



Site Plan Review SPC-24-24 & Minor Use Permit UPN-24-25

Sonic Drive-Thru

2153 Daniels Street

July 17, 2025

City of Manteca Planning Commission Public Hearing

Project Information

Project Description: A new 1,502 sq. ft. restaurant with a drive-thru

Project Size: ± 1 acre

Project Location: 2153 Daniels Street, approx. 225 feet away from the intersection of Daniels Street & Airport Way.

MMC Entitlement Procedures: SPC 17.10.060 & UPN 17.10.070



Adjacent Uses

The Project site is surrounded by:

- Vacant commercially- zoned adjacent properties to the north and west; proposed (entitled) gas station, car wash, and convenience store to the east.
- Numerous restaurants and businesses of a similar nature south of Daniels Street (Stadium Center).

General Plan and Zoning

GENERAL PLAN



Commercial (C) land use designation provides for community and regional-serving retail and service uses such as: Restaurants

ZONING DISTRICT

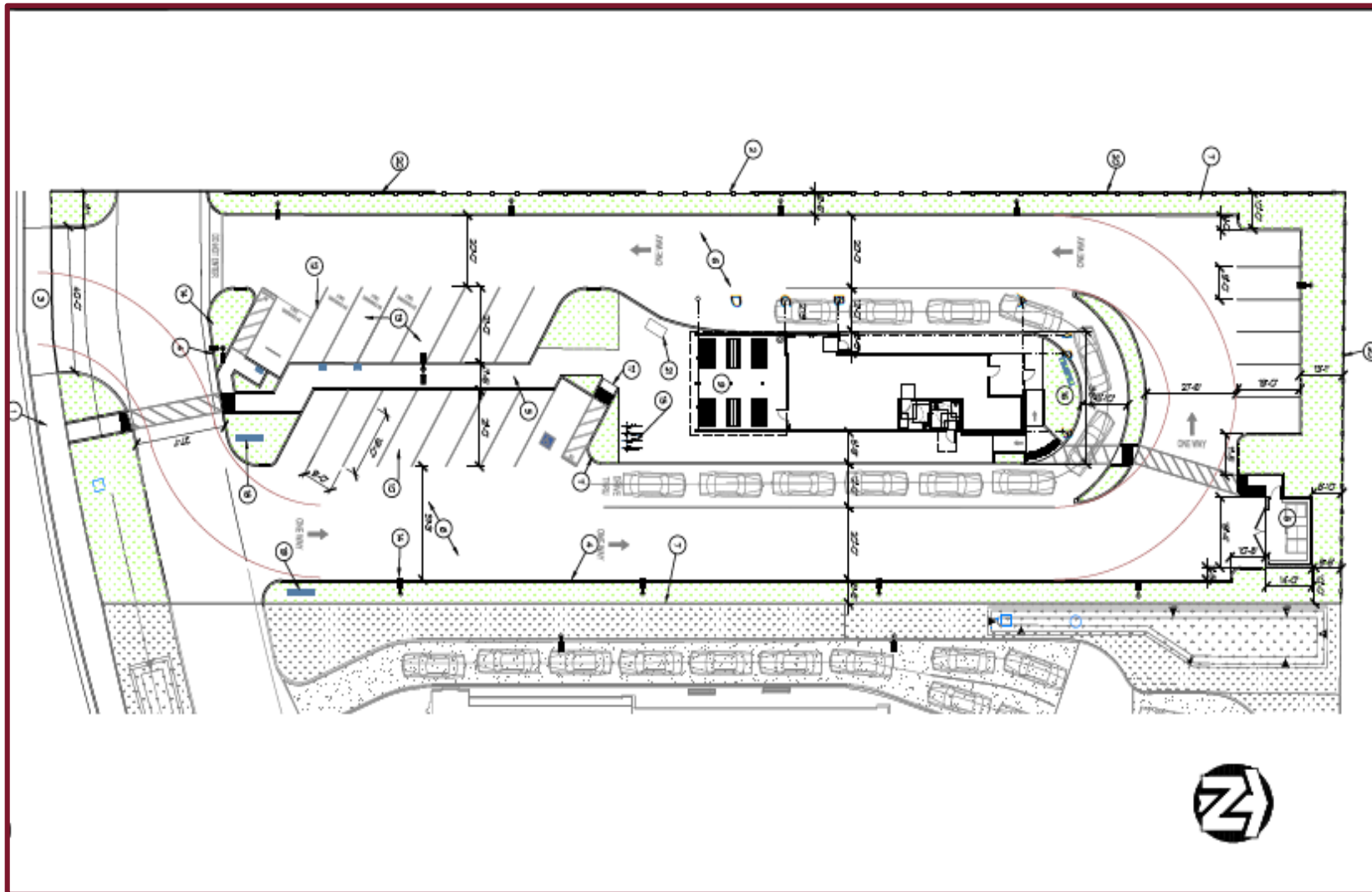


General Commercial (CG) zoning district allows: Restaurants, Drive-In, and Drive-Through Uses.

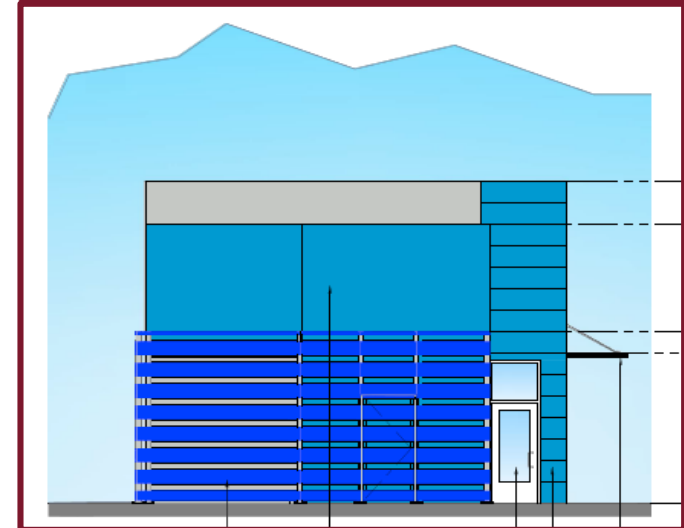
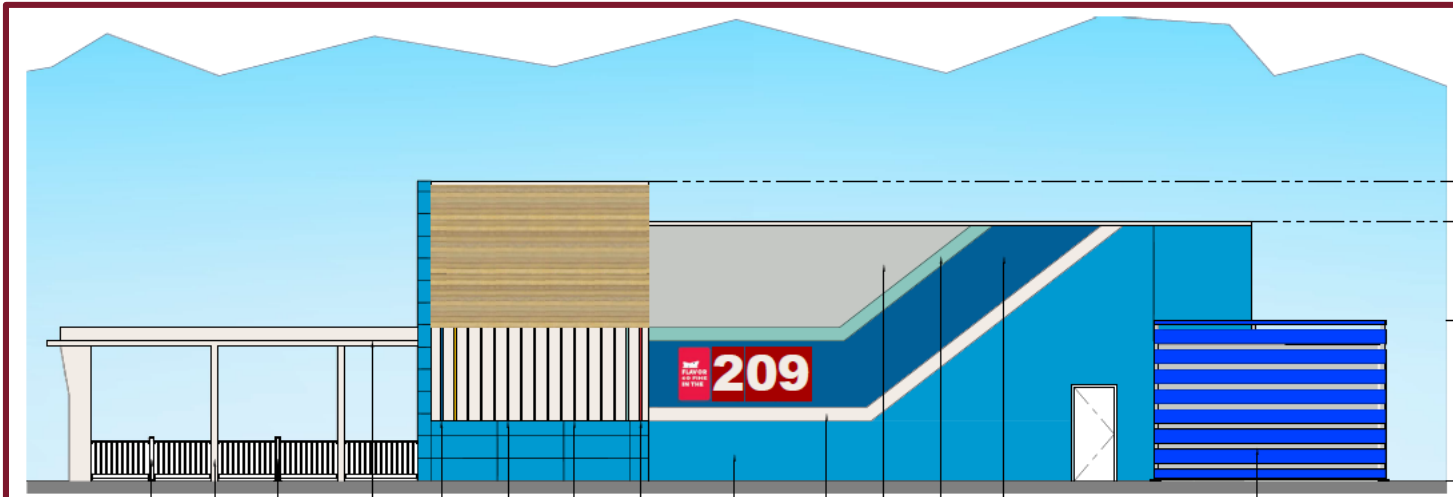
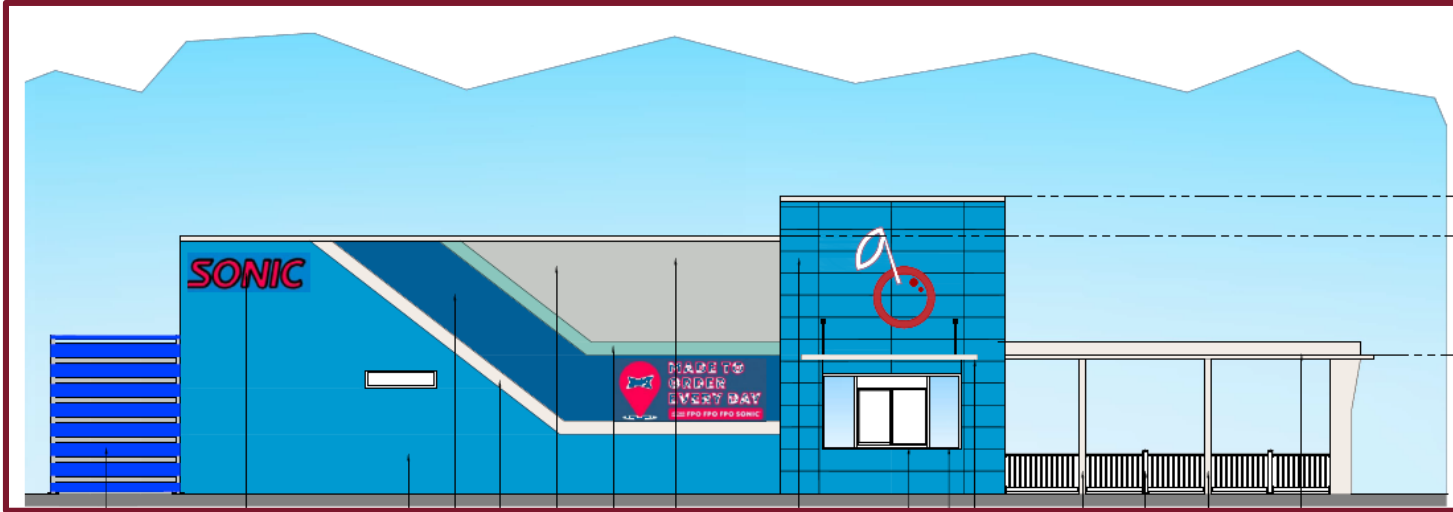
Site Plan

Site Plan Description:

- Proposed Developed Area: ± 1 acre
- Proposed Building Sq. Ft.: 1,502 sq. ft.
- Parking: Proposal of 22 parking spaces (fronting the restaurant and at the north property line).
- Drive-Thru: Allows for storage of up to 12 vehicles
- Access: Entrance off Daniels Street & cross access from adjacent property to the east, once developed
- Landscape & Lighting: New landscaping sitewide, bordering neighboring properties, and along roadways and drive aisles. New sitewide lighting.



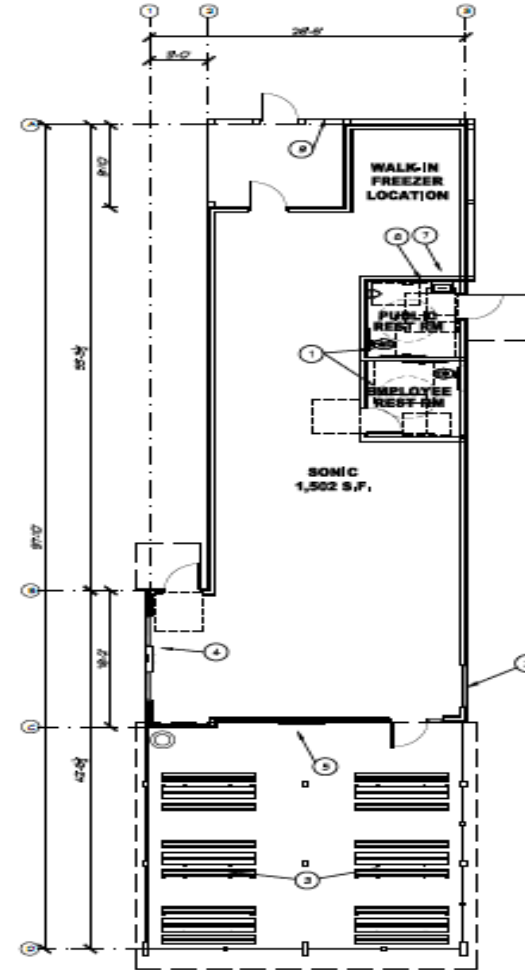
Building Elevations



Site Operations

Description of Use:

- Hours of Operation: The restaurant will tentatively be open from 7 am to 11 pm, 7 days a week.
- Ordering: There is the option of ordering food at the drive-thru window, delivery of food to parked vehicles at one of the ordering stations, or to have employees bring the food to the outdoor seating area (since orders can be initiated by kiosk in the outdoor seating area).



Public Hearing Notice

This project was duly noticed on July 5, 2025.

- Staff has not received any written comments for the project.



CEQA

The project has been deemed exempt pursuant to section 15332 “In-Fill Development Projects” of the CEQA Guidelines. The project is characterized as in-fill development due to meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation
- The proposed development occurs within city limits on a project site of no more than five acres, substantially surrounded by urban uses
- The project site has no value as habitat for endangered, rare, or threatened species
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality
- The site can be adequately served by all required utilities and public services.



Recommendation

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

Find the project exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines and adopt a resolution approving 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, as conditioned.





Thank you

July 17, 2025

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