



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2025-____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
APPROVING SITE PLAN AND DESIGN REVIEW ALLOWING FOR THE
DEVELOPMENT OF A 216-UNIT APARTMENT COMPLEX FOR THE TPC WEST
APARTMENTS PROJECT, LOCATED AT 1758 WEST YOSEMITE AVENUE (APN)
222-050-05**

FILE NO. SPA-25-119

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of December 10, 2025, considered Site Plan and Design Review No. SPA-25-119 for TPC West Apartments ("the Project"), filed by Lauren Alexander, Pacific West Communities (the "Applicant"), 430 E. State St. Suite 300, Eagle, ID 83616; and

WHEREAS, the Project is located at 1758 W Yosemite Ave, identified by Assessor's Parcel Number (APN) 222-050-05; and

WHEREAS, the Project was submitted and accepted in 2023, under the Commercial Mixed Use (CMU) 2023 General Plan with a Mixed Use Commercial (CMU) zone district designatoin, prior to the City-wide Rezone of December 2024; and

WHEREAS, the Applicant proposes the development of a 216-unit apartment complex, consisting of six three-story apartment unit structures with common areas, including a community center, a swimming pool, a tot lot, and open space, as shown in the plan set dated September 19, 2025, attached herein as Exhibit 'A'; and

WHEREAS, the proposed multi-family residential use is permitted in the Mixed-Use Commercial (CMU) zone district, and is consistent with the Commercial Mixed-Use (CMU) 2023 General Plan and the Commercial (C) 2043 General Plan land use designation; and

WHEREAS, the Project implements numerous 2023 General Plan goals, policies, and implementation programs, including but not limited to: Land Use Goal LU-1, Land Use Policy LU-P-15, Land Use Policy LU-P-46, Commuity Design Goal CD-8, Commuity Design Policy CD-P-34 and Circulation Goal C-9 in that the project site is within the city limits and can be serviced by City resources, the site is on a major arterial and 0.2 miles from at least two neighborhood shopping centers, bus routes 1 and 4 rund directly in front of the site, the project proposes a substantial landscaping plan for the frontage, solar collectors are located on the car ports and away from public view,

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and the development will provide full frontage improvements including curb, gutter and sidewalk where there is currently none; and

WHEREAS, the Project was identified in Table 3-15 of the 6th Cycle Housing Element Background Report and included in the City of Manteca RHNA numbers, and its approval and development will add to the total housing inventory within the City of Manteca; and

WHEREAS, the Project will meet all the applicable development standards and operational requirements of the zoning ordinance, subject to the Conditions of Approval, attached herein as Exhibit 'B'; and

WHEREAS, the Project's cumulative design and conditions of approval will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project; and

WHEREAS, it was determined that the Project falls within the scope of the analysis for the Manteca General Plan 2043 FEIR (SCH# 2020019010). Therefore, an environmental checklist prepared pursuant to Section 15183 of the CEQA Guidelines concluded that the Project falls within the scope of the FEIR, and, therefore, no further environmental review is required; and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report dated December 10, 2025; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code 17.08.050; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now desires to approve SPA 25-119 for the TPC West Apartments, based on the following findings:

1) Recitals. All facts set forth in the recitals above are true and correct and incorporated herein by reference.

2) CEQA. The Project has been evaluated pursuant to the CEQA Guidelines §15183, Consistency Checklist, and found consistent with the approved, adopted FEIR for the 2043 Manteca General Plan (SCH# 2020019010) and therefore exempt from further environmental review.

3) Site Plan Review

A. 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: 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.

- B. 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.

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

- D. 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.

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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. It, combined with board and batten siding, 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.

- 4) Entitlement Permit Approval. Given the foregoing, the Planning Commission approves Site Plan Review SPA-25-119, in conformance with the Project Plans dated September 19, 2025, attached herein as Exhibit 'A', and the Conditions of Approval attached herein as Exhibit 'B'.
- 5) Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a special meeting held on the 10th day of December of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Celeste Fiore
Planning Commission Chairperson

Attest: _____
Jesus R. Orozco
Planning Commission Secretary

Attachments

Exhibit 'A' – Project Plan Set

Exhibit 'B' – Conditions of Approval