



City of Manteca

PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA APPROVING SITE PLAN AND DESIGN REVIEW (SPR 25-15) AND CONDITIONAL USE PERMIT (CUP 25-15) TO ALLOW FOR THE DEVELOPMENT AND OPERATION OF A PERSONAL STORAGE FACILITY FOR RV AND BOAT STORAGE WITH A SUPPORTING OFFICE BUILDING AND ANCILLARY CARETAKERS HOUSING UNIT FOR THE PROJECT LOCATED AT 2371 BRONZAN ROAD (APN: 241-410-31)

FILE NO. SPR 25-15 & CUP 25-15

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of February 19, 2026, considered Site Plan and Design Review No. SPR 25-25 and Conditional Use Permit No. CUP 25-15 for Gateway Solar RV & Boat Storage, (the "Project"); filed by Gateway Solar RV & Boat Storage (the "Applicant"); and

WHEREAS, the Project is located at 2371 Bronzan Road, identified by Assessor's Parcel Number (APN) 241-410-31 (the "Project Site"); and

WHEREAS, the Applicant proposes to develop approximately ±13.94- acres with a personal storage facility for RV and boat storage with twelve solar canopy shade structures, a ±2,326 sq. ft., a two-story office building, an ancillary caretakers housing unit, and associated on-site and off-site improvements as shown in the plan set dated November 24, 2025; and

WHEREAS, the Project Site is in the General Commercial zone district, which is consistent with the Commercial General Plan land use designation; and

WHEREAS, the proposed use 'Storage, Personal Storage Facility' is allowed in the General Commercial zone district subject to the approval of a conditional use permit; and

WHEREAS, the Project will meet all the applicable development standards and operational requirements of the zoning ordinance, subject to the conditions of approval, attached herein as Exhibit 'A'; 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

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WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: Land Use Policy LU-4.5, Goal S-6, and Goal CD-2; and

WHEREAS, an Environmental Checklist was prepared for the proposed project pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is exempt from further environmental review because the project is consistent with the 2043 General Plan, for which an EIR was certified on June 19, 2023 (SCH#2020019010); and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report dated February 19, 2026; and

WHEREAS, a Public Hearing Notice was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code; and

WHEREAS, all legal prerequisites to adopt the foregoing 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, now desires to approve SPR 25-15 and CUP 25-15 for Gateway Solar RV & Boat Storage, based on the following findings:

1) Recitals. All facts set forth in the above recitals are true and correct and incorporated herein by reference.

2) CEQA. The Project has been deemed exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines because an Environmental Checklist prepared for the Project determined that the Project is consistent with the 2043 General Plan, for which an EIR was certified on June 19, 2023 (SCH#2020019010).

3) Site Plan and Design Review Findings. All the necessary findings to approve SPR 25-15 have been made and described in detail below:

A. The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.

Analysis: As conditioned, the project is consistent with the objectives of the General Plan and complies with applicable zoning regulations and other applicable standards and regulations adopted by the City. Furthermore, the site is not subject to any Planned Development, Master Plan, or Specific Plan provisions.

B. The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

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Analysis: As described in the Environmental Checklist's findings, circulation and site design will not create conflicts with vehicles, bicycles, or pedestrians based on the foregoing projects. The Project has been conditioned to construct along the project's frontage and the west terminus of Bronzan Road a new street structural section, sidewalk, and street lights. A right-of-way dedicated along the north side of Bronzan Road will accommodate a cul-de-sac and a thirty-foot-wide street section, improving safety provisions for pedestrians and vehicular traffic.

- C. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.

Analysis: The proposed Project's site layout, orientation, and placement of buildings and parking areas have been designed to be compatible with the surrounding environment and the ultimate character of the area as envisioned under the General Plan. The administrative office building is located near the Bronzan Road frontage, establishing a street presence consistent with planned development patterns, while the solar canopies are distributed across the interior of the site to minimize visual prominence from public rights-of-way.

- D. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Analysis: The proposed project will be surrounded by fencing, with the majority of its design being made up of metal paneling, with a stucco finish and stone pilasters that will allow the project to blend with the surrounding residential neighborhoods. Behind the existing residential bordering the southern property line and entrance, the fencing will be a CMU wall with steel fencing on top, showcasing both sound attenuation and purposeful design. The office building's architecture resembles that of the surrounding residential uses.

- 4) Conditional Use Permit. All the necessary findings to approve CUP 25-15 have been made and described in detail below:

- A. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.

Analysis: The Project's low-intensity use and its operational characteristics are compatible with the surrounding environment and land use patterns. As conditioned, the Personal Storage Facility use is consistent with the General Plan and all provisions of this Title.

- B. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals,

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comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

Analysis: The facility's location, internal layout, and site design minimize potential conflicts with adjacent properties. The office building's strategic location provides clear visibility and controlled access, while the orientation of storage areas is inward-facing to reduce noise, visual impact, and interaction with surrounding uses. As conditioned, the establishment and operation of the Project will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or the general welfare of the city.

- C. The proposed use is consistent with the purpose of the applicable district or districts.

Analysis: The proposed Personal Storage Facility is consistent with the intent of the GC zoning district because it is a service-oriented commercial use to serve residents in need of secure storage for recreational vehicles, boats, and other large personal vehicles that support recreational and commercial activities within the City. After an extensive review of the use, the proposed Project was found to be consistent with the purpose of the CG zoning district.

- D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

Analysis: The proposed Personal Storage Facility has been reviewed for compliance with all applicable provisions of this Title, and with conditions of approval, it will meet the minimum requirements for the proposed use. The project complies with zoning, development, and operational standards, including access, circulation, parking, landscaping, and lighting. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

- 5) Entitlement Permit Approval. Given the foregoing, the Planning Commission approves SPR 25-15 and CUP 25-15, subject to the Conditions of Approval attached hereto as Exhibit 'A' and the Project's Plan Set dated November 24, 2025, incorporated herein by reference.
- 6) Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

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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 19th day of February of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Corey Coleman
Planning Commission Chairperson

Attest: _____
Jessica Van Vliet
Planning Commission Secretary

Attachments

Exhibit 'A' – Conditions of Approval