



Site Plan and Design Review SPA 23-79
Extension SPA-25-193
Waterfall Apartments
380 N. Airport Way

February 19, 2026

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: A one-year extension for SPA-23-79 Site Plan Review entitlement, a 24-unit, 3-story apartment complex development

Project Size: ± 1.083 acres / 47,192 sq. ft.

Project Location: At southeast intersection of N. Airport Way and Waterfall Way

MMC Entitlement Procedures:
Time Limits & Extensions 17.08.120



Adjacent Uses



General Plan and Zoning

GENERAL PLAN



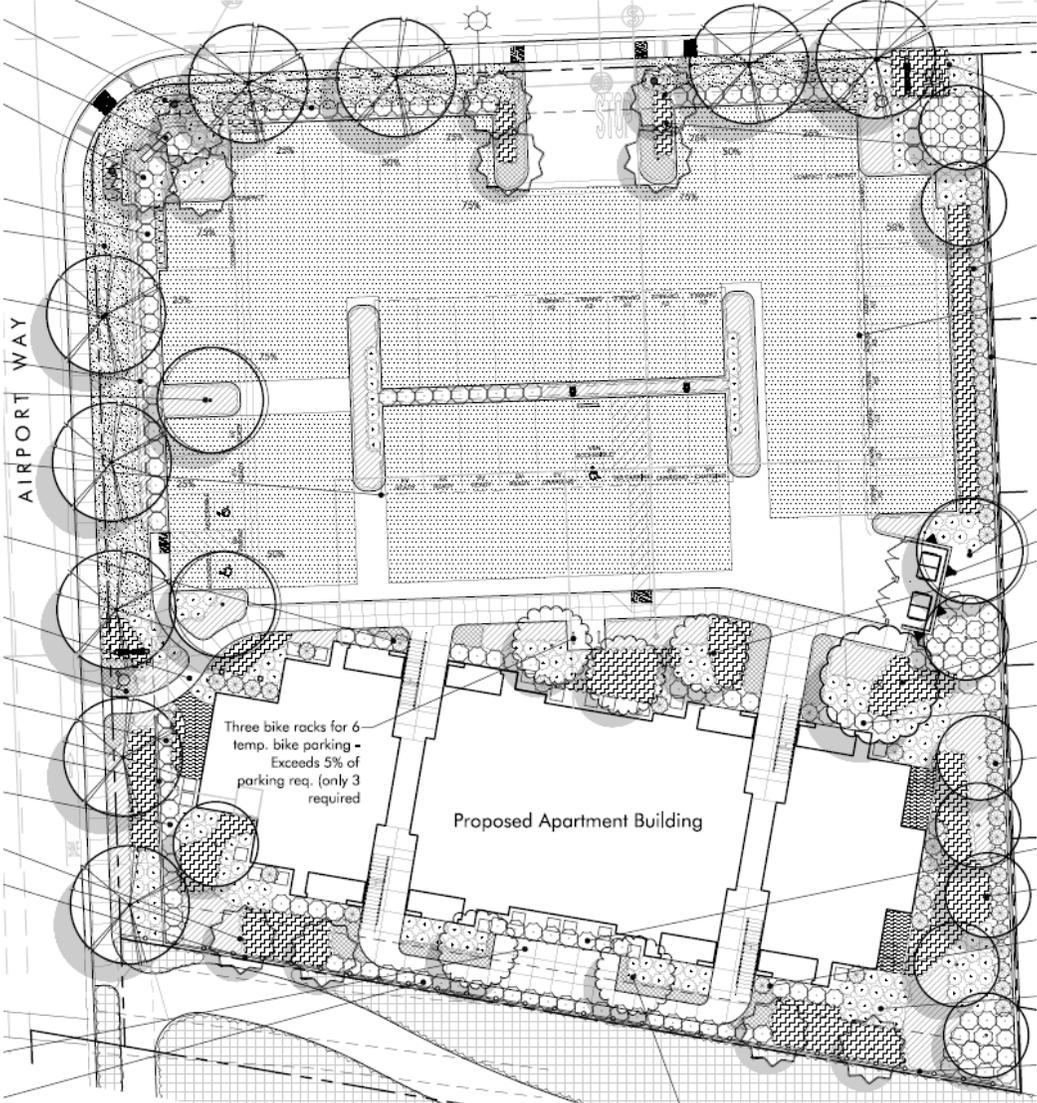
Medium Density Residential (MDR) land use designation provides for smaller single family homes in more imaginative lotting arrangements, duplex and triplex development, smaller scale multi-family developments, including cottage homes, garden apartments, townhouses, and cluster housing, and mobile home parks.

ZONING



Limited Multiple-Family Dwelling (R-2) zoning district allows for single-family homes and smaller-scale multi-family development, including garden apartments, townhouses, and cluster housing.

Landscaping Plan



Elevations



Northern Elevation



Western Elevation



Project Changes

- No changes to the previously-approved project scope or plans are proposed.
- Conditions of Approval have had the addition of two Fire Department Conditions, previously unintentionally omitted, to reflect current standards:
 - Fire Lane signage posted on Fire Lane(s)
 - Fire Lane curb painting on Fire Lane(s)



Recommendation

Staff recommends that the Planning Commission conduct a public hearing, and

Adopt a Resolution approving a one-year extension for the Site Plan and Design Review entitlement for the Waterfall Apartments (File No. SPA-23-079), 380 N. Airport Way, APN 200-130-06.





Thank you

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