



One-Year Extension

Site Plan Review SPC-23-30 & Conditional Use Permit UPJ-23-31

Three Strikes FEC and Villa Banchetto Event Center

1450 S Airport and 1602 W Atherton

May 7, 2026

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: A one-year extension for Site Plan Review and Conditional Use Permit for a family entertainment center and event venue with associated frontage improvements, parking, lighting, and landscaping.

Project Size: ± 7.16 acres / 318,889 sq. ft.

Project Location: 1602 & 1710 W Atherton Drive.

MMC Entitlement Procedures:
Time Limits & Extensions 17.08.120



Adjacent Uses

SR 120

Vacant
Commercial

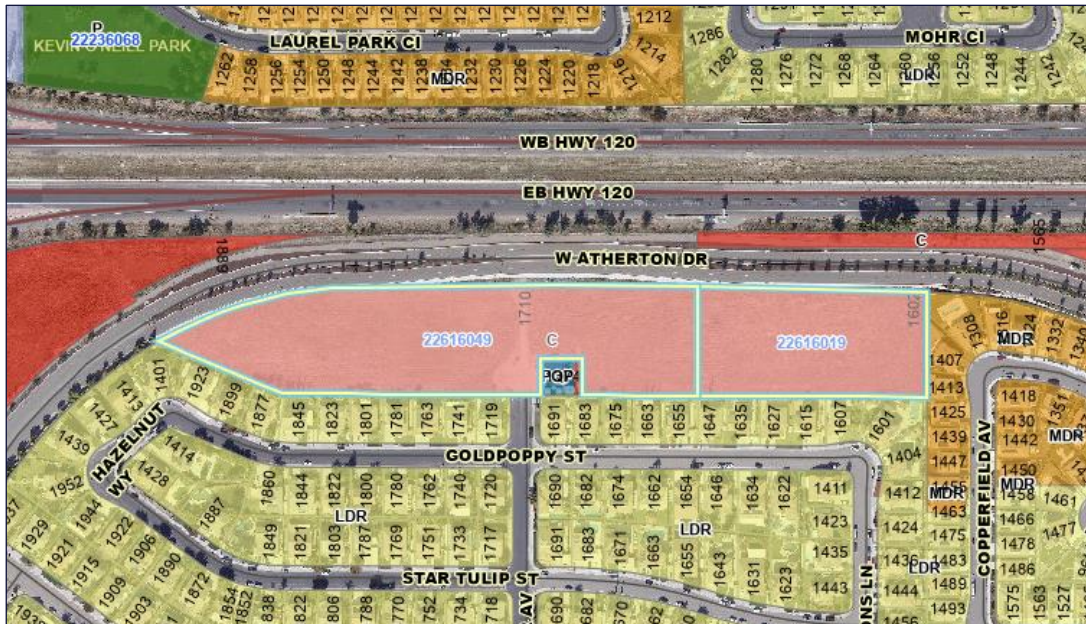
Vacant
Commercial

Single Family
Residential



General Plan and Zoning

GENERAL PLAN



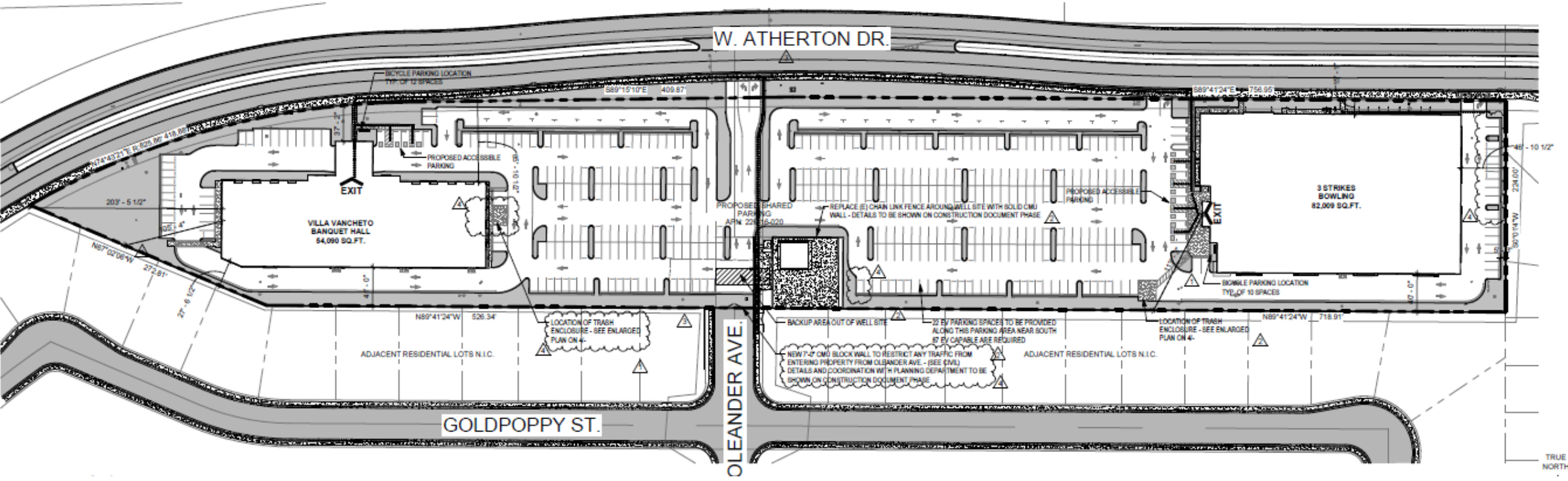
Commercial land use designation provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging as well as commercial recreation and public gathering facilities.

ZONE DISTRICT



Commercial General zoning district is intended in part to accommodate visitor lodging, commercial recreation and public gathering facilities.

Approved Site Plan



TRUE NORTH



Elevations – Three Strikes FEC

West Elevation



North Elevation



South and West Elevations



Elevations – Villa Banchetto



North Elevation



South and East Elevations



North and West Elevations



Public Hearing Notice

This project was duly noticed on April 25th, 2026.



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 Dept.

Classified Insertion Order

MB#04-80/Notice of Public Hearing City of Manteca

Contact:	Sales Rep: MB - Liz Mora	Order Date: 4/23/2026
Address: City of Manteca/Development Services Dept. 1215 W. Center St., Ste. 201 Manteca CA 95337	Phone: 209-456-8512	Order Number: 165071
	Email: vcarrera@manteca.gov	0
Bill To: City of Manteca/Development Services Dept. Kristy Smith 1215 W. Center St., Ste. 201 Manteca CA 95337		Advertiser No: 29198

Start Date	End Date	No. of Runs	No. of Publications	Description	Classification	Ad Size	Price
4/25/2026	4/25/2026	3	3	MB#04-80/Notice of Public Hearing City of Manteca	Public Hearings/Notices	15.1083 Inches	\$400.00

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, May 7, 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 1 PROJECT NAME: 712 Industrial Park Drive Tentative Parcel Map APPLICATION NO.: Tentative Parcel Map (TPM) 25-186 APPLICANT: Aretakis Family, c/o Alex Aretakis, 2137 W. Barstow Ave. Fresno, CA 93711 LOCATION: 712 Industrial Park Drive, Manteca, CA 95336 (APN 221-140-08) DESCRIPTION: Consideration of a request to subdivide an existing parcel of approximately 11.86 acres into two parcels, Parcel 1 at ± 0.21 acres and Parcel 2 at ±11.65 acres. An exemption from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Guidelines will also be considered for the project. Please contact Allison Diaz at (209) 456-8515 or adiaz@manteca.gov for more information on this project. PROJECT 2 PROJECT NAME: Three Strikes FEC and Villa Banchetto Event Center entitlement extension APPLICATION NO.: SPC-26-15 (Extension of SPC-23-30, UPJ-23-31) APPLICANT: Mike Mora, C/O Oleander at Atherton, 621 14th St., Modesto, CA 95354 LOCATION: 1602 & 1710 W. Atherton Drive (APNs) 226-160-10 & -49 DESCRIPTION: Consideration of a request for a one-year extension for a previously approved Site Plan and Design Review and Conditional Use Permit to develop a 7.16-acre parcel with a bowling and family entertainment center and a banquet hall events center. The Planning Commission at the March 21, 2024, meeting found the project exempt from further environmental review pursuant to Section 15332, Class 32, "In-Fill Development" of the California Environmental Quality Act. Please contact Toben Barnum at (209) 456-8517 or tbarnum@manteca.gov for more information on this project. PROJECT 3 PROJECT NAME: 1901 E. Yosemite Commercial extension APPLICATION NO.: SPC-26-27 (Extension of SPC 21-149 and TPM 21-150) APPLICANT: Major Singh, 1580 Garden Farms Ave., Lathrop, CA 95330 LOCATION: 1901 E. Yosemite Ave (APN: 208-310-26) DESCRIPTION: Consideration of a request for a one-year extension for a previously approved Tentative Parcel Map and a Site Plan and Design Review. The tentative parcel map allows for the division of a 2.98-acre parcel into two parcels and

CEQA

- The Planning Commission previously found the Project exempt from further environmental review therefor a Notice of Exemption was filed with the San Joaquin County Recorder and with the California State Clearinghouse on March 27, 2024 (SCH # 2024030989).



Recommendation

Staff recommends:

- The Planning Commission conduct a public hearing and;
- Adopt a Resolution approving a one-year extension for Site Plan and Conditional Use Permit for the Three Strikes FEC and Villa Banchetto Event Center Project located at 1602 and 1710 W. Atherton Drive, APNs 226-160-19 and 226-160-49.





Thank you

May 7, 2026

City of Manteca Planning Commission Public Hearing