



City of Manteca

PLANNING COMMISSION RESOLUTION 2026- ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, 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)

FILE NOS. : GPA 24-76

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of April 2, 2026, considered 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), for the Wawona Apartments Project (“the Project”), filed by MCR Engineering, in Manteca, CA (“the Applicant”); 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 Project includes the development of a 44-unit four-story residential development with leasing office and associated parking, landscaping, lighting, and associated amenities subject to a Site Plan and Design Review and Minor Zone Modification permit; and

WHEREAS, the Project includes a General Plan Amendment to amend the Very-Low Density Residential (VLDR) land use designation that allows for a maximum of 2 units per acre to the High Density Residential (HDR) land use designation, which allows for a minimum of 21 units per acre; and

WHEREAS, the proposed Project’s 44-unit residential density of 26.34 units per acre requires the Project Site’s Very-Low Density Residential (VLDR) land use designation to be amended to High Density Residential (HDR) land use designation to ensure the Project’s consistency with the General Plan’s Land Use Element as presented and attached hereto as Exhibit ‘A’; and

WHEREAS, the Project’s proposed High Density Residential (HDR) General Plan land use designation will be consistent with the proposed Multiple-Family Dwelling

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(R-3) zone district, as mandated by Section 65860 et seq. of the Government Code; and

WHEREAS, the approval of General Plan Amendment 24-76 encompasses APN 222-100-15, -14, and -09, totalling 1.67 acres, and

WHEREAS, the Project satisfies the General Plan's substantial benefit criteria necessary to approve GPA 24-76; 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, 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, 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 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, recommends City Council approve 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, based on the following findings:

1) Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.

2) CEQA. Based on the Initial Study/Mitigated Negative Declaration (SCH# 2025100770), the City Council can make the necessary findings and determine 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).

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3) Entitlement Approval Findings. All the necessary findings to approve 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) for the Project can be made and described in the staff report dated April 2, 2026, incorporated herein by reference.

4) Commission Recommendation. Given the foregoing, the Planning Commission now hereby recommend City Council approves City Council approve General Plan Amendment 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 as presented and attached hereto as Exhibit 'A'.

5) Effective Date. Adoption of this resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 2nd day of April of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

CHAIR:

ATTEST:

Corey Coleman
Planning Commissioner

Jessica Van Vliet
Planning Commission Secretary

Attachments
Exhibit 'A' – General Plan Amendment Map