



City of Manteca Planning Commission **AGENDA REPORT**

MEETING DATE: July 17, 2025

PROJECT NAME: Sonic Drive-Thru

PROJECT LOCATION: 2153 Daniels Street

APPLICATION NUMBERS: SPC-24-24 and UPN 24-25

RECOMMENDATION:

Conduct a public hearing and adopt a resolution finding the Project exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines and approve Site Plan Review SPC-24-24 and Minor Use Permit UPN 24-25 for a Sonic Drive-Thru Project located at 2153 Daniels Street, APN: 241-310-87.

PROJECT INFORMATION	
Applicant:	Sandy Singh
Property Owners:	SKV Holdings, LLC
General Plan Designation:	Commercial (C)
Zoning Designation:	Commercial General (CG)
Parcel Size:	1 acre, 43,560 sq ft.
Proposed Use:	1,502 square feet restaurant
Existing Use:	Vacant
Adjacent Uses:	North: Vacant Commercial Land South: Commercial (Restaurants) East: Vacant Commercial Land West: Vacant Commercial Land
CEQA Determination	Categorical Exemption, Section 15332 In-Fill Development Project

APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan
MMC 17.08.050 Public Hearing and Public Notices
MMC 17.10.060(B)(2) Site Plan and Design Review
MMC 17.10.070 Minor Use Permit
MMC 17.20.020 Zoning Districts
MMC 17.22.020 Allowed Land Uses and Requirements
MMC Chapter 17.42 through 54 (Site Planning Standards)
MMC Chapter 17.58 Performance Standards
MMC Chapter 17.74 Drive-In and Drive-Through Facilities

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over several land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a land use permit or entitlement authorized by Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A Project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with a determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

PROJECT LOCATION & DESCRIPTION

The Sonic Drive-Thru Project is a request for consideration of approval for a Site Plan and Design Review application and a Minor Use Permit for the development of a 1,502 sq ft restaurant and drive-thru. To service the restaurant, the developer proposes 22 parking spaces, site-wide lighting, landscaping, signs, and a trash enclosure, pursuant to City Municipal Code and Standards.

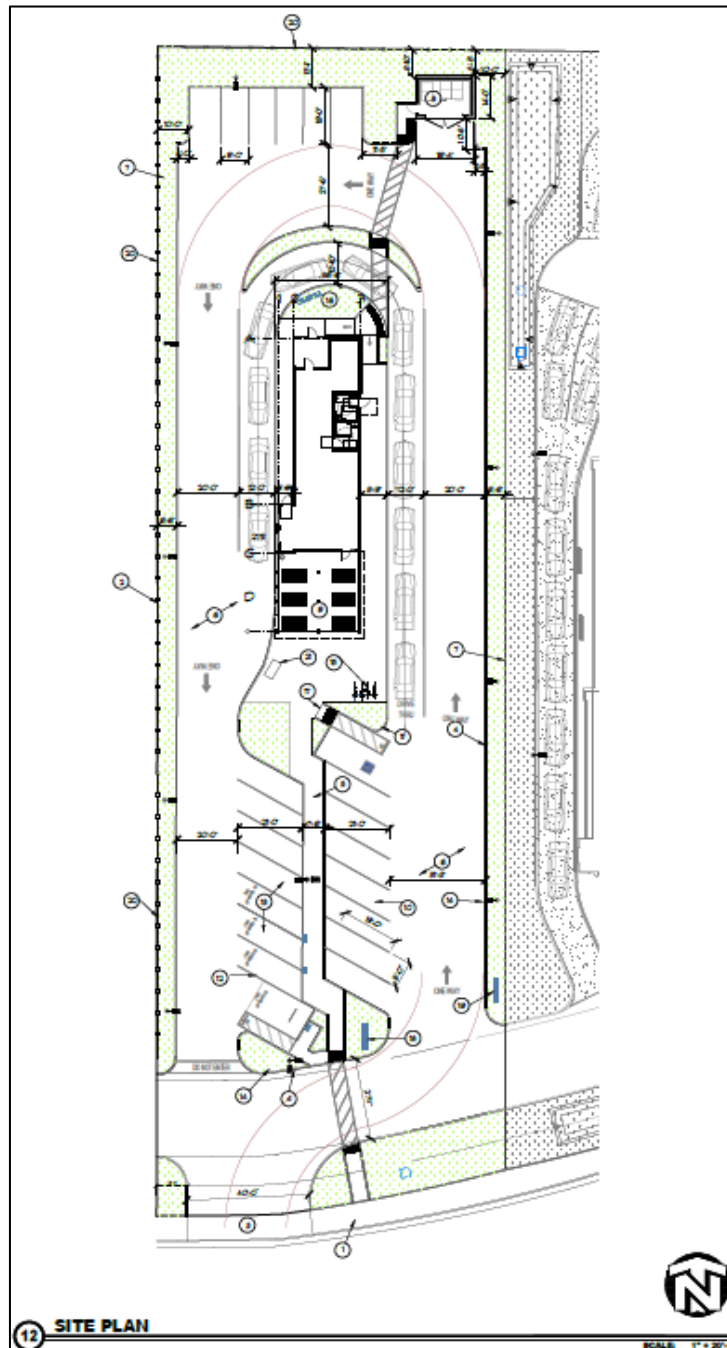


Figure 1 – Site Plan Rendering

The 1-acre site (the “Project Site” or “Site”) is located generally in the southwest portion of the City, west of S. Airport Way and north of Daniels Street. Generally, the site is bound by commercial zoning to the north, south, east, and west.

PROJECT SITE EXISTING CONDITIONS

The Project site is currently vacant but has been previously developed with various outbuildings and structures, which have since been demolished.

The Project site is surrounded by:

- Vacant commercial zoned adjacent properties to the north, east, and west.
- Daniels Road and an active commercial-zoned center (Stadium Center) to the south. There are existing City of Manteca water, sewer, and storm drain mains located within the right-of-way of Daniels Street along the project frontage.



Figure 2 – Vicinity

GENERAL PLAN CONFORMANCE

As shown on the below General Plan Land Use Map (Figure 3), the Project Site has a General Plan Land Use designation of Commercial (C). This land use designation provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging; auto-serving and heavy commercial uses; wholesale; warehousing; public and quasi-public uses; commercial recreation and public gathering facilities, such as amphitheaters or public gardens; and similar and compatible uses.

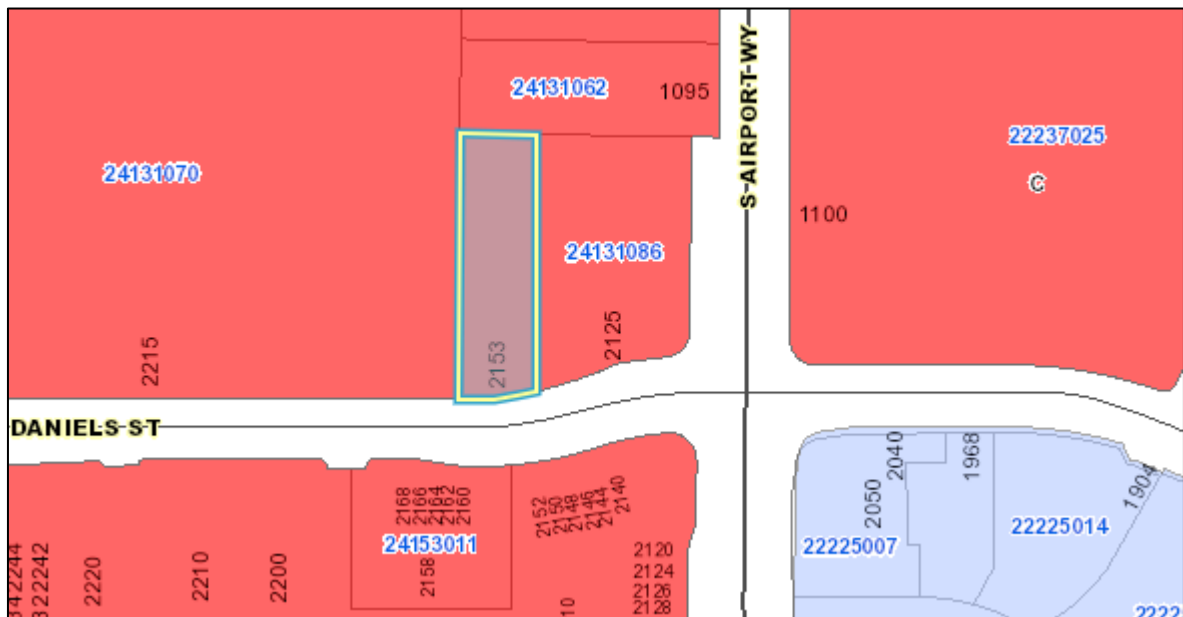


Figure 1 – General Plan Land Use Designation

The proposed restaurant and drive-thru uses are allowed within the Commercial (C) land use designation. At 0.034 FAR, the Project conforms to the density requirements of this land use designation. In addition to conforming to the C land use designation requirements, the Project will directly or indirectly provide compliance with the 2043 General Plan's goals and policies. Below is an excerpt from the 2043 General Plan that is germane to this Site Plan and Design Review request:

1. Land Use Goal LU-1: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

Analysis: The proposed commercial development utilizes vacant land within the city to support service uses aligned with community needs. This supports infill development with compatible land use patterns that enhance local access to services, particularly at a high-visibility intersection.

2. Land Use Policy LU-2.2: Encourage growth to contribute to the city's strong, diversified economic base and provide an appropriate balance between employment and housing opportunities for all income levels.

Analysis: The project contributes to local job creation by introducing a restaurant use, thereby increasing employment opportunities and supporting the city's economic diversification goals.

3. Community Design Goal CD-2: Ensure project designs reinforce a sense of place, reflect human scale and orientation, and are cohesive and sensitive to the surrounding built environment and/or natural landscape.

Analysis: The architectural design includes human-scale elements, a varied façade with articulated materials, and visual breaks such as metal awnings and parapet treatments, creating a pedestrian-friendly and visually engaging streetscape.

4. Community Design Policy CD-2.10: Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination.

Analysis: A photometric plan is a required part of a site plan review submittal. The applicant has provided a plan, and it has been reviewed and found consistent with Title 17, Chapter 50 of the Manteca Municipal Code, which states,

17.50.060.A: Nuisance Prevention. All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution.

17.50.060.C: Shielding. Except as otherwise exempt, all outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site. Fixtures located higher than 6 feet above the ground shall have shielding that limits to angle of the cone of direct illumination to 60 degrees or less.

17.50.060.D: Level of Illumination. Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties. Illumination standards are as follows:

- 1. Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained 1 foot-candle of light and an average not to exceed 4 footcandles of light. The illumination shall not exceed 10 foot-candles in any one location.*
- 2. Pedestrian walkways shall be illuminated with a minimum maintained 0.5 foot-candle of light and an average not to exceed 2 foot-candles of light.*
- 3. Entryways and exterior doors of nonresidential structures shall be illuminated during the hours of darkness with a minimum maintained 1 foot-candle of light, measured within a 5-foot radius on each side of the door at ground level.*
- 4. In order to minimize light trespass on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed the moon's potential ambient illumination of one-tenth foot-candle.*

17.50.060.E: Maximum Height of Freestanding Outdoor Light Fixtures. The maximum height of freestanding outdoor light fixtures shall be 20 feet. Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture.

- 5. Circulation Goal C-4: Provide a safe, secure, comfortable, and convenient pedestrian and bicycle system that connects riders of all ages and abilities to schools, retail, employment centers, community facilities, and parks.**

Analysis: The proposed development includes accessible pedestrian paths from both Daniels St. and South Airport Way, and provides the required bicycle parking spaces, facilitating alternative transportation access to the site.

- 6. Economic and Fiscal Vitality Goal EF-3: Encourage the retention and expansion of the city's existing businesses and the attraction of new businesses that are compatible with the city's economic development objectives, workforce, and character.**

Analysis: By creating a new commercial restaurant in a prominent corridor, this project offers a platform for new or expanding local businesses in line with Manteca's broader economic strategy to increase commercial vitality.

ZONING ORDINANCE CONFORMANCE

Zoning

The Project site is zoned Commercial General (CG), which allows for restaurants and drive-thru uses subject to Site Plan Review and Minor Use Permit. The Commercial General zone district is compatible with the 2043 General Plan land use designation, which allows for restaurants.

The Project site is surrounded by other restaurant-type uses which generally have similar operating characteristics compatible with the proposed use.

Site Plan and Design Review

Purpose

The purpose of a Site Plan and Design Review process is to promote excellence in site planning and design, to encourage the harmonious appearance of buildings and sites, to ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area, and to produce an environment of stable, desirable character.

Considerations

1. Site Layout: The proposed restaurant is centered on a rectangular parcel that fronts Daniels Street to the south. The traffic pattern is a horseshoe shape that loops around the building in a counterclockwise fashion, with parking in the front of the building and the very back of the lot. The drive-thru aisle conforms to a one-way pattern that is immediately off the face of the building. The ordering board faces the north side of the restaurant, with the pick-up window facing the west side of the restaurant. Landscape will surround the east, north, and west perimeters and along the Daniels Street frontage. The site complies with the current zoning and general plan, with the

proposed use conforming to the surrounding commercial uses. South of Daniels Street are numerous restaurants or businesses of a similar nature. The site plan was reviewed by the Engineering Department and met their development standards.

2. Traffic, safety, and congestion: A traffic operational analysis was prepared for the project by Prism Engineering, dated November 1, 2024. The report studied three existing Sonic Restaurants located in Lathrop, Tracy, and Ripon, California, to draw conclusions on the anticipated peak traffic and to inform the site design. The traffic engineer's analysis is that the drive-thru lane is sufficiently long to accommodate the storage of up to 12 vehicles, which is consistent with the three other Sonics studied. The turn radius for the drive-thru lane is sufficient for turns of large vehicles, with the turn radius at about 35 feet. The parking spaces at this Sonic are 9 feet, which is sufficient for easy access in and out of the parking space. The parking lot for this project has shared access to the adjacent Chevron station that will be built on the northwest corner of Daniels Street at Airport Way. Overall, the site plan design for this proposed Sonic Drive-Thru is more than adequate, with sufficient parking on site.
3. Availability and adequacy of City services: There are existing City of Manteca water, sewer, and storm drain mains located within the right-of-way of Daniels Street along the project frontage. The project was reviewed by the engineering department, which verified the sufficiency of these utilities to serve the proposed project. Since the project is within the city limits, it will be served by city fire, police, and solid waste.

Additionally, the Project was reviewed against the Drive-in and Drive-through Development and Design Standards. As shown in the table, the Project is able to meet all the requirements.

Standard	Requirement	Provided
Drive Aisle	1. 10' interior radius/ 12' width 2. 11' min. width on straight section 3. 25' distance from ingress/egress 4. Drive-thru separation from access point & parking 5. Landscaping must be provided	Yes No. 4 to be conditioned.
Pedestrian Access	Provide textured ped. walkways	Yes
Parking	Provide min. parking stalls	Yes
Noise	300' from residential Use	N/A
Signs	Drive-up and remote tellers must be consistent w/sign standards	Yes

Findings

1. **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: The proposed project is consistent with several General Plan policies, as listed above. Further, the project conforms to the requirements, regulations, and intent of the CG zoning district. The project will be conditioned to comply with all other applicable City improvement standards and regulations pertaining to details such as lighting, landscaping, and public improvements.

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

Analysis: The proposed project has been reviewed for appropriate ingress and egress for vehicular, bicycle, and pedestrian access to ensure that there are no conflicts. Moreover, the site design has been reviewed for appropriate internal circulation so as to avoid onsite conflicts.

3. 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 was reviewed to ensure compatibility with the character, scale, and quality of the surrounding area. At this time, there are no other commercial structures on the adjacent parcels to the west, north, and east; however, the proposed project will enhance the local area by upgrading both Daniels St. and S. Airport Way with street and landscaping improvements, as well as providing a modern architectural design. All lighting fixtures shall meet off-site light pollution and glare requirements as well as meet minimum safety requirements for the site. To demonstrate that new lighting will not adversely impact adjacent properties, the applicant has submitted an illumination plan that models what the lighting intensity would be after the project has been constructed. The impact of future light and glare will also be reduced at the subject site due to an abundance of trees being planted on the project site. The proposed landscaping meets all requirements of Title 17 and provides appropriate buffers to adjacent properties as well as along roadways and drive aisles, without causing dangerous sight line issues.

4. 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 restaurant and drive-thru incorporates a modern architectural design. Included in the design are wood, plaster, and aluminum exterior wall surfaces along with metal flashing and awnings (see figures 4-6). Overall, the design will be a significant aesthetic benefit to the site and the surrounding area.

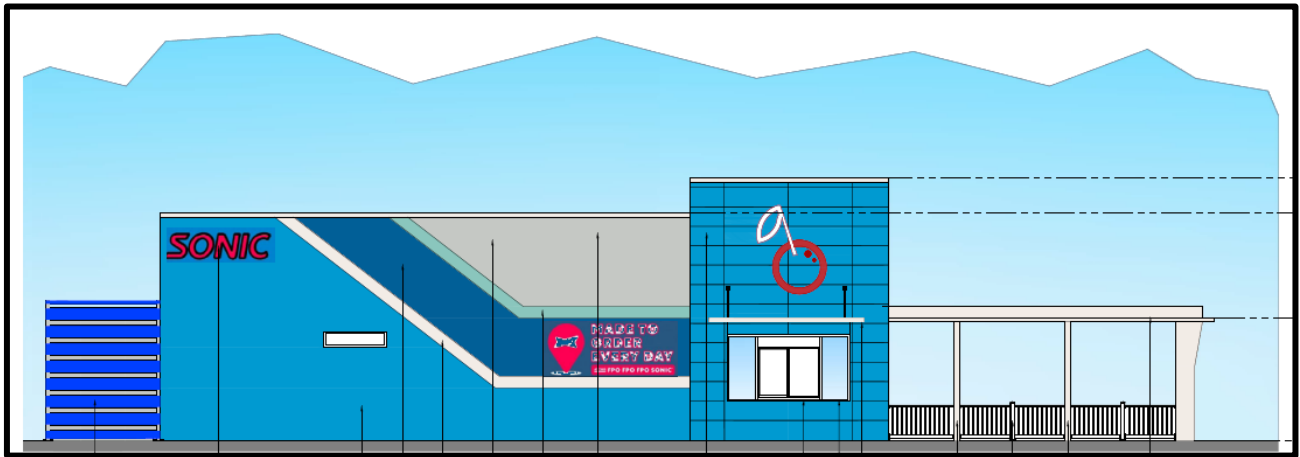


Figure 4 – Elevation Details

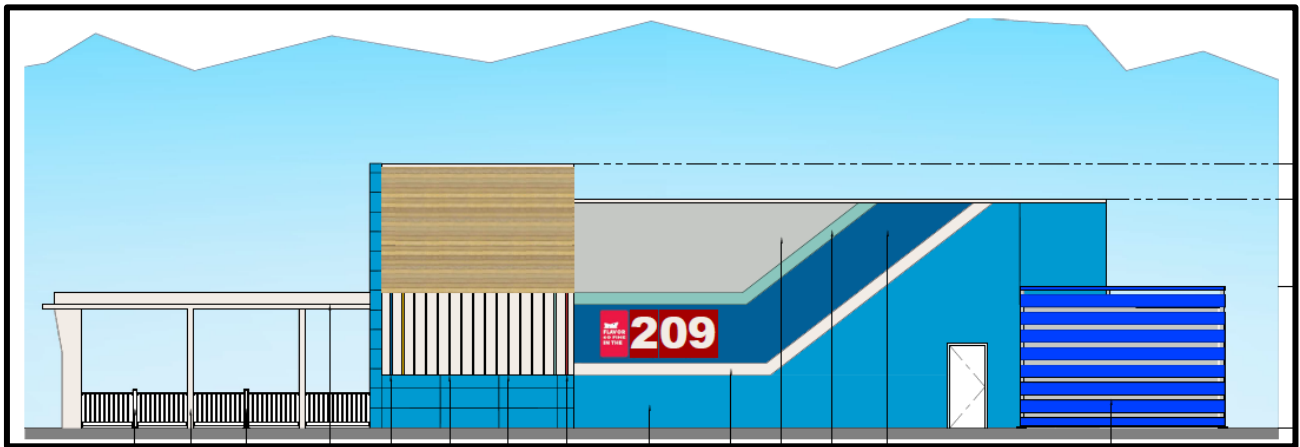


Figure 5 – Elevation Details



Figure 6 – Elevation Details

Minor Use Permit

Purpose

The purpose of a Minor Use Permit (MUP) is to provide a mechanism for administrative (Director level) review of those uses that are otherwise exempt from CEQA review and are generally associated with minimal impacts and effects on surrounding uses. However, when an MUP application is processed concurrently with another permit or entitlement that requires final action from the Planning Commission or the City Council, the highest-level designated approving authority must also take final action on the MUP.

Considerations

The proposed use at this location is a commercial restaurant with a drive-thru. This use is consistent with the surrounding parcels, with numerous restaurants and businesses of a similar nature south of Daniels Street and a proposed gas station, car wash, and convenience store to the east, neighboring property. The food delivery model is through the drive-thru window, and also delivery of food to vehicles parked at one of the ordering stations, and thirdly to have employees bring the food to the outdoor seating area (since orders can be initiated by kiosk in the outdoor seating area). The restaurant will tentatively be open from 7 am to 11 pm, 7 days a week.

Findings

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

Analysis: The proposed project is consistent with several General Plan policies as listed above. Further, the project conforms to the CG zoning district. The drive-thru aisles are appropriate ancillary uses to the proposed restaurants. The restaurant site has been designed to accommodate the needed queueing and vehicular movements. The project will be conditioned to comply with all other applicable improvement standards and City regulations such as lighting, landscaping, and public improvements.

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

Analysis: Drive-thru restaurants are an allowable use within the CG zoning district, and common. The CG designation accommodates a variety of uses, including drive-thru restaurants.

3. The proposed use will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity.

Analysis: The proposed drive-thru lanes have been incorporated into the design, layout, and circulation of the project site, and have ample queueing room. There will be significant landscaping on site, proper lighting, and enhanced architectural design, all of which will enhance the surrounding commercial developments on Daniels St.

4. **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: Based on the previous analysis in the Staff Report, the proposed project is consistent with the General Plan, the Zoning Ordinance, and other City standards and regulations.

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan (CAP) in response to the passing of Assembly Bill AB32. The intent of the CAP is to reduce overall greenhouse gas emissions in both private and public sector development.

The Project complies with the following Climate Action Plan strategies:

1. **CAP Strategy Pedestrian Oriented Development POD-3: The City shall require all commercial projects to design parking lots to allow safe and comfortable walking routes between businesses within the development. This can be accomplished using paving treatments and markings, sidewalks, landscaping, signage, and orientation of the buildings.**

Analysis: The site plan includes clearly marked pedestrian walkways, as well as ADA-accessible routes from the public sidewalk along Daniels Street. Landscaping buffers and shade trees enhance the pedestrian environment, while lighting and signage improve visibility and orientation for foot traffic. These features are consistent with POD-3 goals to support walkable, human-scaled development that prioritizes safe and comfortable pedestrian movement within commercial sites.

2. **Municipal Strategies - Urban Forestry (UF) UF-2: The City of Manteca will consider the following goals and actions when revising its urban forestry program:**
 - **Increase public and private tree plantings citywide**
 - **Use canopy trees along new major roadways and in new developments**
 - **Enhanced tree canopy installation with each new commercial/industrial development site**

Analysis: This Project will provide numerous trees around the site to provide shade and screening along the northern and western property lines. Trees will also be planted on the property line fronting the major roadway of Daniels Street.

ENVIRONMENTAL CLEARANCE

The Project is determined categorically exempt from the requirements of California Environmental Quality Act (CEQA) per CEQA Guidelines, 14 Cal. Code Regs. § 15332, Class 32, "In-Fill Development Projects" because this project is:

- a) Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.

Analysis: As noted in the above sections, the proposed Project is consistent with the City of Manteca General Plan, Zoning Ordinance and Climate Action Plan.

- b) The proposed project occurs within city limits on a project site of no more than five acres.

Analysis: The proposed Project is within the City Limits and the project site is 1± acres in size.

- c) The project site has no value as habitat for endangered, rare, or threatened species.

Analysis: The Site is not a habitat. During this Project review, the site was assessed for habitat valuation by San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP). Their review determined that the site has zero habitat value.

- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Analysis: The proposed development is small in scale and scope. The traffic impact is anticipated to be minimal, and vehicular access is limited to one access on Daniels Street. This type of business will generate some noise during its normal operation; however, it is not anticipated that the noise will be above that of typical restaurant and drive-thru uses in a commercial zone. Existing single-family residential does not exist on any side of the property. The site can be adequately served by all required utilities and public services

STAFF CONCLUSION

Based on the facts and findings presented in this staff report, Planning Staff is recommending that the City of Manteca Planning Commission adopt a Resolution to approve Site Plan Review SPC-24-24 and UPN 24-25 for the Sonic Drive-Thru Project at 2153 Daniels Street.

Report prepared by: Allison Diaz, Assistant Planner

Attachments:

Attachment 2 – PC Resolution

Attachment 3 – Exhibit A-1: Plan Set

Attachment 4 – Exhibit A-2: Conditions of Approval

Attachment 5 – Project PowerPoint

Reviewed and Approved by:

Jesus R. Orozco, Deputy Director – Planning

Date