

**REQUEST FOR AN ANNEXATION AND
PREZONING TO ALLOW THE
ESTABLISHMENT OF A DRIVE-
THROUGH QUICK-SERVE
RESTAURANT AT 9324 THORNTON
ROAD (APN 072-450-26) (P23-0295)**

**Agenda Item 15.1
City Council Meeting
November 04, 2025**

Location



General Plan (GP)



Zoning Map



Project Entitlements

Planning Commission Denial



Design Review Denial for
New Construction



Denial for Rezoning of Site
to Commercial, General

City Council



Rezoning Request of Site to
Commercial, General



Annexation Request for Filing
of Application to LAFCo

Planning Commission Hearing

July 10, 2025– PC Meeting (Hearing)

- Public Hearing. Eight individuals provided public comment in opposition of the project, citing concerns about traffic, noise, odor, excessive lighting into adjacent residences, and an increase in crime. Planning Commission directed staff to return with an updated resolution reflecting denial.

August 14, 2025 – PC Meeting (Consent)

- Consent item. Planning Commission denied the Design Review entitlement, and recommended denial of the annexation to the City Council (vote of 6-0).

Prezoning of Site

Project Site has No City Zoning

- Proposal is for Commercial, General

Consistent with General Plan (GP)

- General Plan is Commercial, and Commercial, General Zoning is Consistent

PC Recommendation to City Council

- Planning Commission was unable to make all required necessary findings to support the proposed Prezoning action and therefore recommended denial.

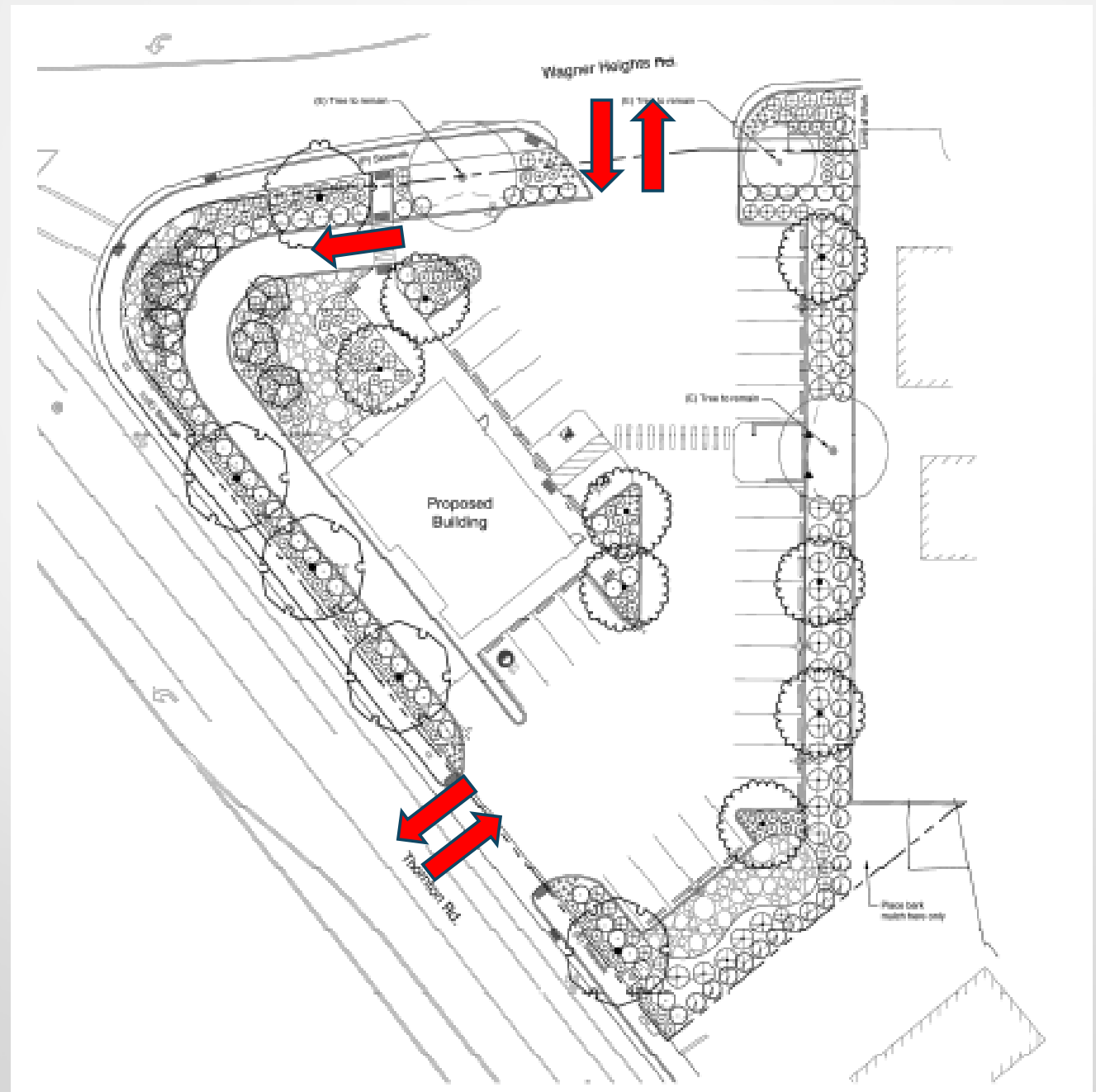
Environmental Determination (CEQA)

Categorically Exempt

- Section 15303(C)
 - New Construction under 2,500 SF
- Section 15332
 - Infill Development consistent with the General Plan

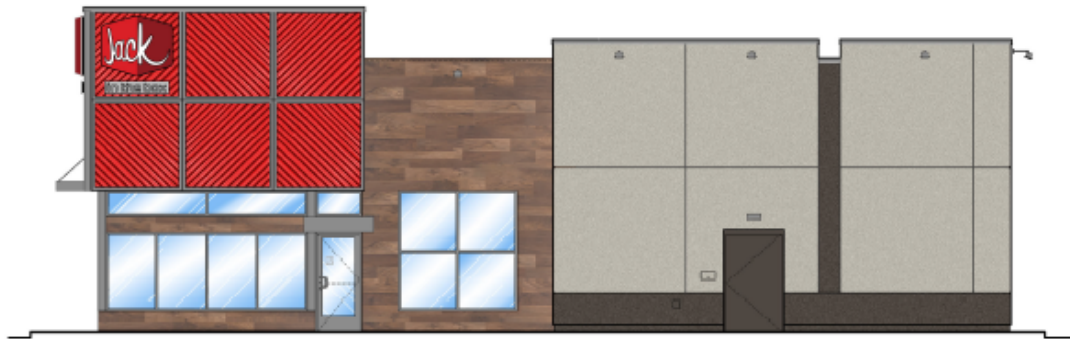
Site Plan

- 0.68 acres
- 2,440 SF Jack-in-the-Box building
- With Drive-through
- 33 Parking Stalls
- Landscaping & Concrete Masonry Unit (CMU) wall adjacent to residential to the east



Building Elevations

EXHIBIT 2



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



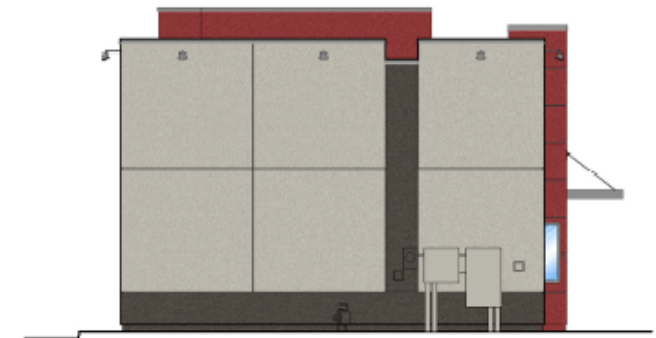
FRONT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



MINDFUL GRAY
SW 7016



BLACK FOX
SW 7020



RED BAY
SW 6321

Public Comments

- **Neighborhood Meeting Held on June 19, 2025**
 - Three residents attended
 - Concerns about speeding traffic along Wagner Heights Road; light, noise and odor from the restaurant; headlights shining into residents from patrons exiting onto Wagner Heights Road; and requested a taller CMU wall than the proposed
- **Response to City Noticing**
 - One written communication received on July 6, 2025
 - Commenter attended Neighborhood Meeting and expressed similar concerns in writing
- **Planning Commission Hearing July 10, 2025**
 - Eight attendees, citing concerns about traffic, noise, odor, excessive lighting into adjacent residences, and an increase in crime.

Recommendation

Staff recommends the City Council

- Affirm the Planning Commission's recommendation and adopt a Resolution to deny the rezoning and annexation request and uphold the Planning Commission's denial of the Design Review request for the construction of a Jack-in-the-Box quick-serve drive-through restaurant at 9324 Thornton Road, based on the inability to make all required findings in the proposed resolution.