

ATTACHMENT 8

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW (SPR 24-79), LOT LINE ADJUSTMENT (LLA 24-78), AND MINOR ZONE MODIFICATION (MZM 25-01) ALLOWING FOR THE WAWONA APARTMENTS PROJECT LOCATED AT 2005, 2019 & 2027 WAWONA STREET

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 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 Site Plan and Design Review application allows for the development of a 44-unit four-story residential development with a leasing office and associated parking, landscaping, lighting, and associated amenities as presented in the Project Plan Set; and

WHEREAS, the Lot Line Adjustment application allows for the merger of the Project Site's three parcels to resolve any building setback or easement requirements between said parcels; and

WHEREAS, the Minor Zone Modification application allows for a 10% reduction in the perimeter open space landscape requirements, from a 10' landscape area to a 9' landscape area; and

WHEREAS, the Project also includes a General Plan Amendment and Rezone application to allow for the Project's 26.34 units per acre density, consistent with the High Density Residential (HDR) land use designation and the Multiple-Family Dwelling (R-3) zoning; and

WHEREAS, the Project will meet all the applicable development standards and operational requirements of the zoning ordinance, subject to conditions of approval; and

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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 Planning Commission 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; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. 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.
3. The City Council hereby adopts, as its own, the findings required to approve the Site Plan and Design Review (SPR 24-79), Lot Line Adjustment (LLA

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24-78), and Minor Zone Modification (MZM-25-01) applications fully set forth in the Planning Commission Staff Report (dated April 2, 2026) and supporting documents, which are hereby incorporated by reference into this Resolution.

4. Given the foregoing, the City Council hereby approves Site Plan and Design Review (SPR 24-79), Lot Line Adjustment (LLA 24-78), and Minor Zone Modification (MZM-25-01), subject to the Conditions of Approval attached as staff report "Attachment 9 - Exhibit 'A' – Conditions of Approval" and "Attachment 10 - Project Plan Set", incorporated herein by reference.
5. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 2nd day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit 'A' – Conditions of Approval