



City of Manteca Planning Commission
AGENDA REPORT

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MEETING DATE: December 10, 2025

PROJECT NAME: TPC West Apartments

APPLICATION NUMBER: SPA-25-119

RECOMMENDATION:

Staff recommends the Planning Commission conduct a public hearing and;

Finding the project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act and approval 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.

PROJECT INFORMATION	
APPLICANT	Pacific West Communities / Caleb Roope
PROPERTY OWNER	Jamaluddin Siddiqi / Nasi Shaghel
GENERAL PLAN DESIGNATION	Commercial Mixed Use (CMU) (2023 General Plan) Commercial (C) (2043 General Plan)
ZONING	Commercial Mixed Use (CMU) (2023)
EXISTING USE	Vacant
PROPOSED USE	Multi-Family Residential
PARCEL(S) SIZE	9.29± acres gross
ADJACENT USES	North: Hospital/Medical Campus South: Single-Family homes East: Commercial – Medical office West: Single-Family Homes

APPLICABLE CODES AND PROCEDURES

2023 Manteca General Plan
6th Cycle Housing Element
MMC 17.08.050 Public Hearing and Public Notices
MMC 17.08.120 Time Limits and Extensions
MMC 17.10.060 Site Plan and Design Review
MMC 17.20.020 Zoning Districts
MMC 17.22.020 Allowed Land Uses and Requirements
MMC Chapter 17.42 through 54 (Site Planning Standards)
MMC Chapter 17.58 Performance Standards
CEQA Guidelines, 14 Cal. Code Regs. § 15183
Senate Bill 330

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Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A Project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

PROJECT BACKGROUND

Prior Action

The site is currently vacant, but was previously developed with a single-family home, which was demolished sometime after 2010. There is no known formal action or entitlement previously approved in favor of the project site; however, the original application was submitted as an affordable housing residential project.

Project Review

The project was referred to various internal City departments and outside agencies for review and comment. The table below shows a list of City departments and outside agencies that have provided comments or conditions for the project. Comments have been addressed as part of the review process and/or incorporated as conditions of approval.

• City of Manteca – Building	• Manteca Unified School District
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<ul style="list-style-type: none">• City of Manteca – Fire• City of Manteca – Engineering• City of Manteca - Parks• City of Manteca - Planning• City of Manteca – Police• City of Manteca – Solid Waste	<ul style="list-style-type: none">• San Joaquin County Environmental Health• San Joaquin County Multi-Species Habitat Conservation & Open Space Plan• Pacific Gas & Electric• South San Joaquin Irrigation District• San Joaquin Valley Air Pollution Control District
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PROJECT DESCRIPTION

This Site Plan and Design Review Application is for a 216-unit apartment complex project. The proposed project will include a mix of one, two, and three-bedroom apartments within six multi-unit three-story structures. The residential structures are proposed at 40'-9" in height. See site plan (Figure 1). The 9.29± acre site will also feature a community center, pool, tot lot, and public open space. Table 1.0 below shows the breakdown of the number of units per unit type.

Table 1.0	
<i>Unit Type</i>	<i>Number of Units</i>
1 Bedroom	120
2 Bedroom	84
3 Bedroom	12

PROJECT LOCATION & SITE CONDITIONS

Location

The 9.29-acre site is located on the south side of West Yosemite Avenue, midway between Fishback Road and Winters Drive. The site is due south of the Kaiser Permanente Campus. The address is 1758 W Yosemite Ave., APN No. 222-050-05 (see Figure 1).

Site Conditions

The site is currently vacant, with the exception of an existing single-family home and detached garage located along the eastern property line. These structures will be demolished to make way for this multifamily project. The site is flat and contains mostly scrubby indigenous vegetation. The only trees on site are three taller trees located directly adjacent to the single-family home. The southeastern corner of the property is encumbered by a PG&E transmission line easement. A SSJID easement runs north/south, parallel and approximately 30' to the east of the western property line. The SSJID easement is aligned with and under the western drive aisle.

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Figure 1: Location

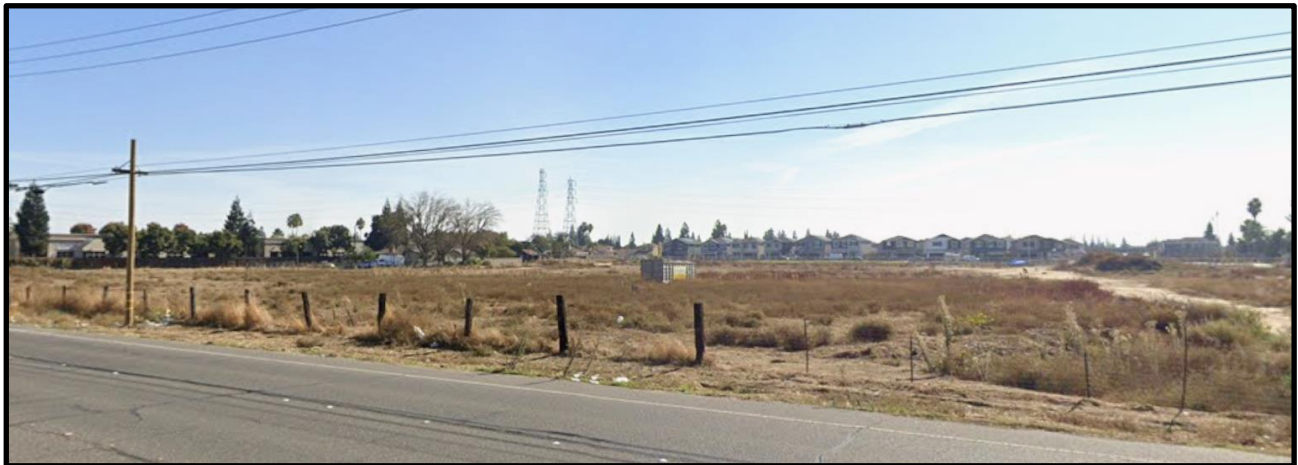


Figure 2: Site Conditions (December 2023)

GENERAL PLAN CONFORMANCE

At the time of application submittal, the 2023 General Plan was still in effect. Pursuant to MMC 17.02.030.F.1, the project has been reviewed and assessed for consistency with the 2023 General Plan, not the more recently adopted 2043 General Plan. At application, the project site had a General Plan Land Use designation of Commercial Mixed Use (CMU) (see Figure 3). As such, the application is processed under this designation and associated with the Zoning District. The CMU land use designation provides for high-density residential,

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employment centers, retail, commercial, and professional offices. A mix of compatible uses is encouraged to provide neighborhood-serving sales, services, and activities, as well as employment opportunities, including offices. Though the project is not being evaluated under the Commercial (C) 2043 General Plan land use designation, the C land use does allow for residential uses at a 20.1 to 30 units per acre, much like the site's earlier 2023 General Plan land use designation.



Figure 3: General Plan Land Use Designation (2023 General Plan)

The proposed multi-family residential use within six multi-unit three-story structures, featuring a community center, swimming pool, tot lot, and open space, is allowed within the CMU land use designation. At 23.25 dwelling units per acre, the project conforms to both the density and use requirements of the CMU land use designation.

Additionally, the project will directly or indirectly provide compliance with the 2023 General Plan's goals and policies. Below is an excerpt from the 2023 General Plan that is germane to this Site Plan and Design Review request:

- 1. Goal LU-1: To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the city's infrastructure and the city's ability to assimilate new development.**

Analysis: The project site provides 216 units of high-density residential in a region of the City that is lacking in this type of housing. Water lines are available on Yosemite Avenue, and sewer lines are available on Marino Way to the south, or 400' to the east at the intersection of Winters Drive.

- 2. LU-P-15: Higher-density housing shall be located in areas served by the full range of urban services, preferably along collector and arterial streets, and within walking distance of shopping areas.**

Analysis: The site is on W. Yosemite Avenue, a major arterial, immediately across from the Kaiser Permanente campus, and 0.2 miles west of the Manteca Marketplace shopping center. Sierra High School is 650 feet to the south and Brock Elliot Elementary

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School is 0.65 miles SE of the site. City bus routes 1 and 4 run directly in front of the site. Route 1 has a stop across the street in front of the pharmacy, and Route 4 has a stop around the corner on Winters Drive, approximately 900 feet away.

- 3. LU-P-46: The City shall allow for higher-density housing opportunities along major streets so as to provide residents with access to the public transit system.**

Analysis: City bus routes 1 and 4 run directly in front of the site. Route 1 has a stop across the street in front of the pharmacy, and Route 4 has a stop around the corner on Winters Drive, approximately 900 feet away.

- 4. Goal CD-8: Upgrade and enhance the visual quality of Manteca's arterial and collector streets.**

Analysis: The project is located along the largest east-west arterial in the City. Currently, the site is mostly vacant, with one small nonconforming single-family home along the eastern property line. The developer proposes a heavily landscaped frontage with two three-story apartment structures, setback 18± feet from the ROW. The combination of varied architecture and landscaping will provide a visually appealing and inviting streetscape segment.

- 5. CD-P-34: Solar collectors, if used, shall be oriented away from public view or designed as an integral element of the roof structure.**

Analysis: Solar panels will be installed on the proposed carports and will be essentially invisible at the street or pedestrian level.

- 6. Goal C-9: Provide a safe, secure, and convenient bicycle route system that connects to retail, employment centers, public facilities, and parks.**

Analysis: The project will provide curb, gutter, and sidewalk per City standards. Currently, there are no sidewalks at all. This will connect the site with the existing sidewalk system to the east and link both to the improved property west of the project site. Currently, pedestrians on the south side of the road either have to walk on off-camber bare soil or try to cross extremely busy W. Yosemite Avenue with no crosswalk or signal.

HOUSING ELEMENT CONFORMANCE

This application was initially submitted in 2023 as a 264-unit, 100% affordable project, under the name "Yosemite Family Apartments". That project was identified in Table 3-15 of the 6th Cycle Housing Element Background Report and included in the City of Manteca RHNA numbers. During project development, due to funding issues, the application was reconfigured as a 216-unit market-rate project. Because the reduction in overall unit counts is within the 20% window of change allowed by SB 330, the project is still protected and is not considered a new project or new application. Approval and development of the project will add to the total housing inventory within the City of Manteca.

ZONING ORDINANCE CONFORMANCE

The project site's Commercial Mixed Use (CMU) zoning accommodates a variety of uses, including high-density residential, employment centers, retail commercial, and professional offices. The primary use for this development is a 216-unit apartment complex featuring a community center, swimming pool, tot lot, and 0.9± acre open space. This use is allowed by right in the CMU zone district. The proposed project adheres to the required height limits, open space, and setback requirements of the CMU zone district.

Site Plan and Design Review Findings

In order to approve a Site Plan and Design Review application, Section 17.10.060 of the Zoning Ordinance requires that the Planning Commission must make the following findings:

- 1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan, or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.**

Analysis: To reiterate, the project application was received under the 2023 General Plan and the Title 17 Land Use Zoning District that was in effect at that time. The proposed project is consistent with several General Plan policies as listed above. Further, the project conforms to the CMU zone district as it relates to use, density, height, landscaping, open space, and setback requirements. The project will be conditioned to comply with all other applicable improvement standards and City regulations.

- 2. The proposed project will not create conflicts with vehicular, bicycle or pedestrian transportation modes of circulation.**

Analysis: The proposed project has been reviewed for appropriate ingress and egress for vehicular, bicycle, and pedestrian access. Moreover, the site design has been reviewed for appropriate internal circulation to avoid any conflicts on the site between users as well. Driveways are required to be designed to minimize impact on these bicycle lanes. Additionally, the Kaiser project directly north across Yosemite Avenue is conditioned to provide a Class IV Separated Bikeway along the western half of the frontage, in compliance with the Manteca Active Transportation Plan. Combined with the conditioned traffic signal at St. Dominics Drive, this project will greatly enhance pedestrian safety at this currently uncontrolled intersection.

- 3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.**

Analysis: The proposed project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in this district area of the City. The site design complies with all lighting and landscaping requirements and ultimately enhances the safety, access, and overall aesthetic feel in the project area. The project will provide

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full improvements for the length of the property frontage, which includes sidewalks, to allow for safe pedestrian travel.

4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Analysis: The project architect created a building design and massing scheme that provides a pleasant street presence, addresses ease of resident use and privacy for residents, and considers the potential impact on existing adjacent users in all directions. Two of the proposed residential structures sit approximately 18-19 feet from the front property line, creating a welcoming walkable element to these units. The remaining four buildings are deeply set back 84 to 90 feet from the side property lines, 170 feet from the southern property lines. This setback also contains a landscaping buffer to further screen the apartment use from the single-family residential to the west.

The architecture for this project is contemporary, with articulated façades and rooflines. The façade materials include stucco with horizontal and vertical board siding accents. The developer has chosen a neutral earth tone color palette, including whites, grays, browns, and slate. Combined with board and batten siding, it breaks up the visual mass of the structures. Central windows and balconies are enhanced with tubular steel railings, which are replicated on the internal staircases.

The Community Center is solidly connected to the rest of the site through similar architecture, color palette, and façade material combinations. See elevations below (Figure 4). Finally, the massing of two of the structures closer to the street frontage encourages walkability and diminishes the visual prominence of vehicles and parking areas. Overall, the project has a clear design concept, and the architecture is compatible with the surrounding area.



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Figure 4: Elevations

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan in response to the passing of Assembly Bill AB32. The intent of this plan is to reduce overall greenhouse gas emissions in both the private and public sectors. The proposed project conforms to the following Climate Action Plan strategies:

- 1. CAP Strategies Solar Generation SG-1: The City shall encourage development projects to provide solar power as part of their strategy to reduce greenhouse gas emissions.**

Analysis: The site plan package submitted for this project includes a detail for solar PV carports. Additionally, the project is conditioned to provide 38 electric vehicle charging stations and 149 EV-ready parking stalls.

- 2. CAP Strategies Water Conservation WC-1: The City shall continue to implement water conservation measures to comply with the Model Water Efficient Landscape requirements that implement the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird).**

Analysis: A required part of the formal submittal package is a completed Model Water Efficient Landscape Ordinance (MWELO) Compliance Form. This document is to accompany their landscaping planting plan. Compliance with this checklist and water efficiency requirements will be determined during construction document review.

ENVIRONMENTAL REVIEW

CEQA Guidelines §15183 mandates that projects that are consistent with the development density established by existing zoning, a community plan or general plan policies for which a Final Environmental Impact Report (FEIR) was certified (in this case, the 6th Cycle Housing Element of the 2043 Manteca General Plan) shall not require additional environmental

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review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the proposed project or its site. The 2043 Manteca General Plan was adopted and the accompanying EIR certified in 2023 (SCH# 2020019010).

An environmental checklist and supporting documents were prepared that analyzed the potential project-specific significant effects and their relation to the FEIR. The environmental checklist concluded that the proposed project falls within the scope of the FEIR, and, therefore, no further environmental review is required.

The environmental checklist has been included as an attachment and can also be found at the Development Services Department, 1215 W. Center St., Suite 201, Manteca, CA 95337, or on the City website www.manteca.gov, Development Services, Planning, Planning Documents, Environmental.

Report prepared by: Toben Barnum, Associate Planner

Attachments:

Attachment 2 – Planning Commission Resolution

Attachment 3 – Exhibit A – Project Plan Set

Attachment 4 – Exhibit B – Conditions of Approval

Attachment 5 – CEQA 15183 Checklist

Attachment 6 – Project Public Comment Letters

Attachment 7 – Project PowerPoint

Reviewed by:

/s/
Jesús R. Orozco, Deputy Director Development Services

Date _____