



City of Manteca

PLANNING COMMISSION RESOLUTION 2025-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
FINDING THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW
PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT GUIDELINES AND APPROVE SITE PLAN AND DESIGN REVIEW (SPC 24-24)
AND MINOR USE PERMIT (UPN 24-25) FOR SONIC DRIVE-THRU LOCATED AT
2153 DANIELS STREET (APN: 241-310-87)**

FILE NO. SPC 24-24, UPN 24-25

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of July 17, 2025, considered Site Plan and Design Review Application No. SPC-24-24 and Minor Use Permit UPN 24-25 for Sonic Drive-Thru, filed by SKV Holdings, LLC (the "Project"); and

WHEREAS, the Sonic Drive-Thru Project is located at 2153 Daniels Street, identified by Assessor's Parcel Number (APN) 241-310-87 (the "Project Site"); and

WHEREAS, the Project applicant proposes to develop the 1.0± acre site with a 1,502 square-foot commercial drive-through restaurant structure and related parking, landscaping, and lighting, as shown in the plan set dated May 30, 2025, incorporated herein as "Exhibit A-1;" and

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

WHEREAS, the proposed Drive-Thru Restaurant use is an allowed use subject to the approval of a Site Plan and Design Review and a Minor Use Permit within the Commercial General (CG) zone district; and

WHEREAS, the proposed Drive-Thru Restaurant meets all applicable development standards and operational requirements of the zoning ordinance; and

WHEREAS, there are no special site conditions that warrant special consideration; and

WHEREAS, the Conditions of Approval for the proposed project are attached as "Exhibit A-2;" and

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WHEREAS, the Project's cumulative design and conditions of approval 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, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines and it was determined that the Project is Categorically Exempt from further environmental review pursuant to Section 15332; and

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

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony now desires to approve Site Plan and Design Review (SPC 24-24) and Minor Use Permit (UPN-24-25) for Sonic Drive-Thru based on the following findings:

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

2) CEQA. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines, 14 Cal. Code Regs. § 15332, Class 32, "In-Fill Development Projects" as it is consistent with applicable general plan policies as well as applicable zoning designations and regulations, the proposed Project is within city limits and is no more than five acres, the Project Site has no value as a habitat for endangered, rare, or threatened species, approval of the Project would not result in any significant effects relating to traffic, noise, or water quality.

3) Site Plan and Design Review.

- A. The proposed Project is consistent with the 2043 Manteca General Plan goals and policies, 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 as described in the staff report dated June 5, 2025, incorporated herein by reference.

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.

- B. 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

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conflicts. Moreover, the site design has been reviewed for appropriate internal circulation so as to avoid onsite conflicts.

- 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 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.

- 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 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.

4) Minor Use Permit.

- A. 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.

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

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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.

- C. 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 queuing 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

- D. 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.

- 5) Entitlement Permit Approval. Given the foregoing, the Planning Commission approves SPC-24-24 and UPN-24-25, subject to the conditions of approval attached herein as Exhibit 'A-2' and Project Plans dated August 12, 2024, attached herein as Exhibit 'A-1'.
- 6) Effective Date. Final approval shall take effect on the 11th day after the date of adoption of this Resolution.

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 17th day of July of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Celeste Fiore
Planning Commission Chairperson

Attest: _____

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Kristy Smith
Planning Commission Secretary

Attachments:

Exhibit 'A-1' – Project Plans dated May 30, 2025

Exhibit 'A-2' – Conditions of Approval