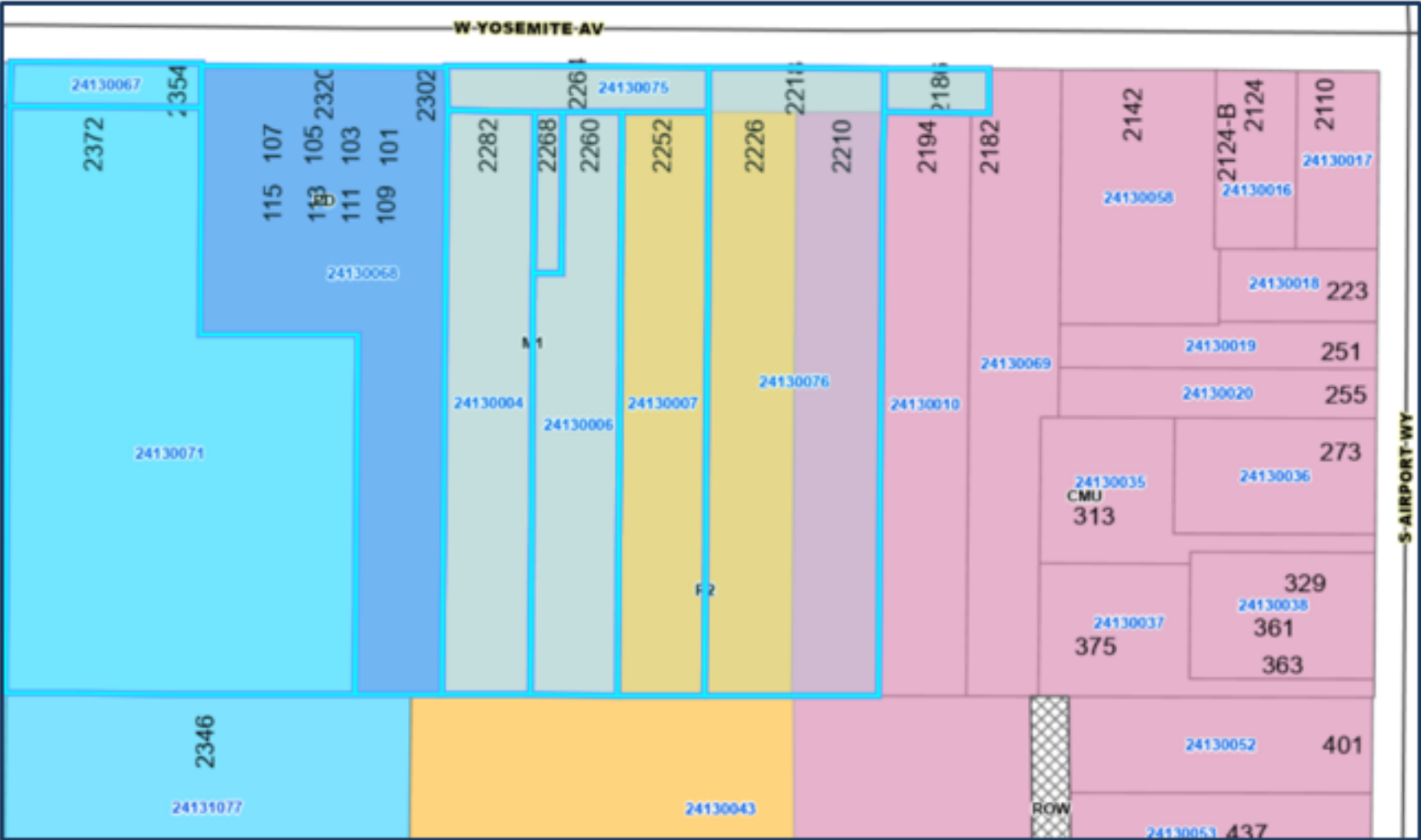


Existing Designation	Acres	Proposed Designation	Acres
Industrial (I)	9.32	Commercial Mixed Use (CMU)	± 22.95
Public/Quasi Public (PQP)	7.39		
Medium Density Residential (MDR)	4.27		
Existing Commercial Mixed Use (CMU)	1.97		

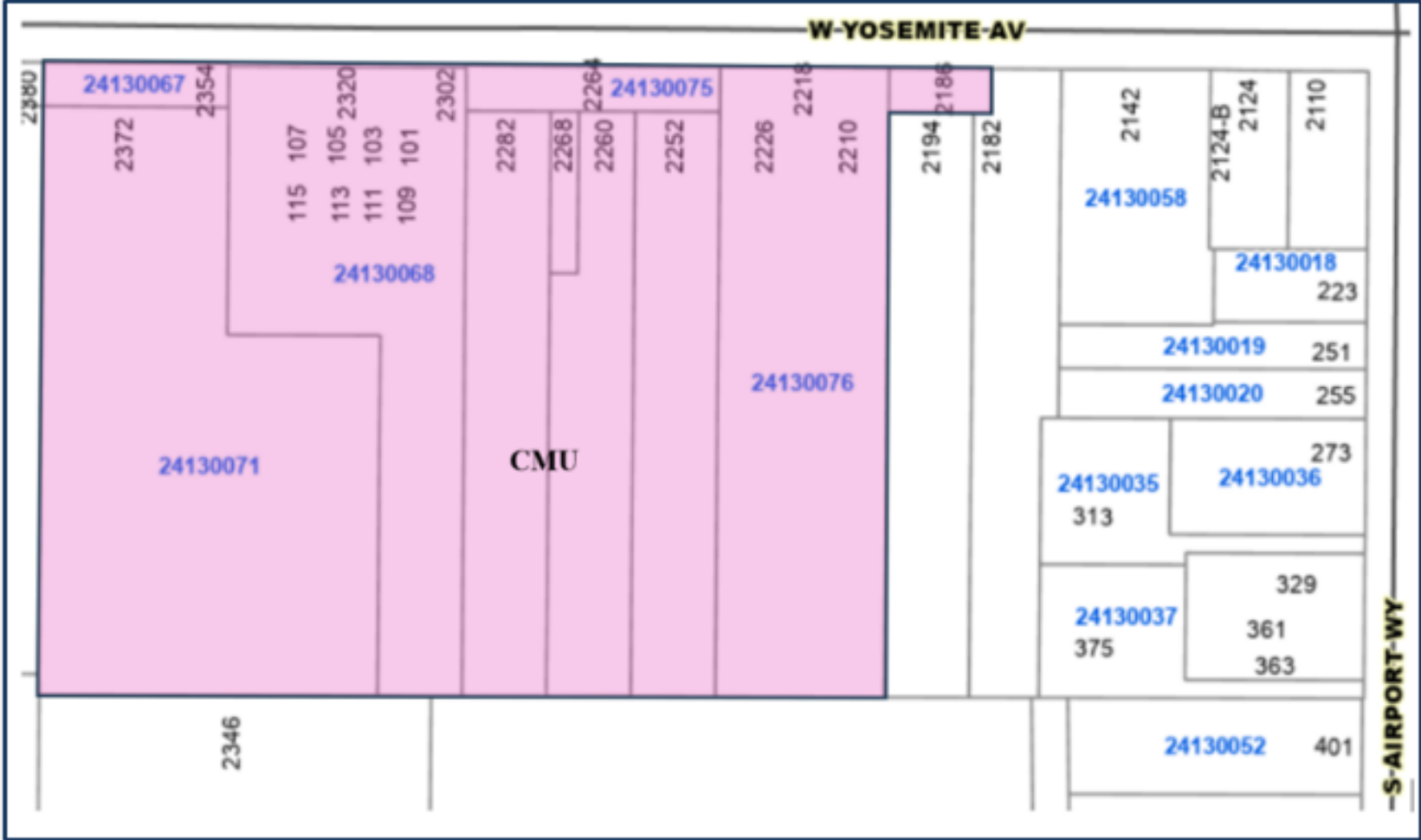
Proposed Zone Map Amendments



EXISTING ZONING DESIGNATION



PROPOSED ZONING DESIGNATION



Existing Designation	Acres	Proposed Designation	Acres
Industrial (M1)	9.32	Mixed Use Commercial (CMU)	± 22.95
Public/Quasi Public (PQP)	7.39		
Limited Multiple - Family Dwelling (R2)	4.27		
Existing Mixed Use Commercial (CMU)	1.97		



GENERAL PLAN CONSISTENCY

2043 General Plan Consistency

THE PROJECT SUPPORTS:

- MIXED-USE DEVELOPMENT OPPORTUNITIES
- INFILL DEVELOPMENT WITHIN EXISTING URBAN AREAS
- EFFICIENT USE OF INFRASTRUCTURE AND PUBLIC SERVICES
- HOUSING OPPORTUNITIES
- ECONOMIC DEVELOPMENT AND JOB CREATION
- ORDERLY AND COORDINATED GROWTH

FINDING

The amendment is in the public interest and consistent with the General Plan.





Staff Recommendation

Staff recommends the City Council conduct a public hearing and;

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.
2. Approve the General Plan Amendment (GPA 26-0039)
3. Approve the Zoning Map Amendment (REZ 26-0039)



City of Manteca
City Council

Thank You

August 18, 2026

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