
**MINUTES OF THE PLANNING COMMISSION
SPECIAL MEETING HELD DECEMBER 10, 2025**

A special meeting of the City of Manteca Planning Commission was held on Wednesday, December 10, 2025, and was called to order by Chairperson Celeste Fiore at 4:05 p.m.

COMMISSIONERS PRESENT:

Mendoza, Jimenez, Paslak, Vice Chair Coleman, and Chair Fiore

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Kousha McKeenejad – Deputy City Attorney, Brad Wungluck – Development Services Director, Jesus Orozco – Deputy Director-Planning, Michael Selling – Deputy Director of Engineering, David Ruby – Senior Planner, Toben Barnum – Associate Planner, Marco Martinez – Assistant City Clerk/Acting Planning Commission Secretary, Jessica Van Vliet – Development Services Technician

PUBLIC COMMENTS:

Performed and led by Chair Fiore

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: Three Supplemental Reports were announced.

- Supplemental item was submitted for agenda item B.1.: Comment letter
- Two supplemental items were submitted for agenda item B.2.: Comment letter; Revised conditions from staff

All Supplemental Reports were provided to and received by the Planning Commission, as well as made available to members of the public at the meeting.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

There were no Ex Parte Communications from any of the Commissioners.

PUBLIC HEARINGS:

B.1. 25-506 – A public hearing and consideration of a resolution Certifying the Final Environmental Impact Report, adopting the Mitigation Monitoring and Reporting Program and Findings of Facts and Statement of Overriding Considerations for the Prologis 2 Spreckels Distribution Center Project at 407 Spreckels Avenue (APN 221-250-35); and a

resolution approving Site Plan & Design Review (SPC-24-29) and Conditional Use Permit (UPJ-24-30) for the Prologis 2 Spreckels Distribution Center Project located at 407 Spreckels Avenue (APN 221-250-35).

Senior Planner, Dave Ruby presented this item.

Project Applicant, Nicole Torstvet gave a verbal presentation and also stated being in agreement with the conditions of approval as presented.

OPEN PUBLIC HEARING: 4:40 pm

There was no public comment provided on this item.

CLOSE PUBLIC HEARING: 4:41 pm

ACTION: Moved, seconded (Paslak, Jimenez) to adopt Resolution 2025-16 to Certify the Final Environmental Impact Report, adopt the Mitigation Monitoring and Reporting Program and Findings of Fact and Statement of Overriding Considerations for the Prologis 2 Spreckels Distribution Center Project located at 407 Spreckels Avenue (APN 221-250-35); and adopt Resolution 2025-17 approving Site Plan and Design Review (SPC-24-29) and Conditional Use Permit (UPJ-24-30) for the Prologis 2 Spreckels Distribution Center Project.

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Coleman, Chair Fiore

NOES: None

B.2 25-622 - A public hearing and consideration of an exemption from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines for TPC West Apartments and approval of a resolution for 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.

Associate Planner, Toben Barnum, presented the item.

Project Applicant, Lauren Alexander, stated being in agreement with the redline amended conditions of approval submitted as a supplemental item for the project.

OPEN PUBLIC HEARING: 5:05 pm

There was no public comment provided on this item.

CLOSED PUBLIC HEARING: 5:05 pm

ACTION: Moved, seconded (Coleman, Paslak) to find the Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines for TPC West Apartments and adopt Resolution 2025-18 approving 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 **as amended.**

MOTION CARRIED:

AYES: Mendoza, Paslak, Jimenez, Coleman, Chair Fiore

NOES: None

C. STAFF COMMENTS: Deputy Director Jesus Orozco and Director Brad Wungluck provided various updates and announcements. These comments can be heard on the website under the meeting here:

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

D. COMMISSIONER COMMENTS:

Members of the Planning Commission provided various updates and announcements. These comments can be heard on the website under the meeting here:

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

E. ADJOURNMENT:

Chair Fiore adjourned the meeting of December 10, 2025, at 5:32 p.m.