



# Site Plan and Design Review SPA 25-119 TPC West Apartments 1758 W. Yosemite Ave.

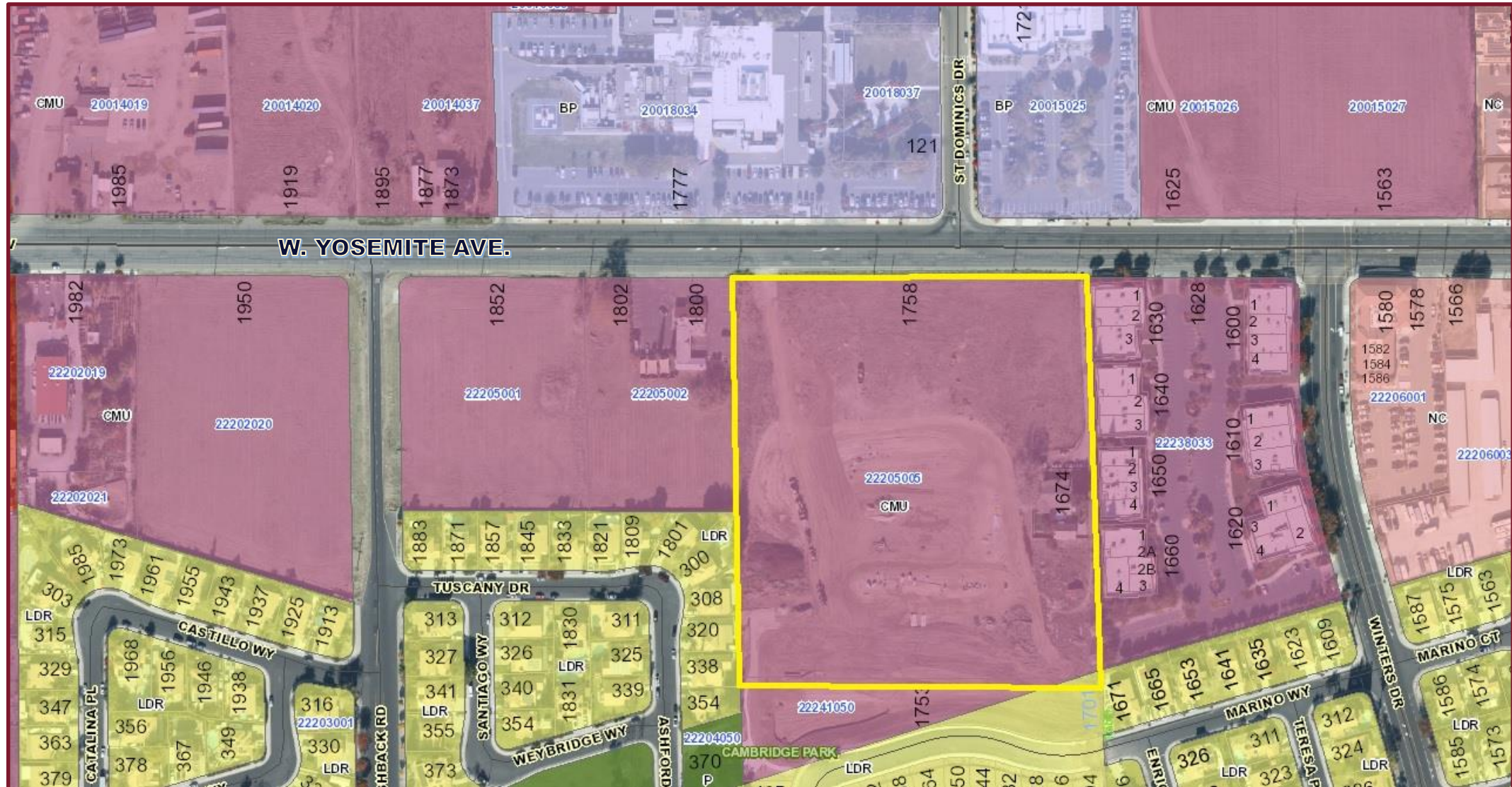
December 10, 2025  
City of Manteca Planning Commission Public Hearing

# Vicinity



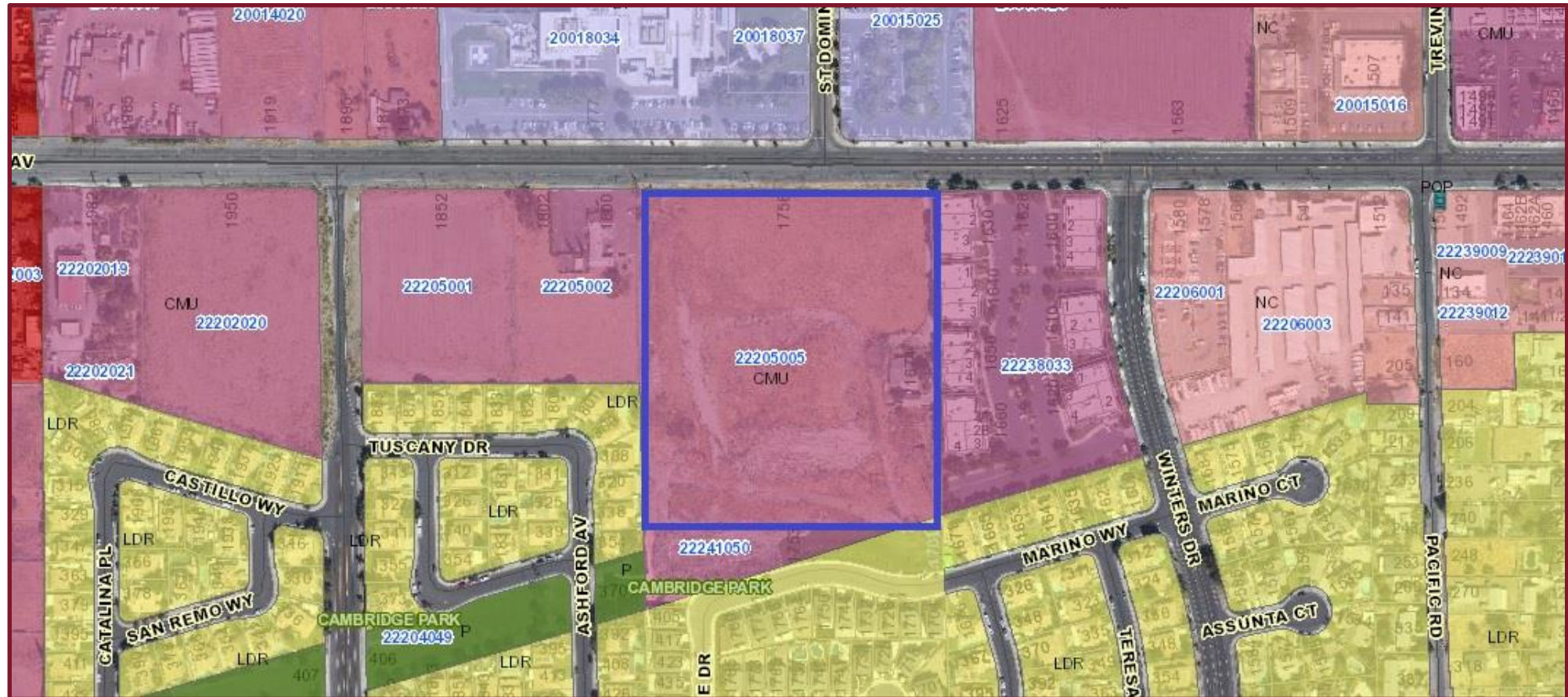


# Zoning





# General Plan



# Housing Element

## 6th Cycle Housing Element Background Report

**Table 3-15. Building Permit Timing and Densities**

Pending Approval					
Airport Apartments	24 multifamily units on 3.43 acres	R-3: 15.1 – 25.0	7.0 units/acre (28%)	-	-
LMC / Quintal Development	816 units on 62.1 acres	CMU: 15.1 – 25.0	13.1 units/acre (53%)	-	-
Pacific West Affordable Apartments	265 affordable unit complex on 9.08 acres	CMU: 15.1 – 25.0	29.2 units/acre (117%)		
Terra Ranch, Unit 1	60 single family units on 10.26 acres	R-3: 15.1 – 25.0	5.8 units/acre (23%)	-	-
Wawona Apartments	472 multifamily units on 19.7 acres	CG: -	24.0 units/acre (100%)	-	-
Yosemite Family Apartments	264 affordable unit complex on 9.29 acres	CMU: 15.1 – 25.0	28.4 units/acre (114%)		

Source: City of Manteca APRs, 2019-2021; City of Manteca, 2023

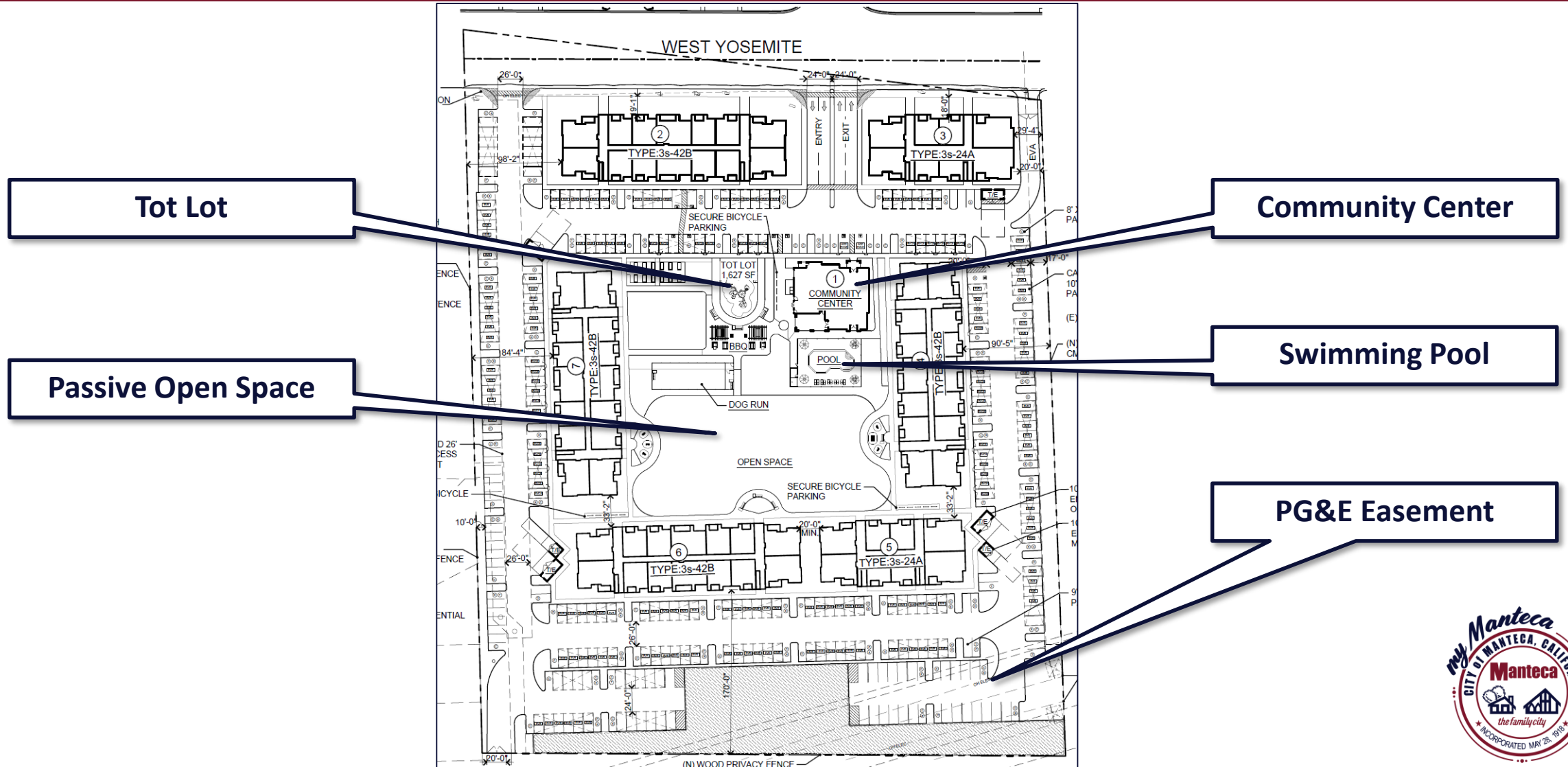




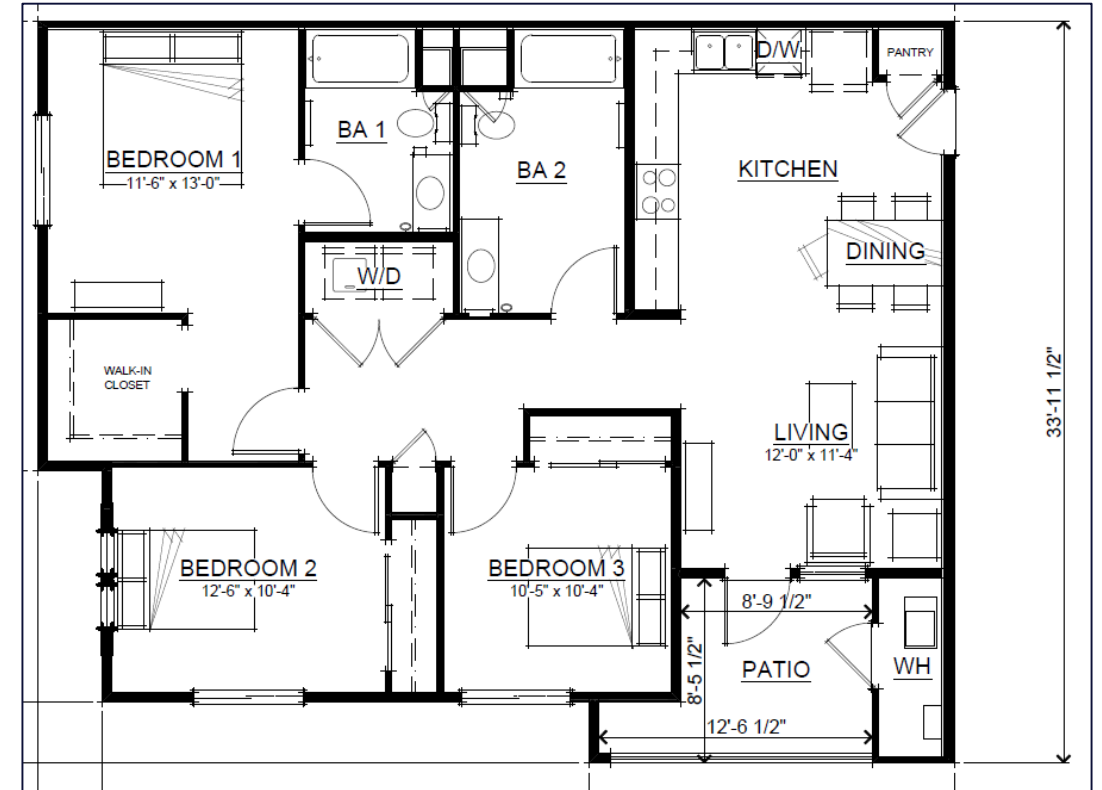
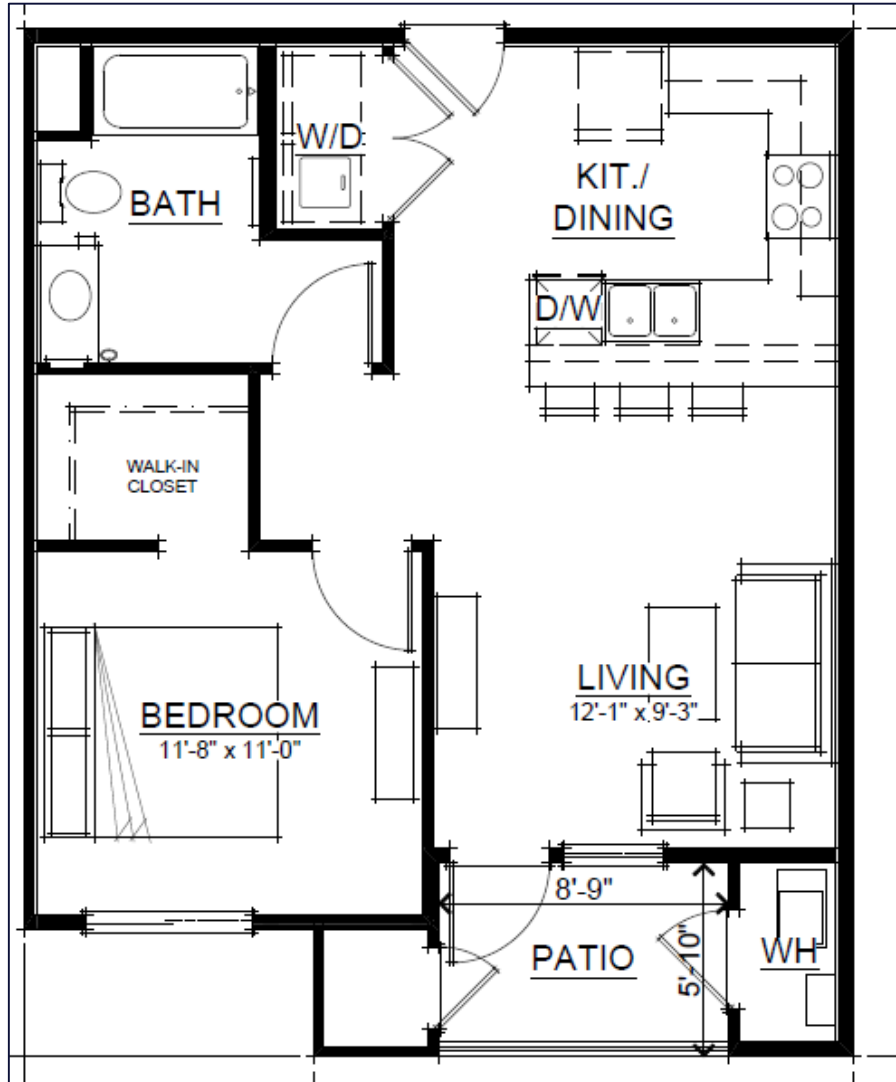
# Adjacent Uses



# Proposed Site Plan



# Proposed Floor Plans



**Table 1.0**

<i>Unit Type</i>	<i>Number of Units</i>
1 Bedroom	120
2 Bedroom	84
3 Bedroom	12



# Proposed Site Plan

PROJECT DATA					
Jurisdiction		Manteca, CA			
APN: 222-050-050		1758 West Yosemite Ave.			
Current Zoning		CMU - Mixed Use Commercial			
Gross Land Area (Including Easements and Dedications)		446,908 S.F.	10.26 ACRES		
Net Land Area (Excluding Easements and Dedications)		401,919 S.F.	9.23 ACRES		
Total Units Proposed		216			
Product Type: Multi-Family					
Density Proposed (DU/AC.)		21.05			
Density Proposed per Net Acre (DU/AC.)		23.41			
PARKING SUMMARY					
Total Required MCC Table 17.52.050-1	1.5 SPACES PER UNIT 1 BED UNIT		1.5	120	180
	2 SPACES PER 2 & 3 BED UNIT		2	96	192
	Total before Parking Reduction				372
Total Required with Parking Reduction					
MMC 17.52.060.A.1.b			2% max. reduction		365
Total Covered Parking					221
Standard Parking Stalls (10'x20')				216	
Accessible Stalls - CBC 1109A.3		2%	5	4	
Accessible Stalls - Van				1	
Total Uncovered Parking					150
Standard Parking Stalls (9'x18')				56	
Compact Parking Stalls (8'x16') - 30% max.			25%	94	
Accessible Stalls - CBC 1109A.3		2%	3	2	
Accessible Stalls - Van				1	
Total Proposed					371
EV PARKING SUMMARY					
CalGreen 4.106.4.2.2				Required	Provided
EV Ready (EVR) - 40% required				149	149
EV Chargers (EVCS) - 10% required				38	38
Standard Spaces			36		
Accessible Spaces - CalGreen 4.106.4.2.2.1.1			2		
Total					187
BICYCLE PARKING SUMMARY					
Bicycle Parking		Required			9
MMC Table 17.52.110-1		Additional required with Parking Reduction			21
		Provided			30



# Landscaping Plan



Northern  
Portion





# Landscaping Plan – cont.



Southern  
Portion



# Elevations - apartments





# Elevations – community center



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



# Public Hearing Notice

This project was duly noticed on November 28, 2025.

- Staff has received two written comments for the project.
  - Comments determined to be non-substantive.





# Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

- ☐ Find the project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act and adopt a resolution approving a Site Plan and Design Review (SPA-25-119) allowing for the development of a 216-unit apartment complex for the TPC West Apartments project located at 1758 W Yosemite Ave., APN: 222-050-05.





Thank you

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