

ORDINANCE O2026-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, REZONING (REZ 24-77) PARCELS APN: 222-100-15, -14, AND -09 FROM THE RESIDENTIAL ESTATE (R-E) ZONE TO THE MULTIPLE-FAMILY DWELLING (R-3) ZONE BY AMENDING THE ZONING MAP SET FORTH IN SECTION 17.20.040 OF CHAPTER 17.20 OF TITLE 17 OF THE MANTECA MUNICIPAL CODE

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 2, 2026, adopted Resolution No. 2026-15 recommending City Council approve 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; 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; and

WHEREAS, the 1.67-acre Project Site is located 2005, 2019 & 2027 Wawona St., identified as Assessor's Parcel Number (APN) 222-100-15, -14, and -09 (the "Project Site"); and

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 pursuant to Section 17.10.190 of the Manteca Municipal Code; and

WHEREAS, the Project's High Density Residential (HDR) General Plan land use designation will be consistent with the Multiple-Family Dwelling (R-3) zone district, as mandated by Section 65860 et seq. of the Government Code; 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, a Notice of Public Hearing was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code and 65854 of the California Government Code; and

ATTACHMENT 6

WHEREAS, all legal prerequisites to adopt the foregoing ordinance have occurred; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings. The City Council hereby adopts, as its own, the findings required to approve the Rezone (REZ 24-77) application fully set forth in the Planning Commission Staff Report (dated April 2, 2026) and supporting documents, which is hereby incorporated by reference into this Ordinance.

SECTION 2: Amendment. Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code, the Zoning Map is hereby changed by rezoning (APN) 222-100-15, -14, and -09 from the Residential Estate (R-E) to the Multiple-Family Dwelling (R-3) zone district as shown in Exhibit 'A', and attached to hereto.

SECTION 3: CEQA. Based on the Initial Study/Mitigated Negative Declaration (SCH# 2025100770), the City Council has made the necessary findings and determined that the Project will have less-than-significant impacts on the environment with mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project and adopted by City Council resolution.

SECTION 4: Typographical or Clerical (Scrivener) Errors. Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration in accordance with Section 36934 of the California Government Code.

SECTION 5: Severability. If any section, sub-section, subdivision, paragraph, clause, or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 6: Publication. This Ordinance shall be published in accordance with Section 36933 of the California Government Code.

SECTION 7: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

ATTACHMENT 6

City of Manteca, a municipal corporation

MAYOR: _____
GARY SINGH

ATTEST: _____
CASSANDRA CANDINI-TILTON
CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS:
CITY OF MANTECA }

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the ___ day of ____, 2026, and had its second reading and was adopted and passed during the public meeting of the City Council on the ___ day of ____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit 'A' – Rezone Map