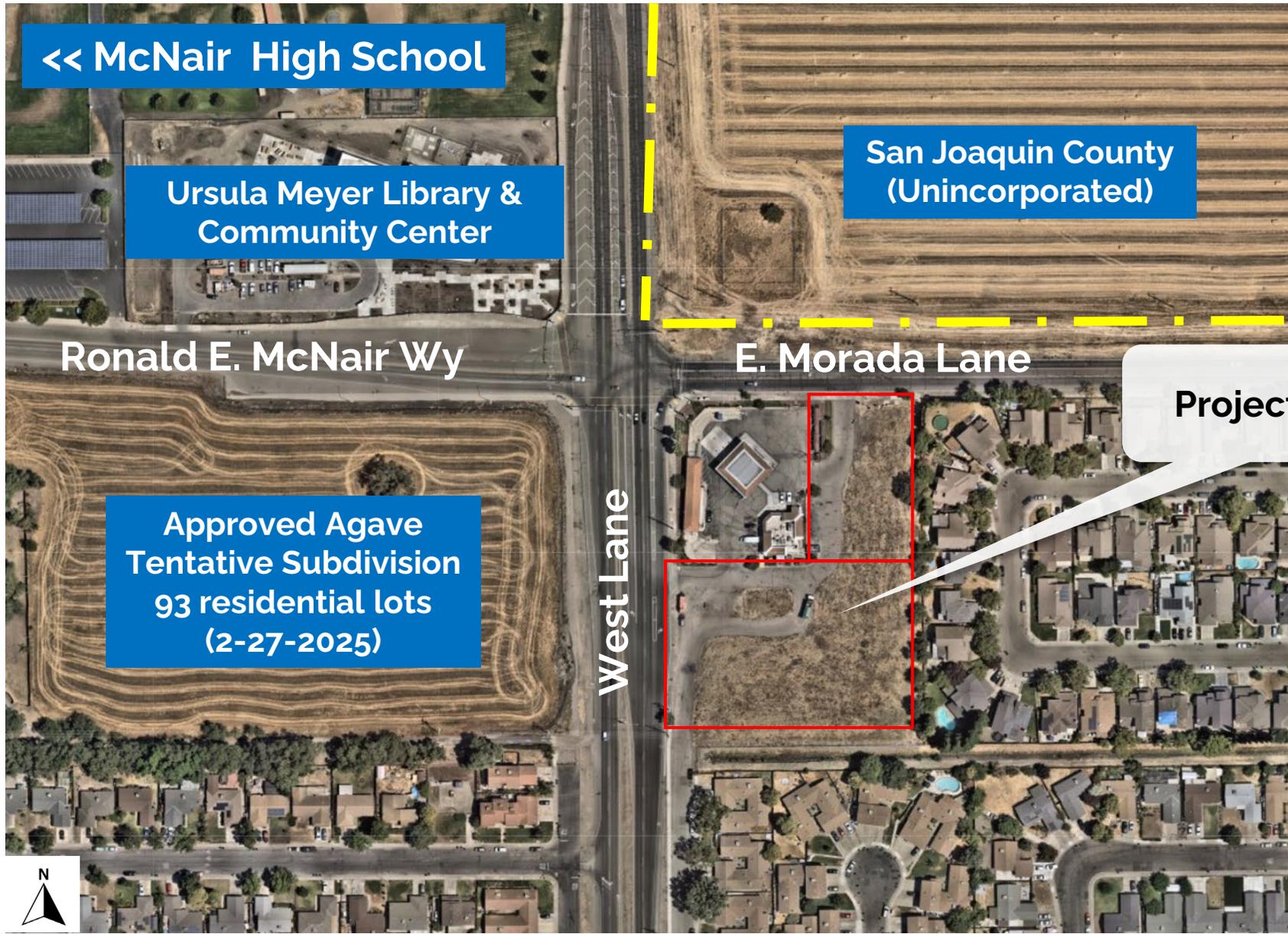




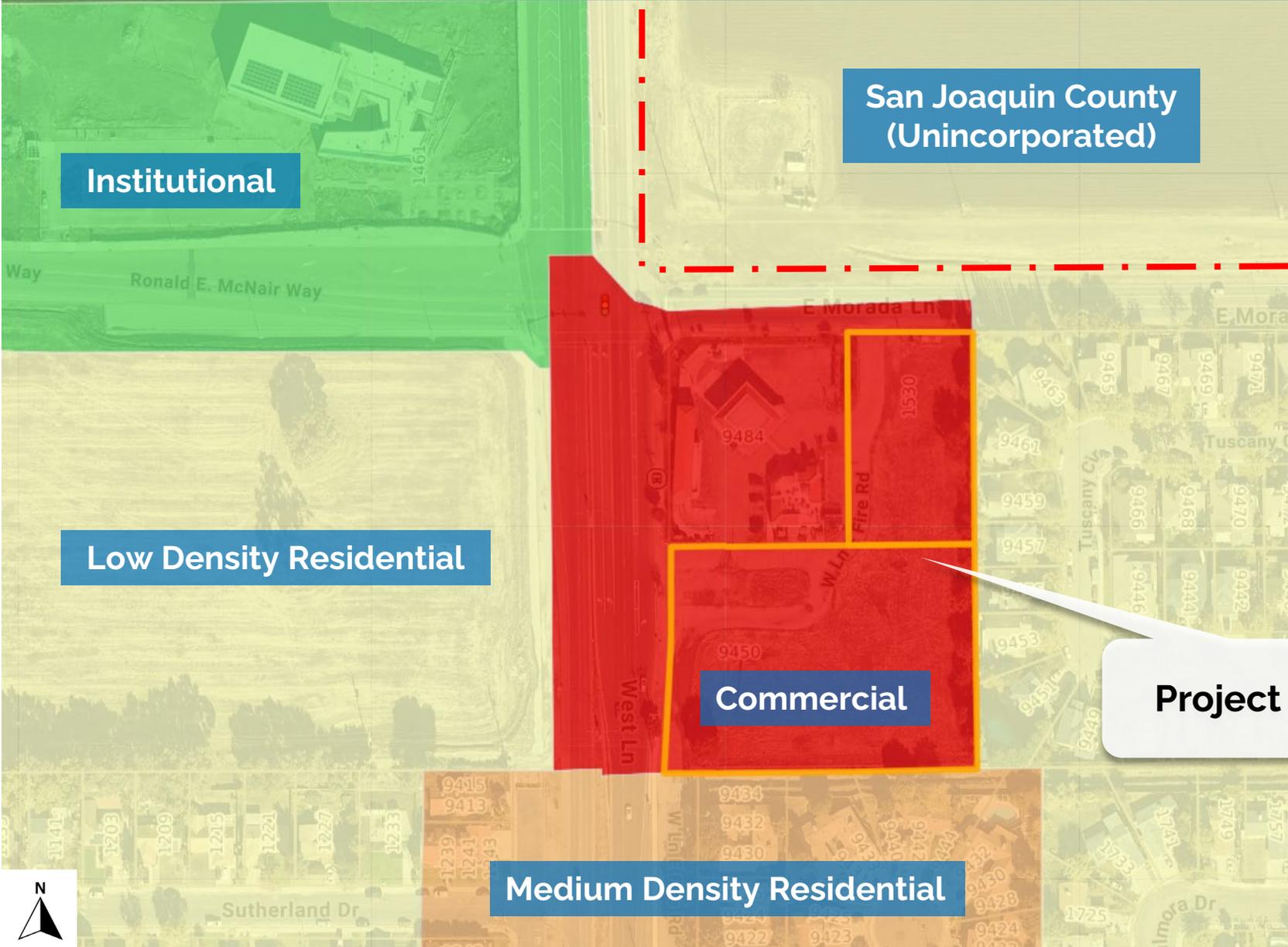
**Zoning Map Amendment for a  
Proposed Commercial Development at  
9450 West Lane and 1540 East Morada Lane  
(APN 090-550-64 & -65) (P25-0025)**

City Council  
*February 17, 2026*  
*Agenda Item 15.1*

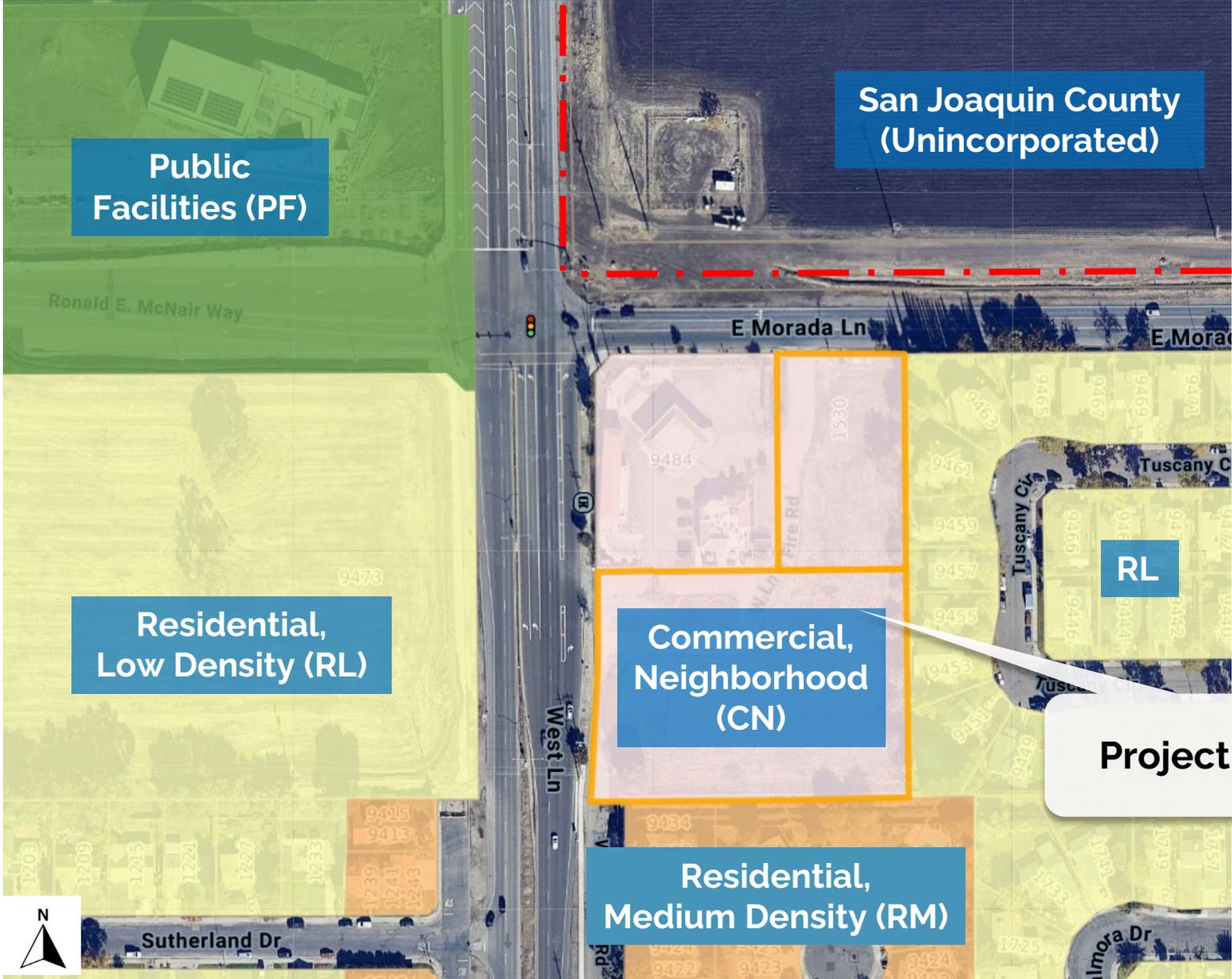
# Location



# General Plan



# Zoning



# Project Summary

## For City Council Consideration:

- **Zoning Map Amendment** to rezone 2.69-acres from Commercial, Neighborhood (CN) to Commercial, General (CG)

## Approved by Planning Commission, contingent on Council approval of Zoning Map Amendment

- **Tentative Parcel Map** to split two existing parcels (2.69 acres total) into three (3) parcels
- **Land Development Permit** for drive-through and outdoor dining uses
- **Design Review** for new commercial development consisting of two (2) drive-through restaurants, one (1) commercial building, and site improvements



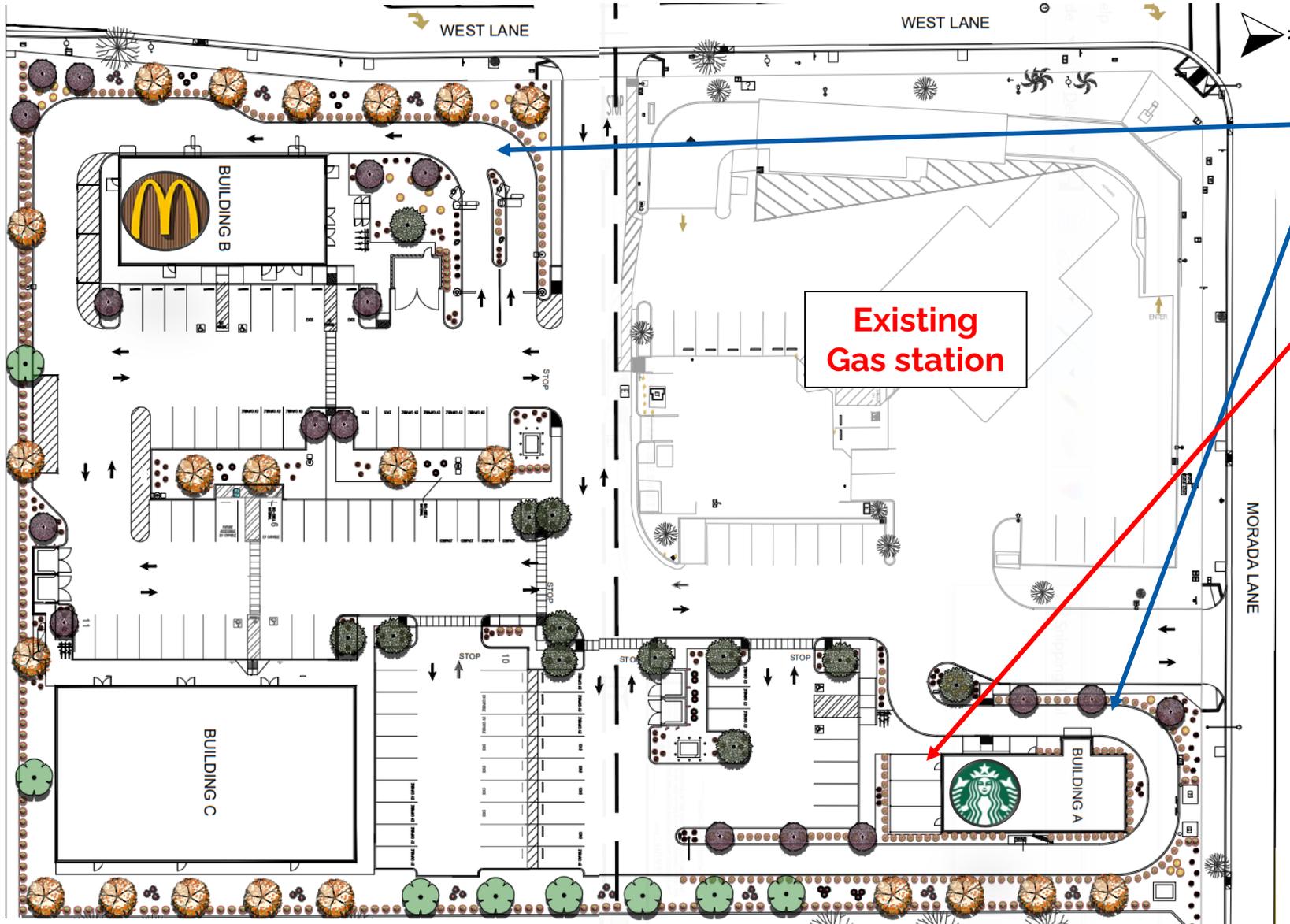
# Zoning Map Amendment

- Rezone 2.69-acres  
(APNs 060-550-64 & -65)
- **Existing:** Commercial, Neighborhood (CN)
- **Proposed:** Commercial, General (CG)

*Required findings can be made in the affirmative.*



# Site Plan



- Two drive-throughs

- One outdoor dining area

# Design Review

- Consistent with Citywide Design Guidelines
- Cohesive Design Program
  - Use of similar materials, complementary colors and building designs
    - Stucco, lap siding, accent metal canopies, and neutral color palettes



# Planning Commission

**Public Hearing held on December 11, 2025**

**Planning Commission adopted two resolutions:**

1. Recommending City Council to approve the Zoning Map Amendment
2. Approving the Tentative Parcel Map, Land Development Permit, and Design Review, subject to conditions
  - The Commission voted 6-0, with Commissioner Graves absent

# Recommendation

## **It is recommended that the City Council:**

Adopt an Ordinance to approve a Zoning Map Amendment to Rezone ±2.69 acres from CN (Commercial, Neighborhood) to CG (Commercial General), Subject to Conditions of Approval

