



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 26-33) FOR GIRI MARTIAL ARTS ACADEMY TO OPERATE A SCHOOL, SPECIALIZED EDUCATION AND TRAINING STUDIO FOR THE GIRI MARTIAL ARTS ACADEMY LOCATED AT 232 W YOSEMITE AVENUE, MANTECA, CA. (APN:219-400-02)

FILE NO. CUP 26-36

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 18, 2026, considered a Conditional Use Permit (CUP 26-36) to allow for the operation of a School, Specialized Education and Training/Studio use (the "Project"); filed by Amarjit Giri (the "Applicant"); and

WHEREAS, the Project is located at 232 W Yosemite, identified by Assessor's Parcel Number (APN) 219-400-02 (the "Project Site"); and

WHEREAS, the Applicant proposes to operate a martial arts academy, seven days a week, within an existing 2,650-square-foot tenant space, proposing no expansions or modifications to the Project Site; and

WHEREAS, the Project Site is in the Mixed-Use Downtown Zone District, which is consistent with the Downtown General Plan land use designation; and

WHEREAS, the proposed use, 'School, Specialized Education and Training/Studio, is allowed in the Mixed-Use Downtown Zone District subject to the approval of a conditional use permit; and

WHEREAS, the 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, 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; and

ATTACHMENT 2

WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: Land Use Policy LU-4.5, Land Use Policy LU-5-10, and Land Use Policy EF-3.6; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is Categorically Exempt from further environmental review pursuant to Section 15301 (Existing Facilities); and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report dated June 18, 2026; and

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

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finding as follows:

1. Recitals. The above recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. CEQA. The Project has been deemed Categorically Exempt from further environmental review pursuant to Section 15301 (Existing Facilities) because the Project entails a negligible expansion of operations of a permitted use on an existing private structure.
3. Findings. All the necessary findings to approve the Project have been made and fully set forth in the Staff Report dated June 18, 2026, and is incorporated herein by reference.
4. Approval(s). Given the foregoing, the Planning Commission hereby approves CUP 26-36 subject to the Conditions of Approval attached hereto as Exhibit 'A', and the floor plan included within the staff report "Attachment 4 - Project Plan Set dated April 21, 2026", incorporated herein by reference.
5. Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

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 ____ day of ____, 2026, by the following vote:

AYES:

NOES:

ATTACHMENT 2

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments

Exhibit 'A' – Conditions of Approval