



Site Plan and Design Review SPA 21-160 Extension
The Address Townhomes
445 N Walnut Ave.

May 21, 2026
City of Manteca Planning Commission Public Hearing

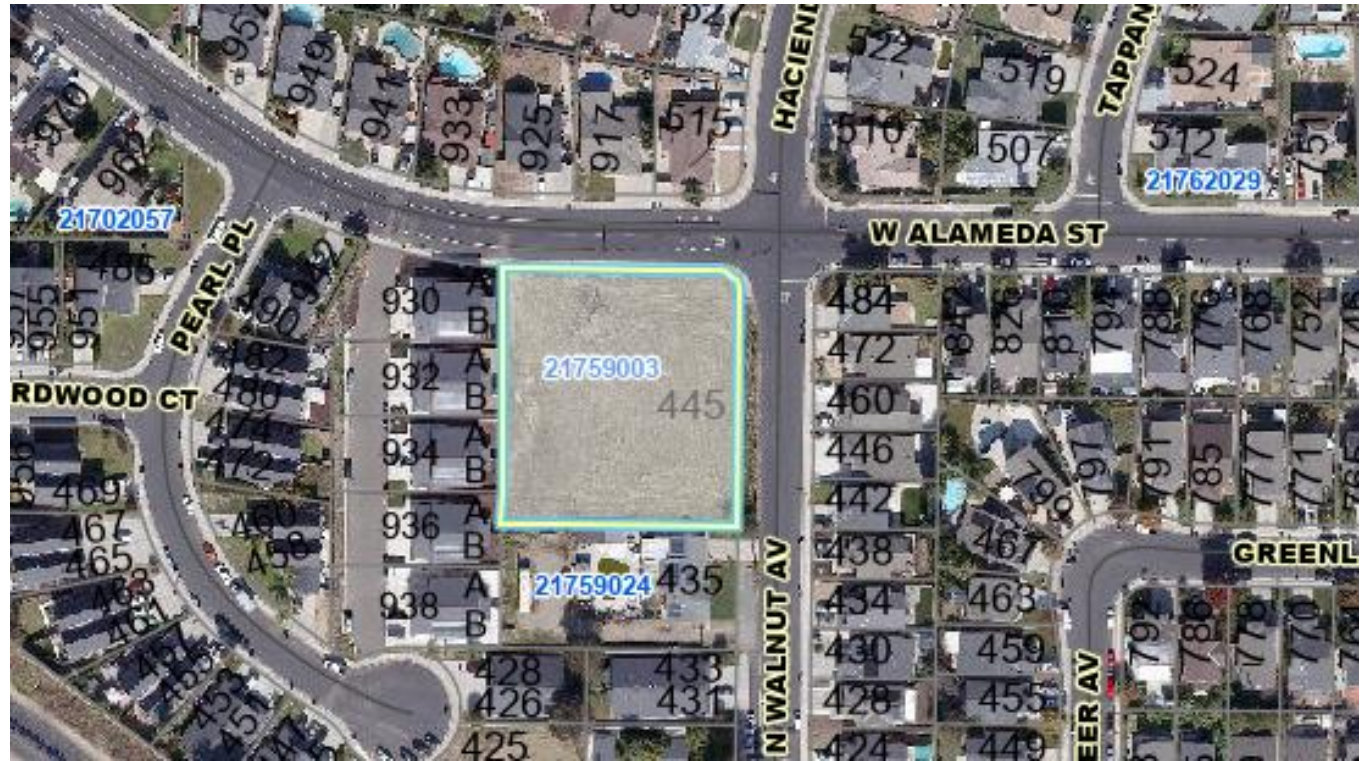
Project Information

Project Description: A one-year extension for Site Plan Review SPA 21-160 entitlement, for a 13-unit attached two-story townhome complex comprised of 3 buildings

Project Size: ± 0.89 acres / 38,870 sq. ft.

Project Location: At the southwest intersection of N. Walnut Ave. and W. Alameda St.

MMC Entitlement Procedures:
Time Limits & Extensions 17.08.120



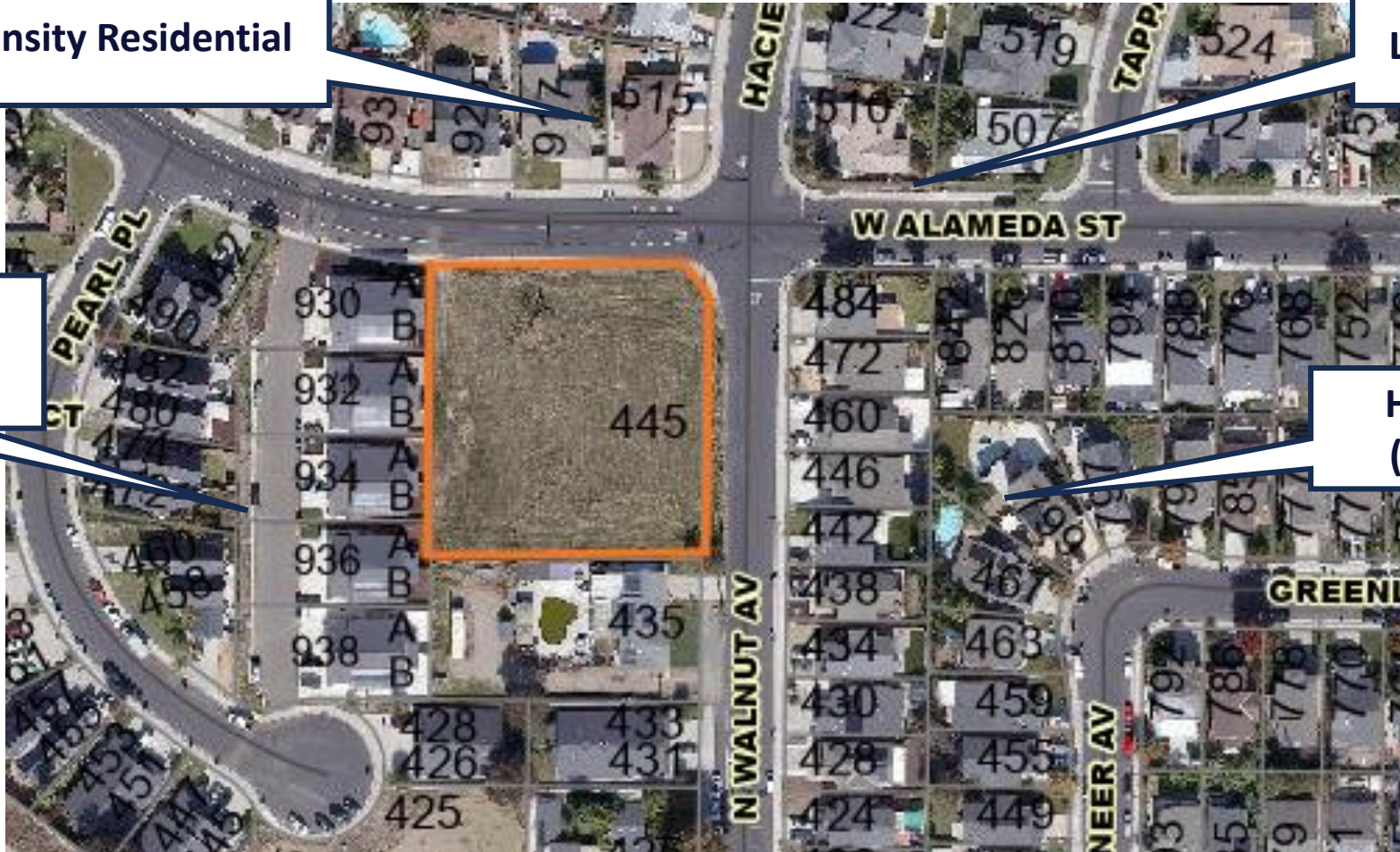
Adjacent Uses

Low-Density Residential

Low-Density Residential

Medium Density Residential

High-density Residential
(Planned Development)



General Plan and Zoning

GENERAL PLAN



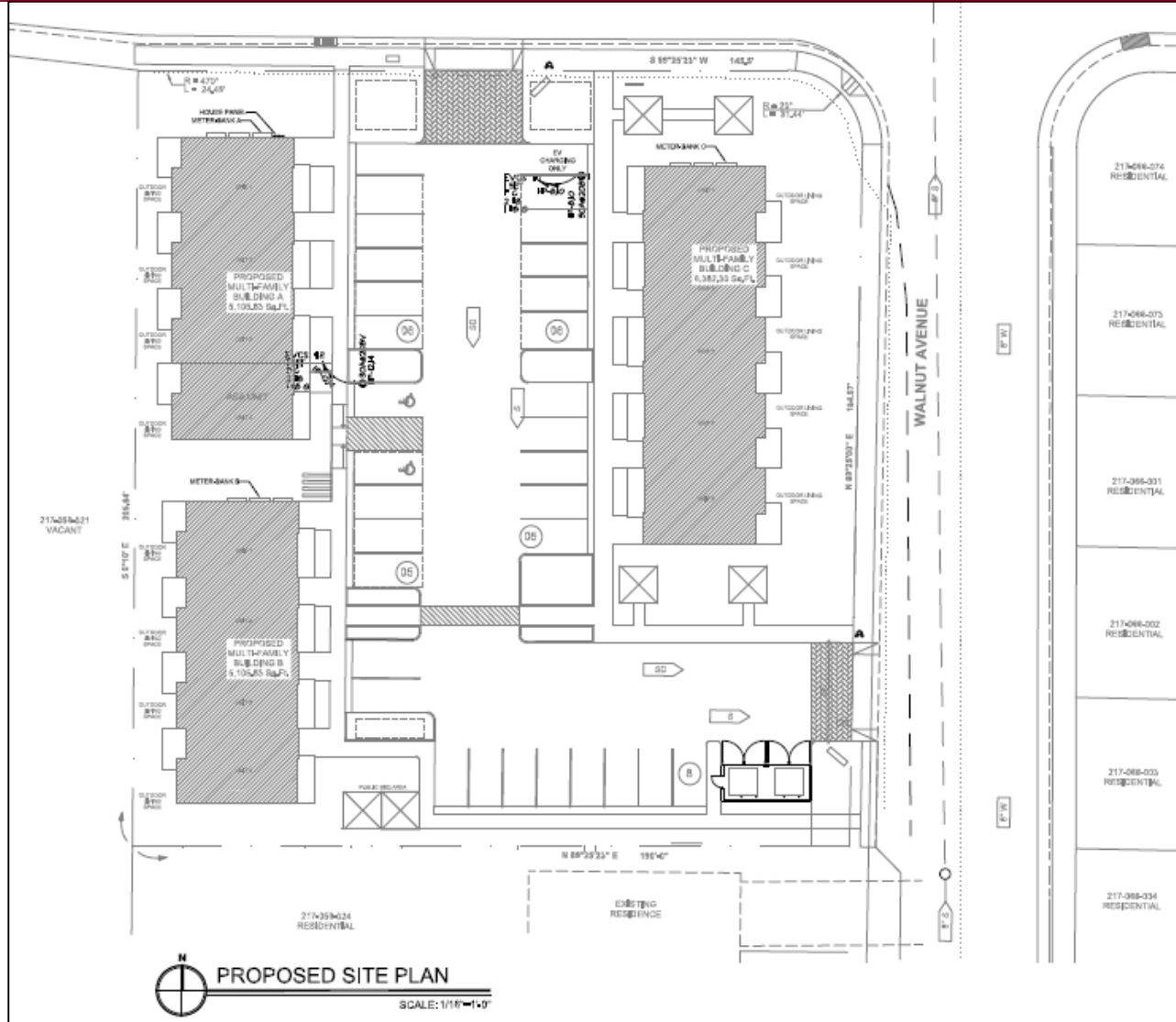
Medium Density Residential (MDR) land use designation provides for multi-family townhome, condominium, and apartment style housing and mobile home parks. The multi-family dwelling sites are typically located with direct access to arterial streets.

ZONING



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

Proposed Site Plan



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"










Landscaping Plan

PLANTING LEGEND

	SIZE	SPACING
	AUTUMN BLAZE MAPLE	15G 50'-60" O.C.
	MEDIUM TREE - NYSSA SYLVATICA (TUPELO)	15G 20'-50" O.C.
	BUSH MONKEY FLOWER (MIMULUS AURANTIACUS)	15G 3'-5" O.C.
	DEERGRASS (MUHLENBERGIA RIGENS)	15G 3'-5" O.C.
	ACCENT SHRUBS CALIFORNIA LILAC (ceanothus 'coronado')	15G 2'-3" O.C.
	BOXWOOD SMALL SHRUBS (BUXUS MICROPHYLLA)	15G 2'-4" O.C.
	KING EDWARD VII (RIBES SANGUINEUM V. SANGUINEUM)	15G 5'-7" O.C.
	LOMBARDY POPLAR TREE	15G 4'-5" O.C.



LEGEND

-  TURF / PLANTER AREA
-  OUTDOOR LIVING SPACE AREA
-  BUILDINGS FOOTPRINT
-  PUBLIC AWNING AREA
-  WALKWAY AREA
-  DRIVEWAY AREA
-  ADA UNIT

AREAS

1. TURF/PLANTER AREA:	7,715.77 SQ FT
2. OUTDOOR LIVING SPACE AREA:	7,059.40 SQ FT
3. BUILDING FOOTPRINT:	8,094.81 SQ FT
4. PUBLIC AWNING AREA:	600 SQ FT
5. WALKWAY AREA:	3,591.89 SQ FT
6. DRIVEWAY AREA:	12,943.85 SQ FT
7. LOT AREA:	39,227.20 SQ FT

OPEN SPACE PROJECT (MMC SECTION 17.100.060)

1. LANDSCAPE OPEN AREA:	19.67 %
2. SHARED IMPROVED AREA (SIDEWALKS):	9.20 %
3. AWNING AREA:	1.45 %
4. TOTAL PROJECT AREA FOR GENERAL USE:	33.32 %
5. MAXIMUM LOT COVERAGE:	64.31 %
DEDUCT THIS AREAS:	
PAVED PARKING AREA:	33 %
AREAS WITH SLOPES OVER 20%:	0 %
FAR:	31.31 %

ADA UNIT AS PER CBC SECTION 1102A.3

10% ADA DWELLING REQUIRED
 10% OF 13 UNITS = 1.3 UNITS
 THEREFORE 1 ADA UNIT PROVIDED



Elevations



2
BUILDINGS A & B
REAR ELEVATION
SCALE: 1/4"=1'-0"



1
BUILDINGS A & B
FRONT ELEVATION
SCALE: 1/4"=1'-0"



Project Changes

- No changes to the previously-approved project scope or plans are proposed.



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 (SPA 21-160) entitlement for The Address Townhomes at 445 N. Walnut Ave., APN 217-590-03.





Thank you

May 21, 2026

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