



**GPA 24-76, REZ 24-77, LLA 24-78, SPR 24-79 and MZM 25-01
Wawona Apartments
2005, 2019 & 2027 Wawona St.**

April 2, 2026

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: Four-story, 44-unit apartment building with associated parking, lighting and landscaping.

Project Size: ± 1.67 acres / 72,745 sq. ft.

Project Location: North side of Wawona Street, 450' east of S. Airport Way, north of intersection with Depot Drive.

MMC Entitlement Procedures:

MMC 16.19 Lot Line Adjustments

MMC 17.08 General Application Processing Procedures

MMC 17.10.060(B)(2) Site Plan and Design Review

MMC 17.10.100 Minor Zone Modification

MMC 17.10.190 Zoning Amendment

MMC 17.10.200 General Plan Amendment

MMC 17.20.020 Zoning Districts

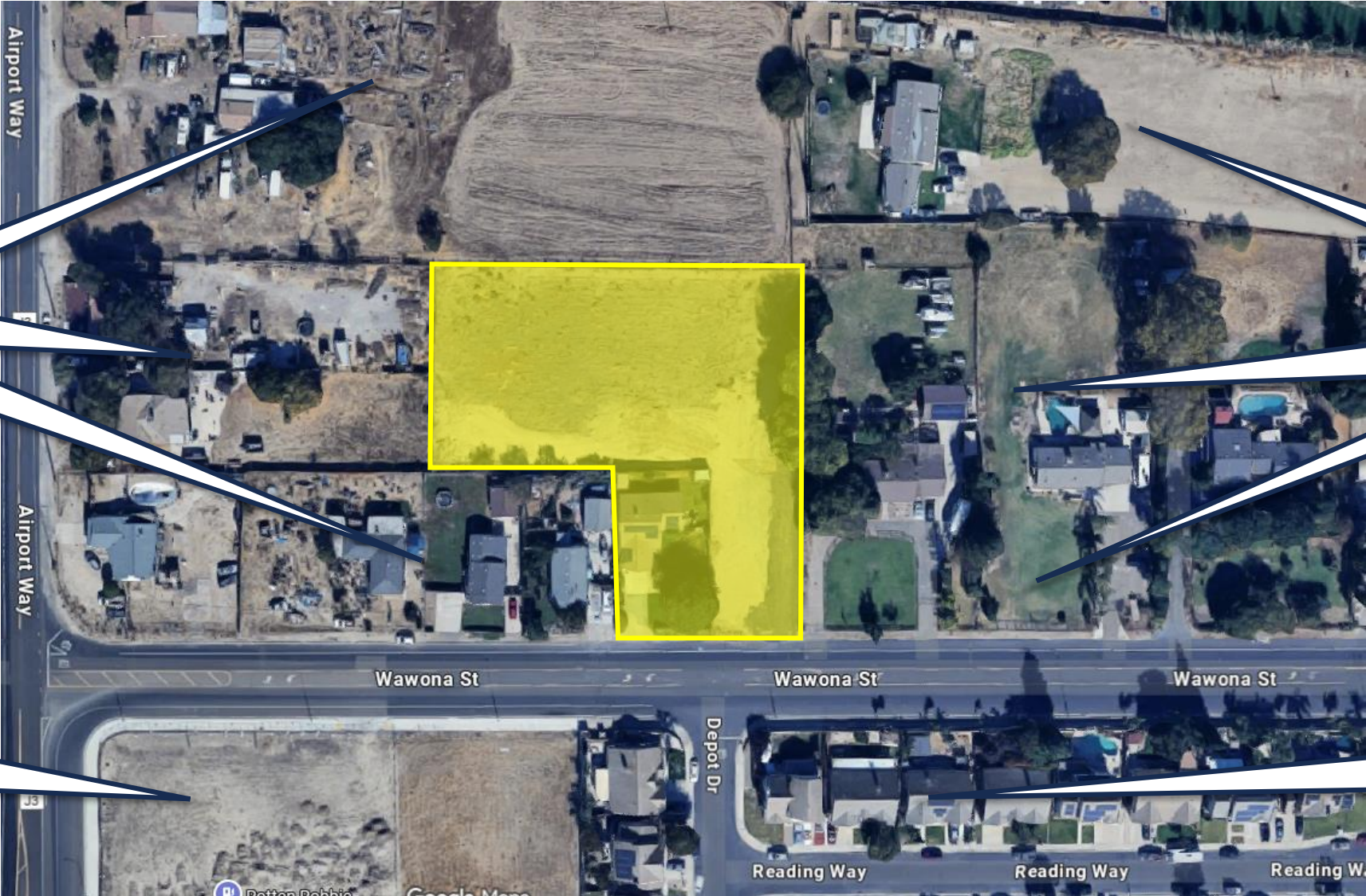
MMC 17.22.020 Allowed Land Uses and Requirements

MMC Chapter 17.42 through 54 (Site Planning Standards)

MMC Chapter 17.58 Performance Standards



Adjacent Uses



Single Family Residential

Single Family Residential

Rotten Robbie Fueling Station

Single Family Residential

Current General Plan and Zoning

GENERAL PLAN



Very Low Density Residential (VLDR) Designation. Provides for residences on larger lots and small, quasi-agricultural activities, including raising and boarding livestock. Clustering is encouraged to allow continuation of agricultural uses or to provide common amenities for the development.

ZONING DISTRICT



Residential Estate (R-E) Zoning District. Allows for large lots and flexible placement of single-family detached housing. Uses include quasi-agricultural activities, including raising and boarding livestock.

Site Plan

Four-story 44-unit apartment building with associated parking, lighting and landscaping.

Building Area: 12,125 sq ft

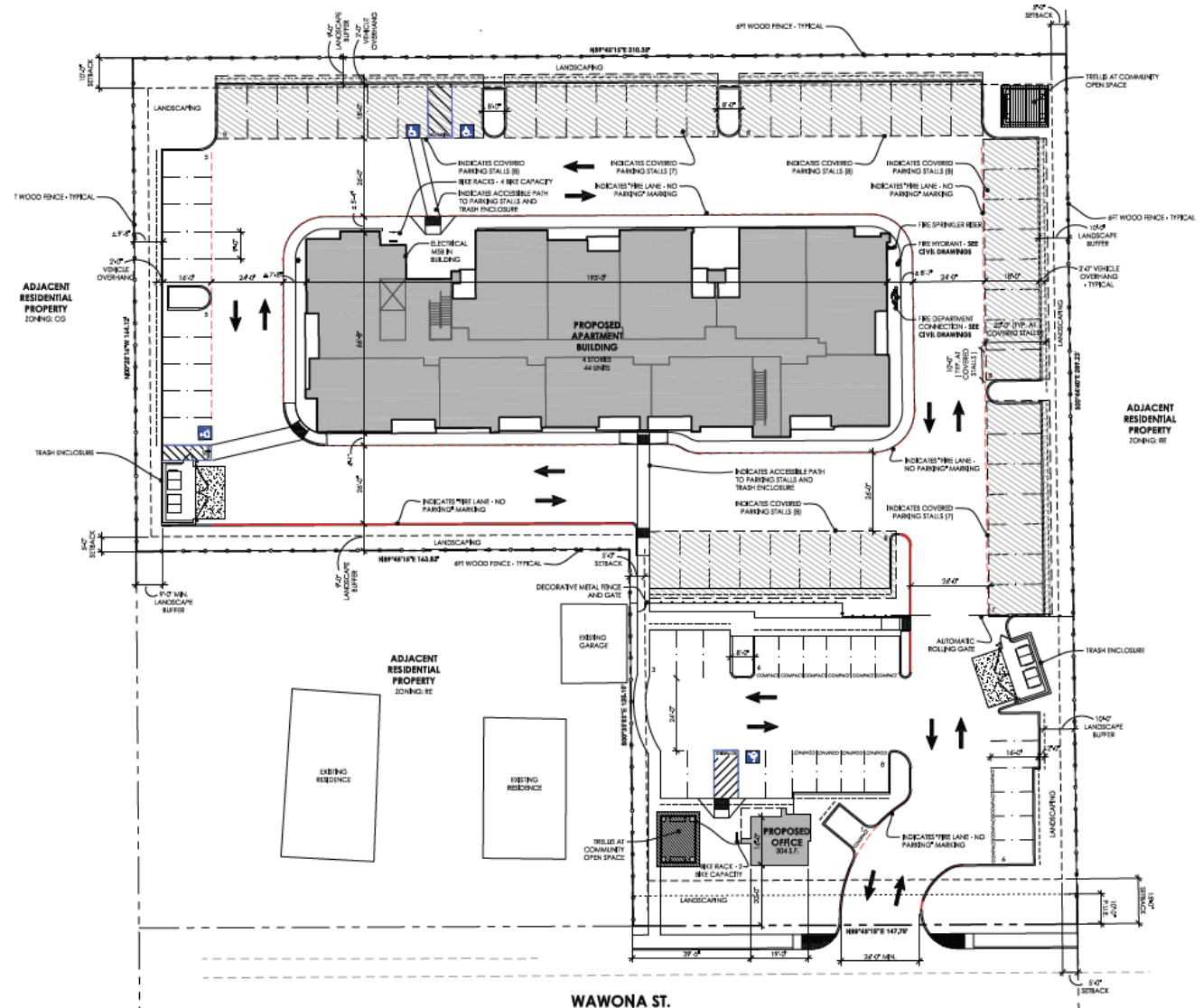
Parking: 80 total spaces

Ingress/Egress: full access

Access Point: Bi-directional driveway on Wawona

Landscape & Lighting:

10' landscaping buffer around entire perimeter, except where reduced to 9' per MMC 17.10.100. Photo metric plan submitted and found consistent with General Lighting Standards per MMC 17.50.060.



Building Elevations



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



MAIN BODY COLOR:
SHERWIN WILLIAMS
"PURE WHITE"
SW 7005



SECONDARY BODY COLOR:
SHERWIN WILLIAMS
"TRICORN BLACK"
SW 6258



TERTIARY BODY COLOR:
SHERWIN WILLIAMS
"MORNING FOG"
SW 6255



HORIZONTAL SIDING:
NICHHA SIDING
"CEDAR"



BRICK VENEER:
HC MUDDOCK
"SIERRA SLATE"



FLUSH METAL PANEL:
AEP SPAN
"MIDNIGHT BRONZE"



Public Hearing Notice

This project was duly noticed on March 13, 2026.

- Staff has received _____ written comments for the project.
- Staff has not received any written comments for the project.



CEQA

An Initial Study / Mitigated Negative Declaration (SCH #2025100770) was prepared for the project pursuant to Section 21064.5 of the CEQA Guidelines.

- Less than significant impact with applied mitigation measures.



Recommending Action 1

Conduct a public hearing for the Wawona Apartments project and by motion consider adoption of the following:

1. A resolution recommending City Council make the necessary findings and adopt an Initial Study/Mitigated Negative Declaration (SCH #2025100770), and associated Mitigation Monitoring and Reporting Program prepared for the Wawona Apartments Project consisting of 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; and



Recommending Action 2

2. A resolution recommending City Council approve a General Plan Amendment (GPA 24-76) to amend the land use designation of approximately 1.67-acres from the Very-Low Density Residential (VLDR) to the High-Density Residential (HDR) land use designation for the Wawona Apartments Project APN:222-100-15, -14, and -09; and



Recommending Action 3

3. A resolution 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.





Thank you

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