



City of Manteca

PLANNING COMMISSION RESOLUTION 2026- _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPT AN ORDINANCE TO I) REZONE (REZ 24-77) APPROXIMATELY 1.67-ACRES FROM THE RESIDENTIAL ESTATE (R-E) TO THE MULTIPLE-FAMILY DWELLING (R-3) ZONE DISTRICT; AND BY RESOLUTION APPROVE; II) LOT LINE ADJUSTMENT (LLA 24-78), MERGING THE PROJECT PARCELS, III) SITE PLAN REVIEW (SPR 24-79) FOR THE PHYSICAL DEVELOPMENT OF THE 44-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT, AND IV) MINOR ZONE MODIFICATION (MZM 25-01) ALLOWING A 10% REDUCTION FROM THE OPEN SPACE REQUIREMENTS, FOR THE WAWONA APARTMENTS PROJECT LOCATED AT 2005, 2019 & 2027 WAWONA ST. (APN: 222-100-15, -14, AND -09)

FILE NOS. REZ24-77, LLA 24-78, SPR 24-79, & MZM 25-01

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 2, 2026, considered a development application for a General Plan Amendment (GPA 24-76), Rezone (REZ 24-77), Lot Line Adjustment (LLA 24-78), Site Plan and Design Review (SPR 24-79), and a Minor Zone Modification (MZM-25-01), for the Wawona Apartments Project (“the Project”), filed by MCR Engineering, in Manteca, CA (“the Applicant”); and

WHEREAS, the Project is located at 2005, 2019 & 2027 Wawona St., identified by Assessor’s Parcel Number (APN) 222-100-15, -14 AND -09 (the “Project Site”); and

WHEREAS, the Project includes the development of a 44-unit four-story residential development with leasing office and associated parking, landscaping, lighting, and associated amenities subject to a Site Plan and Design Review and Minor Zone Modification permit; and

WHEREAS, the Project includes a General Plan Amendment to amend the Very-Low Density Residential (VLDR) land use designation that allows for a maximum of 2 units per acre to the High Density Residential (HDR) land use designation, which allows for a minimum of 21 units per acre; and

WHEREAS, the proposed Project’s 44-unit residential density of 26.34 units per acre requires the Project Site’s Very-Low Density Residential (VLDR) land use designation to be amended to High Density Residential (HDR) land use designation to ensure the Project’s consistency with the General Plan’s Land Use Element; and

ATTACHMENT 6

WHEREAS, the Project includes a Rezone to change the Project Site from the Residential Estate (R-E) to the Multiple-Family Dwelling (R-3) zone district, as shown in Exhibit 'A'; and

WHEREAS, the Project's proposed High Density Residential (HDR) General Plan land use designation will be consistent with the proposed Multiple-Family Dwelling (R-3) zone district, as mandated by Section 65860 et seq. of the Government Code; 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 hereto as Exhibit 'B'; and

WHEREAS, the Project's cumulative design, use(s), and operations 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, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: Goal LU-3.1, LU-3.4, LU-8.4: Policy Area 2, C-1.2, C-3.2, C-4.3, and CD-2.2; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH # 2025100770) prepared for the Project pursuant to Section 15071 of the California Environmental Quality Act (CEQA) Guidelines concluded that the Project will have less-than-significant impacts on the environment with the implementation of mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report dated April 2, 2026; and

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

WHEREAS, the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and the City Council has the discretion to approve, modify, or disapprove the recommendation without further review or consideration by the Planning Commission; and

WHEREAS, all legal prerequisites to adopt this resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, recommends City Council adopt an ordinance to i) Rezone (REZ 24-77) approximately 1.67-acres from the Residential Estate (R-E) to the Multiple-Family Dwelling (R-3) zone district; and by resolution approve; ii) Lot Line Adjustment (LLA 24-78), merging the project parcels, iii) Site Plan Review (SPR 24-79) for the physical development of the 44-unit multifamily residential development, and iv) Minor Zone Modification (MZM 25-01) allowing a 10% reduction from the open space requirements, for the Wawona Apartments Project based on the following findings:

ATTACHMENT 6

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the [redacted]th day of [redacted] of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

CHAIR:

ATTEST:

Corey Coleman
Planning Commissioner

Jessica Van Vliet
Planning Commission Secretary

Attachments

Exhibit 'A' - Ordinance and Rezone Map

Exhibit 'B' - Conditions of Approval