



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

June 2, 2026

City of Manteca City Council Public Hearing

Project Entitlements

The Project's review is subject to the following entitlements.

MMC 16.19

MMC 17.10.060(B)(2)

MMC 17.10.100

MMC 17.10.190

MMC 17.10.200

Lot Line Adjustments

Site Plan and Design Review

Minor Zone Modification

Zoning Amendment (Rezone)

General Plan Amendment

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.



Adjacent Uses

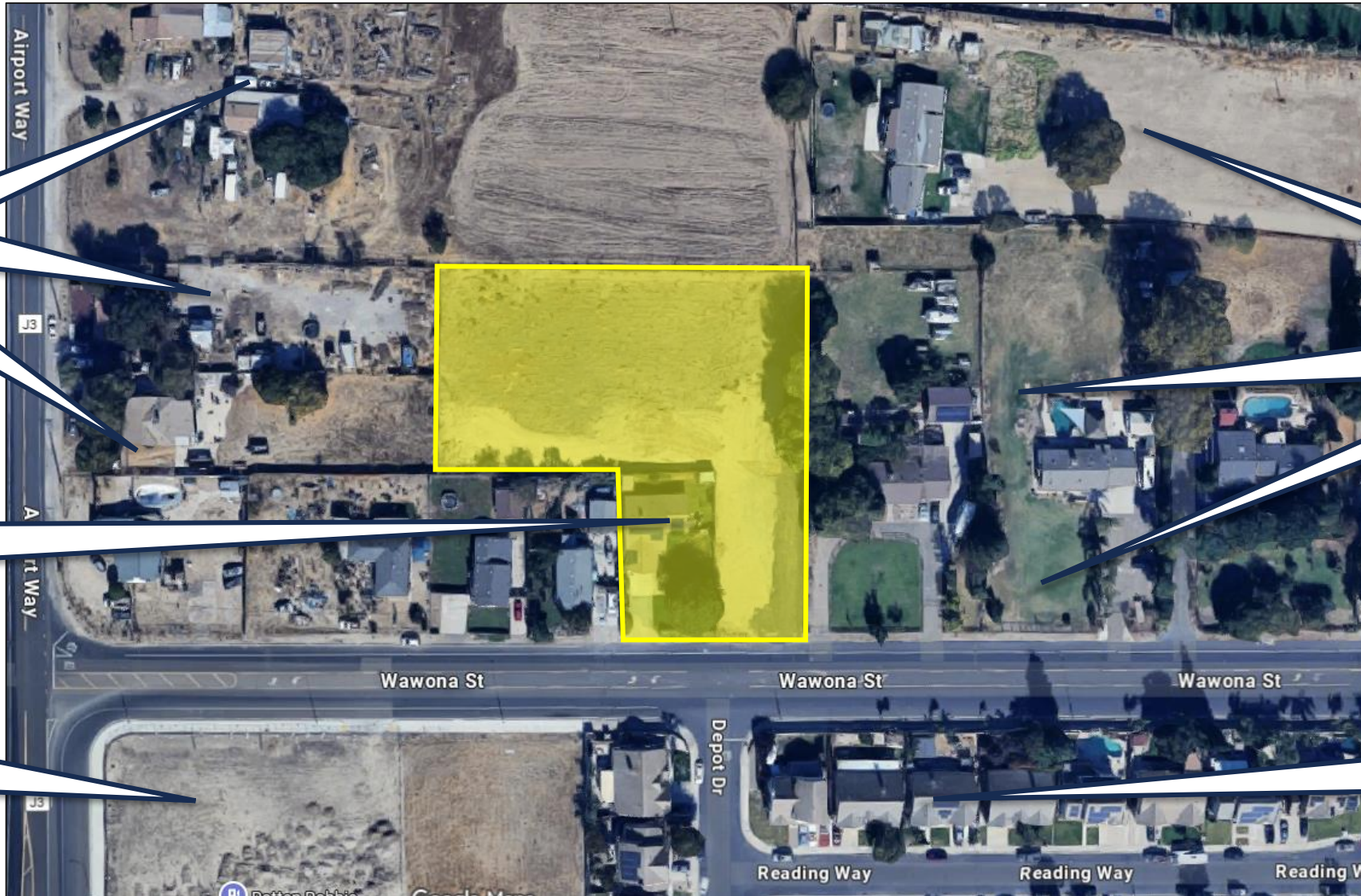
Single Family Residential

Single Family Residential

Existing Home

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.

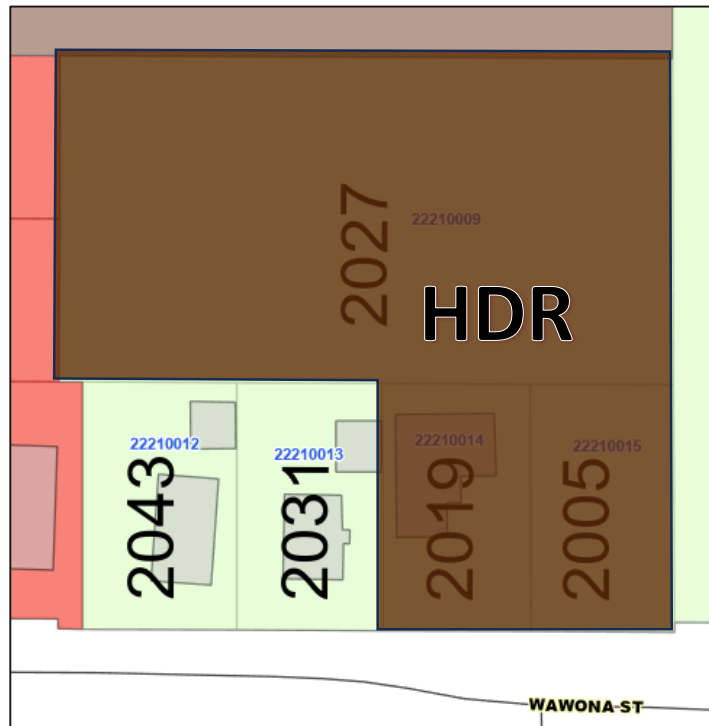
ZONING DISTRICT



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.

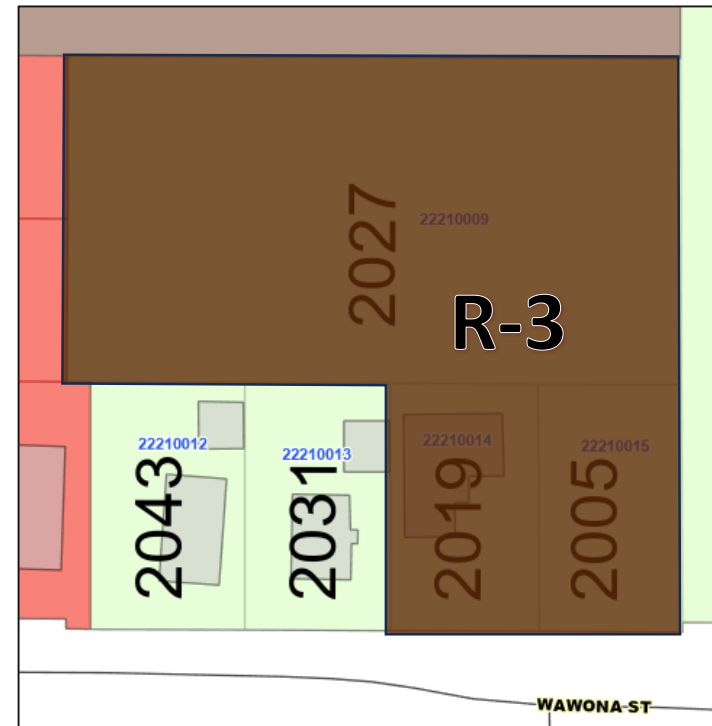
Proposed General Plan and Zoning

GENERAL PLAN



High-Density Residential (HDR). Provides for multi-family apartment-style housing. The multi-family dwelling sites are typically located with direct access to arterial streets, bicycle paths, and other transit options.

ZONING DISTRICT



R-3. Includes multi-family apartment-style housing. The multi-family dwelling sites are typically located with direct access to arterial streets, bicycle paths, and other transit options.

Land Use Compatibility

Existing adjacent land use designations are not compatible:

- Commercial / CMU allow for higher intensity, higher density uses.
- HDR is highest residential intensity/density of all
- VLDR is the lowest intensity / density of all

GP goals want HDR close to commercial retail, services, and employment centers:

- Rotten Robbie immediately to SW
- Stadium Center 1/3 mile to SW

VLDR is intended for City periphery - quasi-ag uses, quiet roadways:

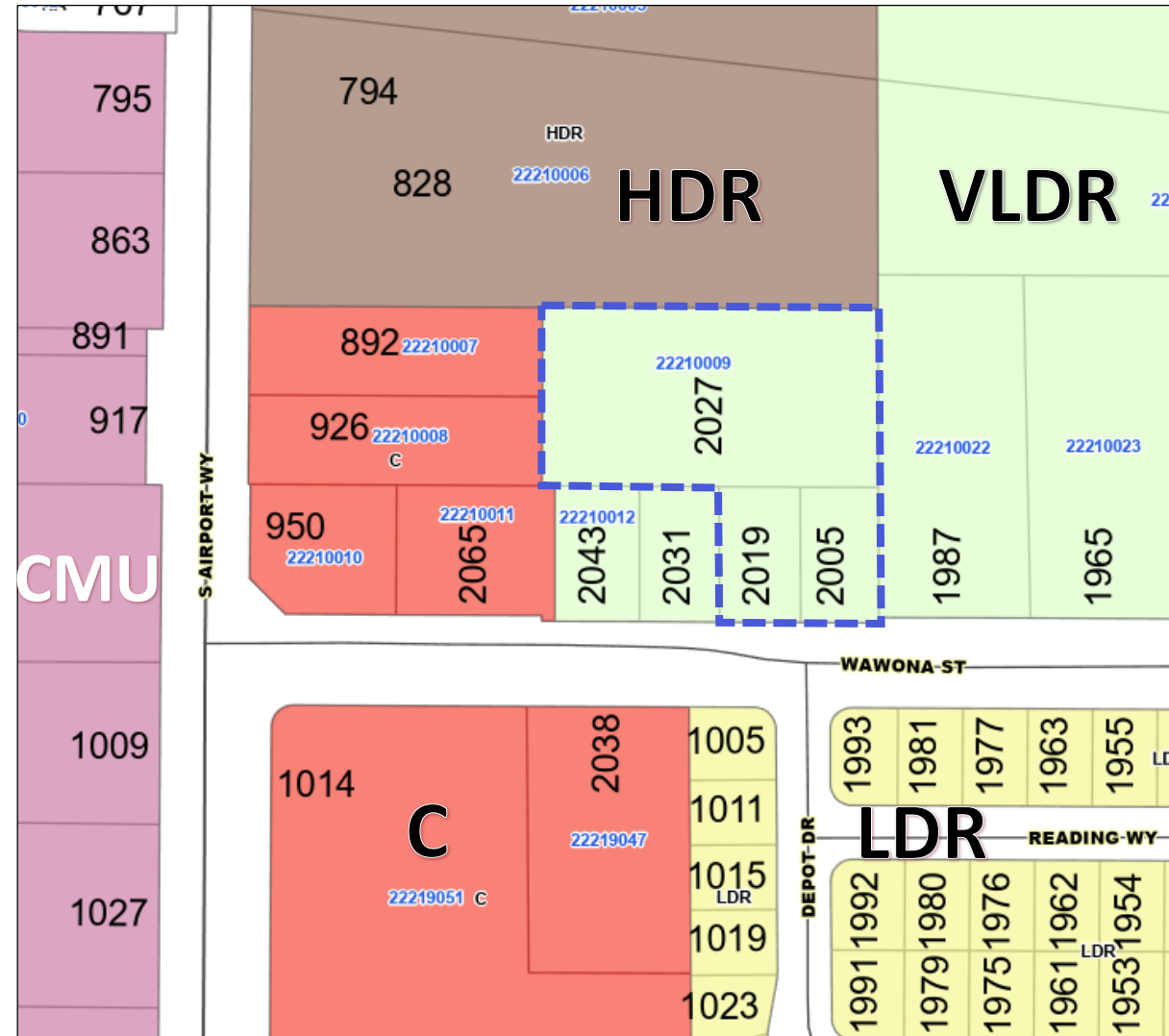
- Wawona functions as major collector – doesn't fit VLDR uses
- HDR is transitional/buffer designation from C to VLDR

Local development patterns are commercial / high-density residential

- Based on this pattern, the VLDR sites are underutilized

GPA/REZ allows City to fulfill GP Housing Element requirements

- 44 units toward City's requirement for 4,651 units (RHNA 6th cycle)



Site Plan

Four-story apartment building with 44, 2 bed/2bath dwelling units.

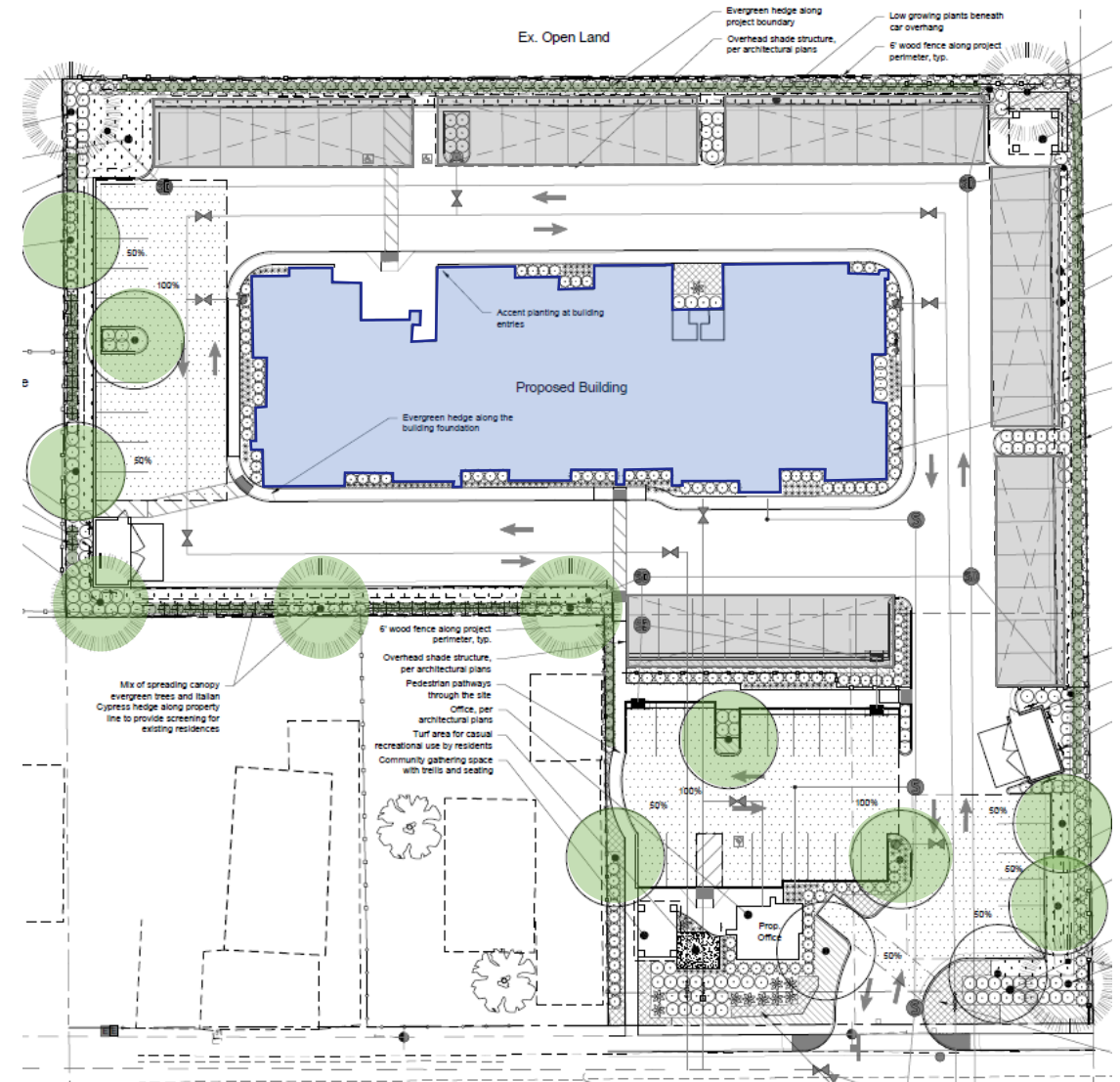
Building Area: 12,125 sq ft

Parking: 80 total spaces

Ingress/Egress: Bi-directional, Full Access off Wawona St.

Landscape & Lighting: minor reduction in the perimeter landscape buffer from 10' to 9'

Site Features: on-site leasing office, looped circulation, roof-top open space



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"



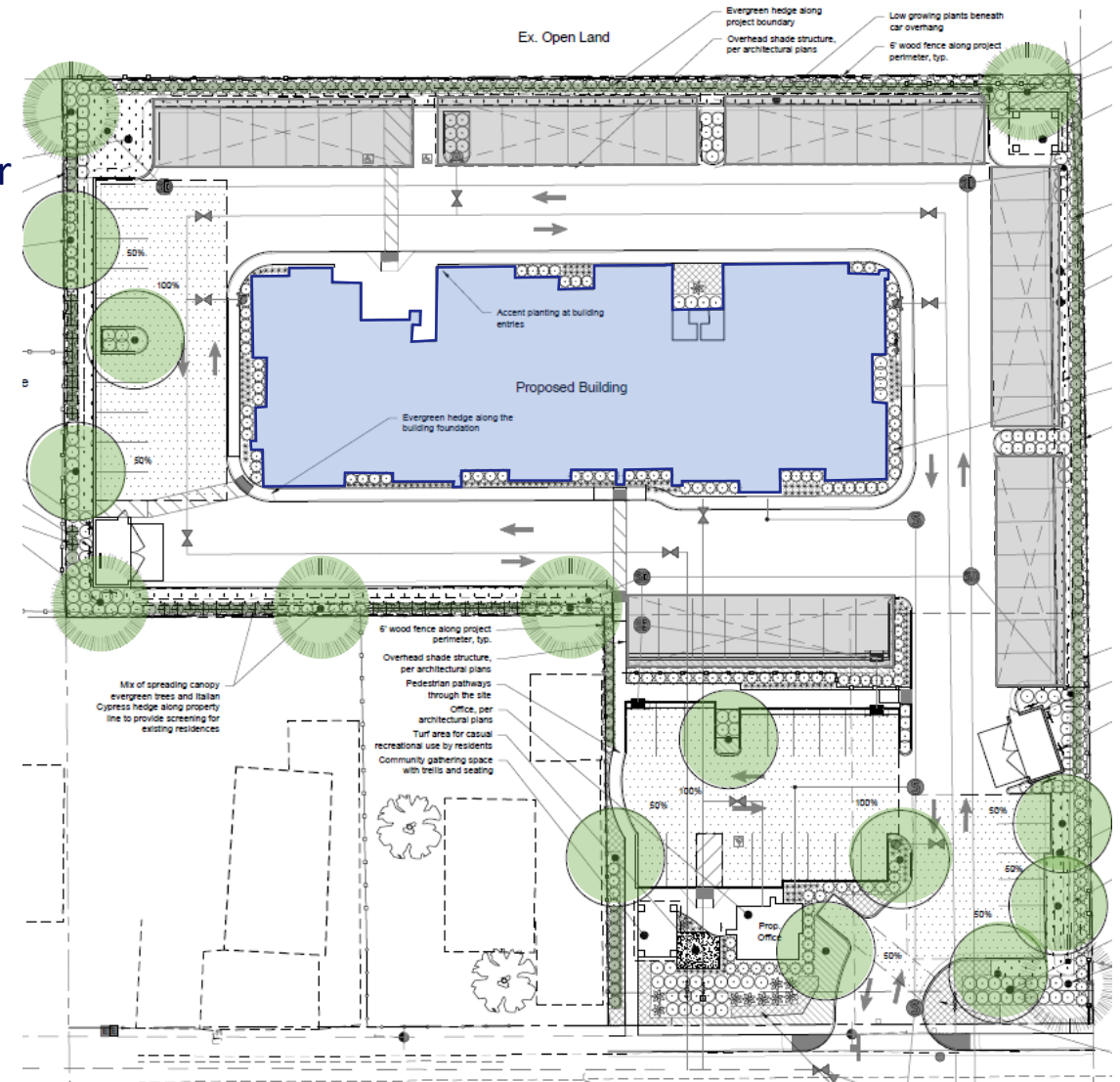
Site Plan and Design Review

Site Design is consistent with General Plan

- GP Goal LU-3.1 – 44 moderate/above-moderate units
- GP Goal LU-3.4 – close to commercial/transit, on major collector
- GP Goal LU-8.4 – HDR as a buffer for LDR from intensive uses
- GP Goal C-1.2 – Improve LOS
- GP Goal C-3.2 – Appropriate on-site parking
- GP Goal C-4.3 – Sidewalk and bicycle route system

Site Design is consistent with Ordinance

- Centrally located, max setbacks from all boundaries (39' to 58')
- Windows located mostly on N and S elevations.
- Rooftop observation points on N and S elevations.
- 360° structure access and circulation
- Landscape buffer adjacent to existing residential uses
- Covered parking for most of site



Public Hearing Notice

Planning Commission adopted Resolutions 2026-13, 2026-14 and 2026-15 in favor of the Project's approval and their April 2, 2026 meeting.

This project was duly noticed on May 13, 2026.

- Staff has not received any written comments for the project as of May 21, 2026.



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.



Recommendations

Conduct a public hearing for the Wawona Apartments project and take the following actions:

1. Adopt a Resolution adopting an Initial Study/Mitigated Negative Declaration and MMRP.
2. Adopt a Resolution approving General Plan Amendment GPA-24-76.
3. Approve Rezone-24-77 by waiving the first reading and introduce an Ordinance to rezone the Project site from R-E to R-3 zone district.
4. Adopt a Resolution approving SPR-24-79, LLA-24-78 and MZM-25-01





Thank you

CITY OF MANTECA
ADMINISTRATION CENTER