

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

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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.