



City of Stockton

Legislation Text

File #: 25-0043, Version: 1

PREZONE AND DESIGN REVIEW REQUEST FOR A DRIVE THROUGH QUICK-SERVE RESTAURANT DEVELOPMENT AT 9324 THORNTON ROAD (APN 072-450-26) (APPLICATION NO. P23-0295)

RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that no further environmental review is necessary as the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (c) (New Construction or Conversion of Small Structures), as the building is under 10,000 square feet in size, and CEQA Guidelines Section 15332 (Infill Development Projects) as the site is in an urbanized area surrounded by development; and
2. Recommend the City Council adopt an Ordinance for the Pre-zoning of APN 072-450-26 to Commercial, General (CG); and
3. Adopt a resolution approving Design Review for the Project, subject to conditions.

Summary

The Applicant, Anil Yadav, proposes to develop a quick-serve drive through restaurant on a legal parcel, APN 072-450-26, which totals approximately .68-acres and is located at the southeast corner of Thornton Road and Wagner Heights Road at 9324 Thornton Road (Project). The Project proposes to develop the site with a 2,440 square-foot Jack-in-the-Box fast food restaurant with a drive through, parking lot, landscaping, and lighting.

The proposed Project site area is vacant undeveloped land located in the jurisdiction of unincorporated San Joaquin County. The Project application includes an annexation request that requires pre-zoning for the parcel.

The Planning Commission is asked to consider the following two actions:

1. Approval of the Design Review; and
2. Approval of a recommendation to City Council to adopt an Ordinance Pre-zoning the Project site to Commercial, General (CG) that would take effect upon annexation into the City of Stockton.

The Project is consistent with the 2040 General Plan Land Use Map designation of Commercial applicable to the site. The Project also furthers General Plan policies aimed at attracting and

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retaining companies that offer high-quality jobs with wages that are competitive with the region and State (Goal LU-4), attracting employment and tax-generating businesses in the City (Policy LU-4.2), and prioritizing development and redevelopment of vacant, underutilized, and blighted infill areas (Policy LU-6.2).

Staff recommends the Planning Commission approve the Design Review. Further, staff recommends the Planning Commission forward a recommendation for approval to the City Council for the rezoning of the Project site area.

DISCUSSION

Background

The subject site consists of one (1) legal parcel identified as Assessor's Parcel Number 072-450-26 and is located at 9324 Thornton Road, presently within the jurisdiction of the County of San Joaquin (Attachment A - Location Map and Aerial Photo).

The site is bound to the:

- North by Wagner Heights Road, which is a roadway where the complete right-of-way is within the City of Stockton, and lands zoned Commercial, Neighborhood (CN) and Residential, Low Density (RL). Parts of the north are developed with the Plaza Robles Continuation High School and residential homes, all in the City of Stockton city limits; and
- South by lands in the unincorporated County zoned Commercial, General (C-G), and developed with commercial uses; and
- East by lands in the unincorporated County zoned Residential, Low (R-L) and developed with residential uses; and
- West by Thornton Road, which is a roadway completely within the City of Stockton city limits, and lands zoned Commercial, General (CG) with commercial uses, in the City of Stockton; and

The Project site abuts the City limits via the Thornton Road right-of-way, however there is no City Zoning Map designation currently assigned to the parcel.

The 2040 General Plan Land Use Map designates the subject site as Commercial (Attachment B - General Plan Land Use Map). Zoning Map designations for properties located in the City and referenced above are identified by Attachment C - Zoning Map.

Project Description

The Applicant has applied for all required entitlements to develop the Project (Attachment D - Project Plans). The subject parcel is in the unincorporated County, abutting the City of Stockton city limits via the Thornton Road and Wagner Height Road rights-of-way. The proposed Project would develop a Jack-in-the-Box quick-serve restaurant.

The Project totals approximately .68-acres with one (1) proposed building with a maximum square footage of 2,440 square-feet in floor area, along with a drive-through, parking areas, vehicular

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access, landscaping, and lighting. Based on the proposed conceptual plan, the Project proposes a total of 33 parking stalls distributed throughout the Project site. Per Stockton Municipal Code (SMC) 16.64.040, the number of parking stalls required is a ratio of 1 space per 100 square feet, which yields a minimum requirement of 24 stalls.

Access to the proposed Project would be from two (2) driveways; one on the northbound direction of Thornton Road and one on the eastbound direction of Wagner Heights Road.

Utility service for the Project site, including sewer and water, would be provided by the City of Stockton from existing trunk lines adjacent to the site. The Project would have an onsite storm drainage system, including collection lines that would feed into the City's storm sewer system. Regulated electrical, gas, and communication utilities would be extended to the Project site from existing facilities in the area.

A Concrete Masonry Unit (CMU) block wall will be installed along the perimeter of the site adjacent to the residential homes to the east, which is a requirement of SMC 16.80.150(I).

The Project as proposed is in compliance with the requirements in SMC 16.80.150, drive-in and drive-through facilities. There is no proposed outdoor dining with this application.

Development of the Project site with commercial uses is considered a "Permitted" use under the proposed Commercial, General (CG) rezoning and normally would not require additional discretionary actions. However, because the site is not currently within the City of Stockton, annexation of the site must occur and the Director has deferred the action of Design Review to the Commission. Upon approval of the Annexation by the San Joaquin Local Agency Formation Commission (LAFCo), only City of Stockton building permit approvals would remain for development of the site and construction of the building.

The proposed use is consistent with the existing General Plan designation of Commercial. The proposed pre-zoning of the site to Commercial, General (CG) is consistent with the General Plan land use designation.

STAFF ANALYSIS

Staff recommends the Planning Commission approve the Design Review and forward a recommendation to City Council to approve a Rezoning request.

Rezoning

Since the Project site is presently located within the County of San Joaquin, in order to develop annexation must occur and be preceded by "Rezoning" the parcel through a Zoning Map Amendment. The Project, therefore, includes a request to Prezone the site to Commercial, General (CG) Zone (Attachment E - Rezoning Description).

The 2040 General Plan Land Use Map designates the Project site as Commercial. Pursuant to SMC Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the CG Zone is compatible with the General Plan Land Use Map designation of Commercial. As reflected in the

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Proposed Resolution, all necessary findings can be made to support the proposed Rezoning action.

Upon approval of the Annexation by the San Joaquin LAFCo, the Zoning Map Amendment would become effective and applicable.

Development Permits

Design Review

SMC Section 16.120.020(A)(2) requires prior Design Review approval for all new commercial buildings. The merits of Design Review requests are weighed against their ability to conform to the Citywide Design Guidelines. For this Project, Section 4.01 (General Commercial Design Guidelines) provides the relevant reference point for the City's expectations for quality development. The Project design was reviewed for consistency and conformity with the Design Guidelines and was recommended by the Architectural Review Committee (ARC) for approval on June 18, 2025.

The Project is designed using predominately muted gray stucco blocked facades accented with cementitious brown wood-look tile that is grounded by a deep brown-black band. The signature Jack-in-the-Box red is used where signage has been added to the building. Each side of the building has balanced massing and undulation along the façade to create visual interest (Attachment F - Project Elevations).

The site will be thoroughly landscaped with perimeter and parking lot trees, accented by flowering and evergreen shrubs and hardscape. The trash enclosure will be constructed using CMU blocks and painted to match the building. The proposed design is consistent with the corporate design of other newer Jack-in-the-Box restaurants.

Per SMC 16.120.060 (Findings), the Project shall meet the adopted City Standards based upon consistency with the Design Review findings which include: consistency with the development code; design consistent with the Citywide Design Guidelines; the design, color and materials visually compatible with surrounding development; location of structures is compatible with the surrounding development; general landscape is designed to provide an attractive environment; the design and layout will not interfere with the neighboring development or pose pedestrian hazards; the Project has been designed to ensure the intended use will best serve the potential user; and special requirements or standards have been adequately incorporated where applicable. Staff affirms that the Project can meet all findings related to Design Review.

Annexation

As the Project site is presently located within the jurisdiction of San Joaquin County, the applicant has requested annexation of the project site into the City of Stockton. Pursuant to SMC Section 16.212.050(C)(1), the City Council is the Review Authority for annexation requests upon recommendation from the Development Review Committee (DRC).

Per SMC Sections 16.212.050 and 16.216.070, the annexation request shall be reviewed and evaluated by the DRC and then forward a recommendation to the City Council. On June 12, 2025, the DRC reviewed the annexation request and recommended approval of the Project to the City

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Council. The Planning Commission is not required to make a recommendation on the annexation process; however, information is provided for reference.

Pending approval of the items before the Planning Commission, the City Council will consider the Annexation and Rezoning actions at a future public hearing. If approved by City Council, the City Manager would be authorized to file an annexation application with the San Joaquin Local Agency Formation Commission (LAFCo).

Environmental Clearance

The proposed Project complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, because the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15303(c), New Construction or Conversion of Small Structure, since it includes the construction of a store, motel, office, restaurant or similar structure, not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four (4) commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Additionally, the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332, In-Fill Development Projects as 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

Public Comments

On June 19, 2025, the Applicant held a Neighborhood meeting to discuss any concerns and answer questions attendees might have. A notice for the meeting was mailed to all property owners within a 300-foot radius at least ten (10) days prior to the neighborhood meeting. Three (3) nearby residents attended. They stated their concerns about speeding traffic along Wagner Heights Road, as well as light, noise and odor from the restaurant being a direct impact on the immediate neighbors. They also wished the CMU wall was taller than the proposed height of eight (8) feet and were concerned about headlights shining into homes as cars exited the site onto Wagner Heights Road, preferring the site be redesigned to limit ingress and egress to Thornton Road.

Notice for the Planning Commission public hearing was published in The Record on June 20, 2025, and notice was mailed to all property owners within a 300-foot radius at least twenty days prior to this meeting. As of the writing of this staff report, no written comments have been submitted.

Attachment A - Location Map and Aerial Photo
Attachment B - General Plan Land Use Map
Attachment C - Zoning Map

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Attachment D - Conceptual Project Plans
Attachment E - Pre-zone Description & Map
Attachment F - Project Elevations

This staff report was prepared by Nicole D. Moore, Planning Consultant, (209) 937-8266;
Nicole.Moore.CTR@stocktonca.gov.

Location Map and Aerial Photo

January 14, 2025

**Property Information**

Property ID 07245026-90320
Location 9324 THORNTON RD
Owner AKAASHAMAN LLC

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/03/2023
Data updated 05/01/2023

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Zoning Map

January 14, 2025



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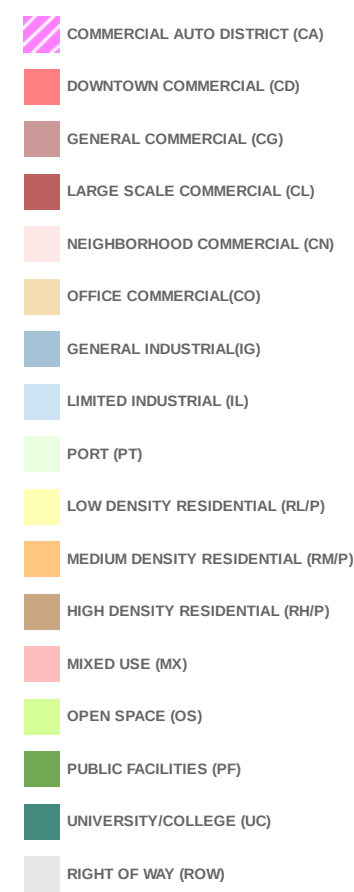
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Map Theme Legends

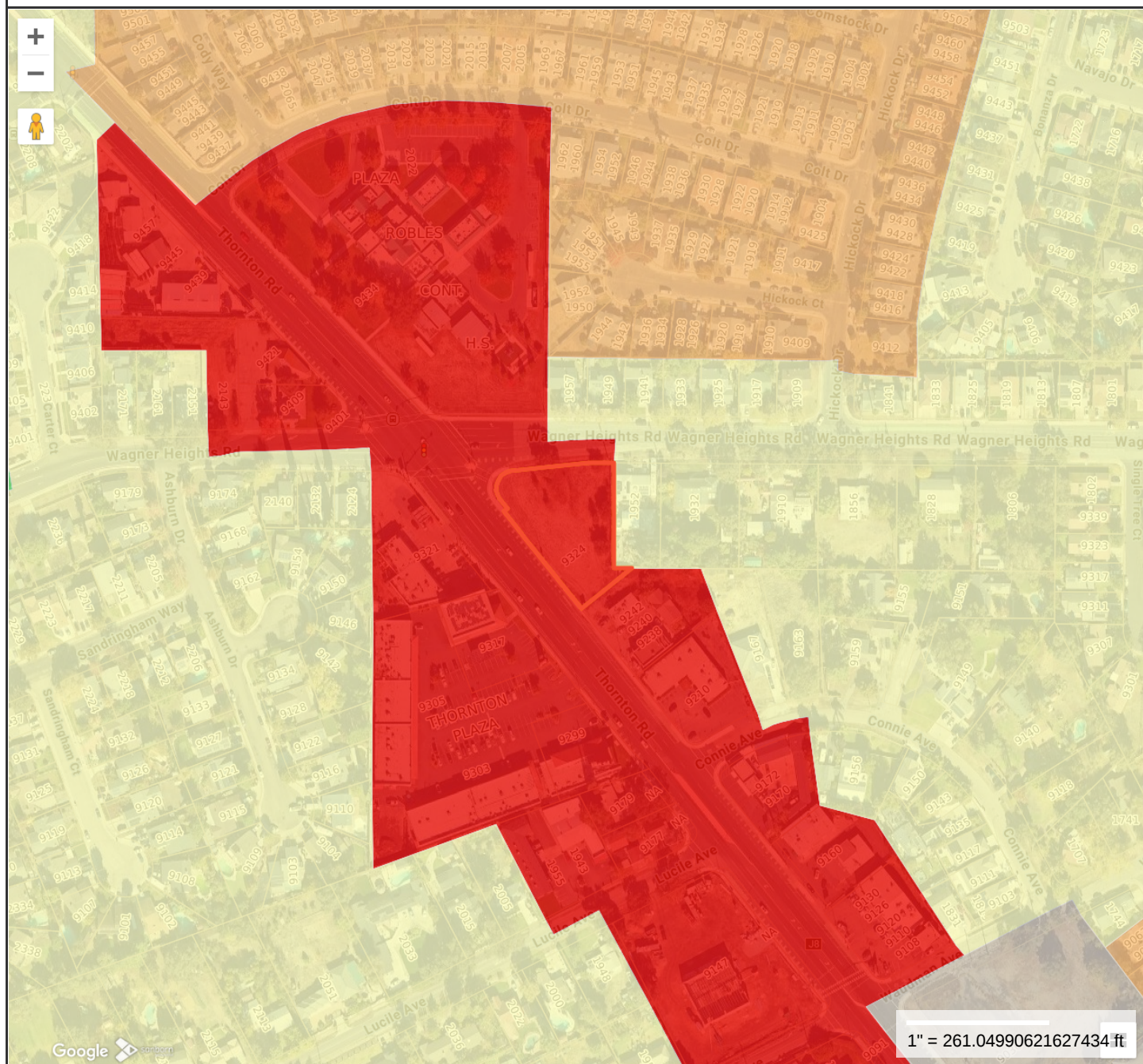
Zoning



City of Stockton, CA Zoning Data

General Plan Land Use Map

January 14, 2025

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



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General Plan Map

	ECONOMIC AND EDUCATION ENTERPRISE
	RESIDENTIAL ESTATE
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	ADMINISTRATIVE-PROFESSIONAL
	COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	OPEN SPACE/ AGRICULTURE
	PARKS AND RECREATION
	MIXED USE
	RIGHT OF WAY

City of Stockton GIS data

SITE LEGEND

PROPERTY BOUNDARY LINE

EXISTING EASEMENT

PROPOSED EASEMENT

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

CURB RAMPS

EXISTING STREET LIGHT

PROPOSED SITE LIGHTING

BUILDING ENTRANCE

WHEEL STOP

ACCESSIBLE PARKING SPACES

BIKE RACK

PROPOSED TRANSFORMER LOCATION

PROPOSED WATER METER LOCATION

PROPOSED GREASE INTERCEPTOR LOCATION

NUMBER OF PARKING STALLS

LIMITS OF WORK

VEHICLE STACKING

DRIVE WAY 20' VISIBILITY TRIANGLE

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. REFER TO THE ACCESSIBILITY AND DIMENSIONING PLAN, SHEET SD1.1, FOR HORIZONTAL CONTROL INFORMATION AND JOINT DETAILING.
2. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL 9/SD2.1.
3. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
4. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.

PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:

BUILDING FOOTPRINT SQUARE FOOTAGE =1873 SQFT

1/3 SEATS, OR 84/3 = 28 SPACES
TOTAL PARKING REQUIRED: 28 SPACES

ACCESSIBLE PARKING PROVIDED: 2 SPACES
STANDARD PARKING PROVIDED: 31 SPACES
TOTAL PARKING PROVIDED: 33 SPACES

LEGAL DESCRIPTION

The land referred to is situated in the County of San Joaquin, City of Stockton, State of California, and is described as follows: All that portion of the Southeast quarter of Section 8, Township 2 North, Range 6 East, Mount Diablo Base and Meridian, described as follows:
BEGINNING at a point on the North line of the Southeast quarter of Section 8, distant thereof North 89 degrees 42' West, 1815.98 feet from the Northeast corner of said Southeast quarter, said point being the center line of County Road, 80 feet wide along said quarter section line; thence continuing along then center line, North 89 degrees 42' West, 286.2 feet; thence South 36 degrees 43' East, 375.5 feet; thence South 89 degrees 42' East, 51.1 feet; thence North 0 degrees 18' East, 291.00 feet to the point of beginning and Lots 6 and 7 of Tract No. 52, Wagner Heights filled for record August 28, 1940 in Vol. 11 of Maps and Plats, Page 60, San Joaquin County Records.
EXCEPTING THEREFROM the interest in the 40 feet strip, to the center of Thornton Road as described in Deed to the County of San Joaquin for public road purposes, recorded May 27, 1931, in Book 199, Page 334, Official Records.
ALSO EXCEPT THEREFROM the East 80 feet of Lot 6 as described in Deed to Jane E. Clemens, a widow, recorded March 6, 1953 in Book 1501, Page 283, Official Records.
ALSO EXCEPT THEREFROM that Northerly portion of Lot 7 as described in Deed to Kennard K. Rogers, et ux, recorded April 18, 1950 in Book of Official Records, Volume 1273, Page 2.
ALSO EXCEPT THEREFROM that portion described in Final Order of Condemnation, recorded August 25, 1988, Document No. 88092325, Official Records.
APN: 072-450-26

PAVING SECTION THICKNESS			
PAVEMENT AREA	THICKNESS OF ASPHALT PAVING	THICKNESS OF CLASS II AGGREGATE BASE	THICKNESS OF CONCRETE PAVING
VEHICLE PARKING			
MAIN AISLES			
DRIVE-THRU LANE			SEE NOTE 1

NOTE:

1. CONCRETE PAVING TO BE REINFORCED W/ 6x6 - W1.4xW1.4 W.W.M. AT MID DEPTH, TYPICAL, UNLESS OTHERWISE NOTED.
2. SEE SOILS REPORT UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.

KEY NOTES

- 1

NOT USED.
- 2

NOT USED.
- 3

NOT USED.
- 4

CONSTRUCT CONCRETE CURB AND GUTTER; SEE DETAIL 1/SD2.0.
- 5

NOT USED.
- 6

NOT USED.
- 7

NOT USED.
- 8

NOT USED.
- 9

NOT USED.
- 10

NOT USED.
- 11

NOT USED.

12

INSTALL CONCRETE CROSS PAN (DRIVE APPROACH) TO MUNICIPALITY STANDARDS.

13

INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO 'DIMENSIONING PLAN' SHEET SD1.1 FOR WIDTHS.

14

NOT USED.

15

NOT USED.

16

CONSTRUCT FLARE SIDED (WINGED) CURB RAMP; SEE DETAIL 13/SD2.0.

17

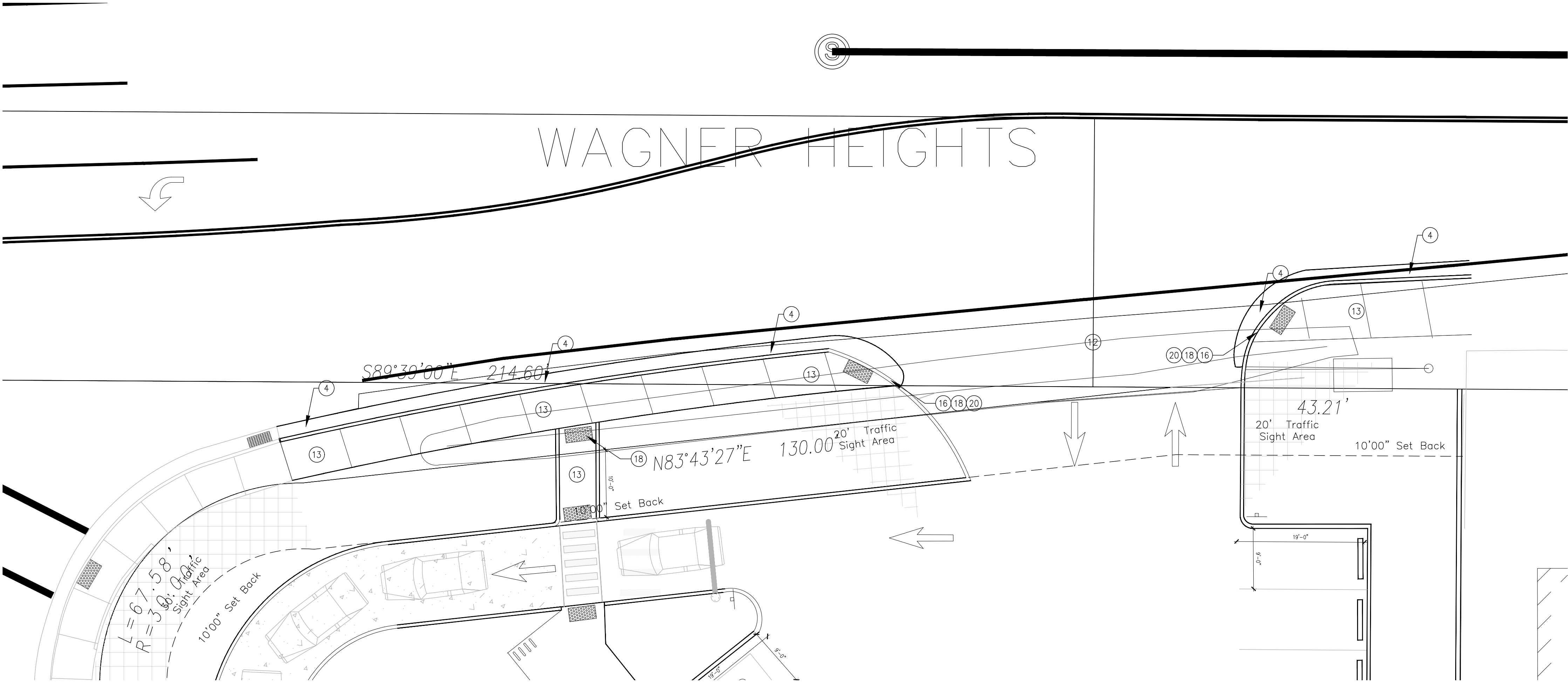
18

PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/SD2.0.

19

CONSTRUCT DELIVERY RAMP; SEE DETAIL 17/SD2.0.

20

PROVIDE PUBLIC RIGHT-OF-WAY ACCESS RAMPS PER THE MUNICIPALITY STANDARDS.

BASIS OF BEARING

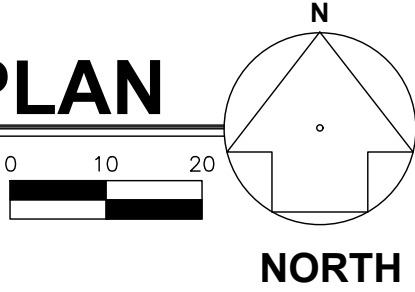
BEARINGS ARE BASED ON

BENCHMARK

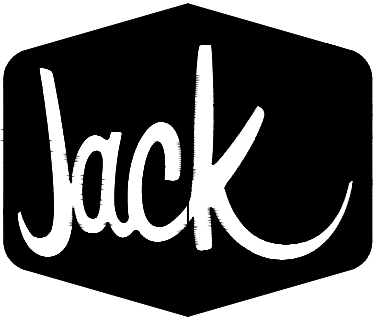
BENCHMARK: CITY OF

OFF SITE IMPROVEMENT PLAN

SCALE: 1" = 10'



THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES THAT MAY BE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED AND CALL USA ALERT 1-800-227-2600 BEFORE STARTING WORK. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED FROM EXISTING RECORDS. HOWEVER, THERE MAY BE OTHER UTILITIES AND/OR STRUCTURES IN THE AREA.



9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE: _____

P.M. UPDATES: _____

SUBMITTAL DATE:

1: _____

2: _____

3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

△ _____

△ _____

△ _____

△ _____

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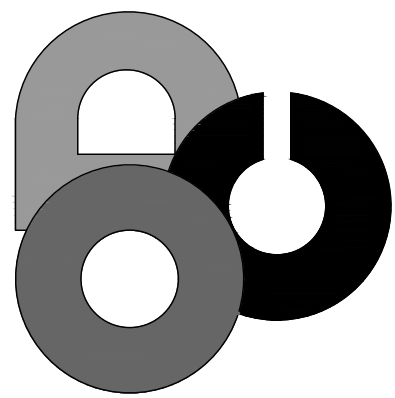
△ _____

Owens Design Consultants

145 N. 2nd Street, Ste. 5

Oakdale, CA 95361

(209) 522-8031 - fax: (209) 522-4738 - www.odcengr.com



REGISTERED PROFESSIONAL ENGINEER

THOMAS J. OWENS

No. 53530

CIVIL

STATE OF CALIFORNIA

EXP. 6/30/25

SITE INFORMATION

MK TYPE: MK12B_MD

JIB #: J4441

ADDRESS: 9350 THORNTON RD.
STOCKTON, CA 95209

DRAWN BY: GPALMERIN

PROJECT #: 2023016

SCALE: AS NOTED

OFF SITE IMPROVEMENT PLAN SD1.3

SITE LEGEND

PROPERTY BOUNDARY LINE

EXISTING EASEMENT

PROPOSED EASEMENT

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

CURB RAMP

EXISTING STREET LIGHT

PROPOSED SITE LIGHTING

BUILDING ENTRANCE

WHEEL STOP

ACCESSIBLE PARKING SPACES

BIKE RACK

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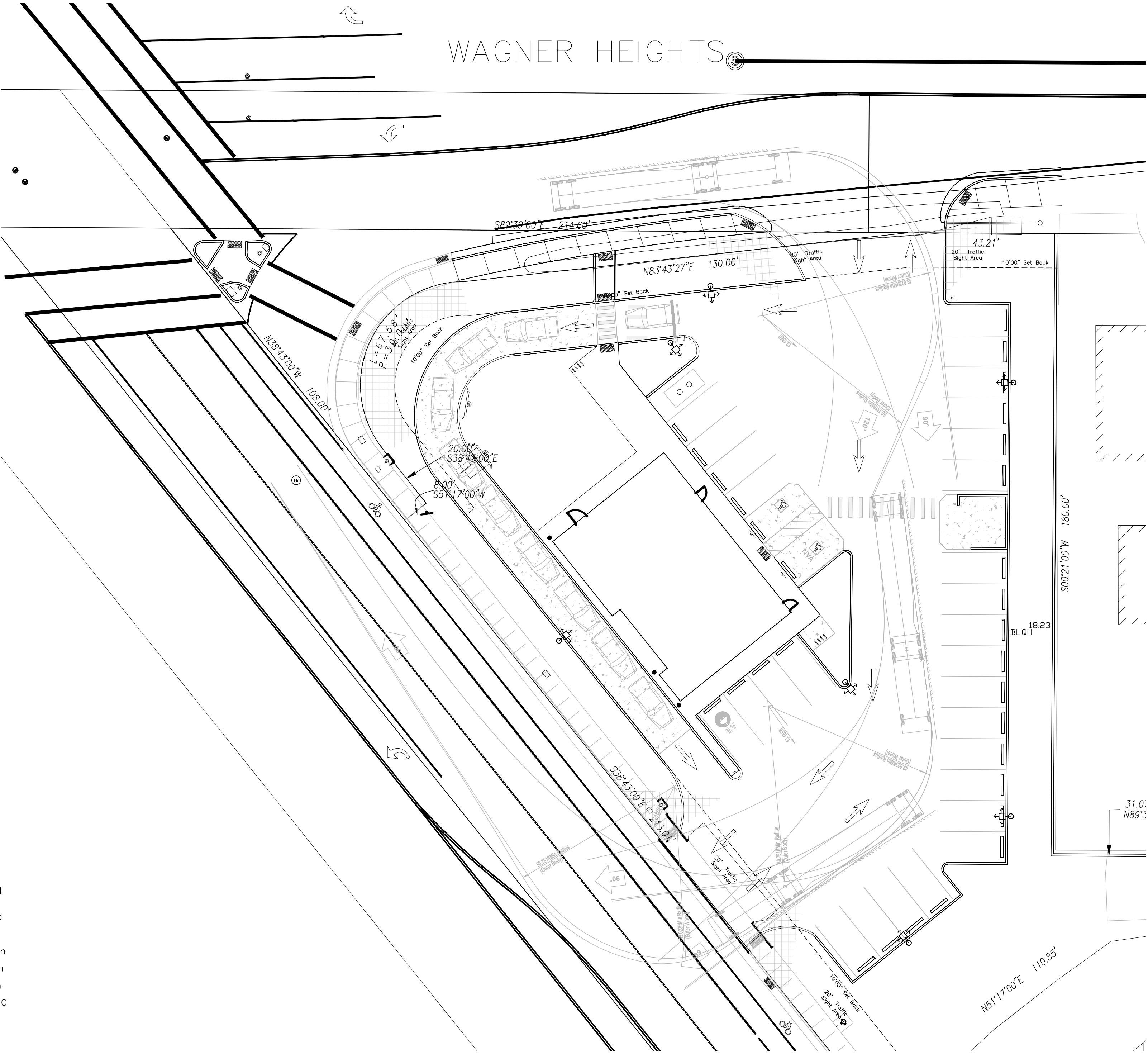
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DRIVE-THRU LANE			SEE NOTE 1

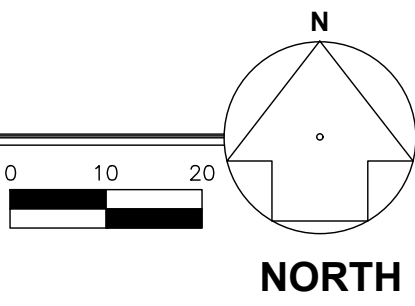
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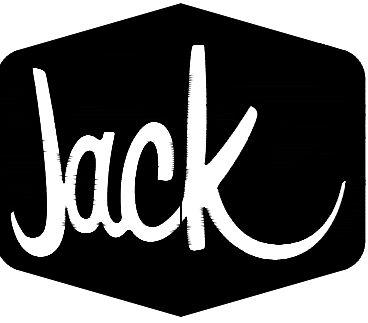


TRAFFIC ANALYSIS PLAN

SCALE: 1" = 20'



THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES THAT MAY BE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED AND CALL USA ALERT 1-800-227-2600 BEFORE STARTING WORK. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED FROM EXISTING RECORDS. HOWEVER, THERE MAY BE OTHER UTILITIES AND/OR STRUCTURES IN THE AREA.



9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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These designs, drawings and specifications are the property of Jack in the Box Inc. and shall not be copied or reproduced without its previous written consent.

DATES

RELEASE: _____
P.M. UPDATES: _____
SUBMITTAL DATE:
1: _____
2: _____
3: _____
BID: _____
CONSTRUCTION: _____

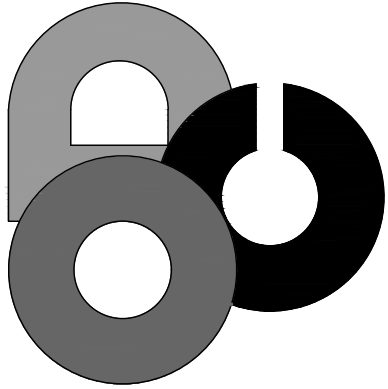
REVISIONS

△ _____
△ _____
△ _____
△ _____
△ _____
△ _____

Owens Design Consultants

145 N. 2nd Street, Ste. 5
Oakdale, CA 95361

(209) 522-8031 - fax: (209) 522-4738 - www.odcengr.com



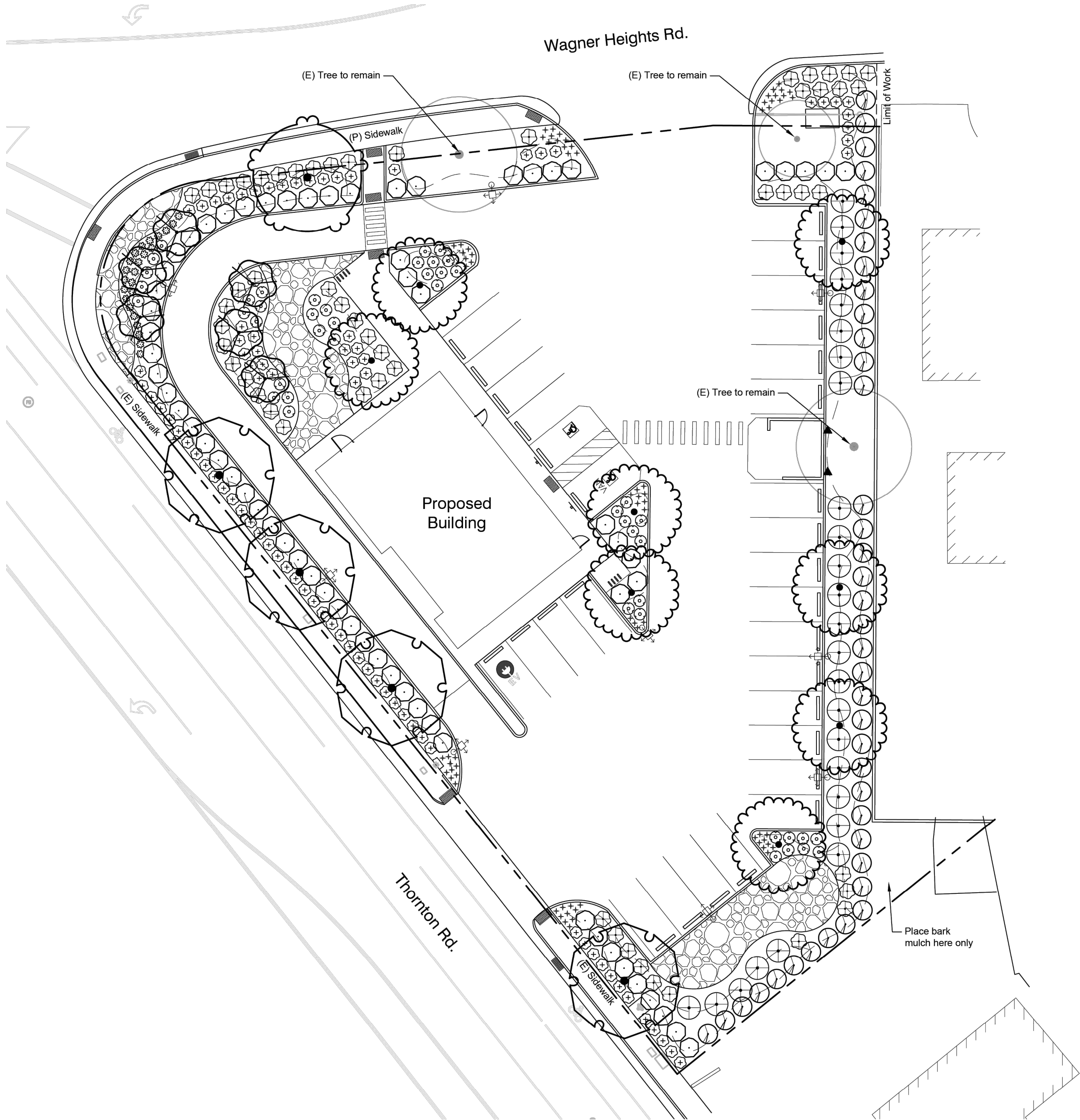
EXP: 6/30/25

SITE INFORMATION

MK TYPE: MK12B_MD
JIB #: J4441
ADDRESS: 9350 THORNTON RD.
STOCKTON, CA 95209
DRAWN BY: GPALMERIN
PROJECT #: 2023016
SCALE: AS NOTED

TRAFFIC ANALYSIS PLAN

SD1.4



Planting Legend:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
TREES						
	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal.	per plan	M	8
	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	15 gal.	per plan	L	6
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal.	per plan	L	4
	Platanus x acerifolia 'Columbia'	London Plane Tree	15 gal.	per plan	M	1
	Quercus lobata Contractor to prune existing trees under the direction of a Certified Arborist.	Valley Oak - Existing Tree	---			3
SHRUBS						
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	5 gal.	7"	L	26
	Coprosma petriei 'Verde Vista'	Verde Vista Mirror Plant	1 gal.	4.5"	L	53
	Dianella revoluta 'DR5000' TM	Little Rev Flax Lily	1 gal.	4"	L	87
	Hesperaloe parviflora 'Perpa' TM	Brakelights Red Yucca	1 gal.	2.5"	L	24
	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 gal.	5.5"	VL	66
	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	1 gal.	per plan	M	2
	Prunus caroliniana 'Compacta'	Carolina Cherry	5 gal.	per plan	L	40
	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic	1 gal.	2"	L	74
	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal.	4"	L	46
GROUND COVERS						
	LANDSCAPE COBBLE See Planting Notes, this sheet					1,786 sf

Planting Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences.
- The Contractor shall furnish the City and Owner with a landscape soils report from a reputable soils lab. The Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (4 yards per 1,000 square feet) before planting. Rototill all planting areas at least 6" deep. Soil amendments and fertilizer shall be based on the soil fertility test and the recommendations from the reputable soil testing laboratory.
- Wherever the center of trees are within 5' of a curb or paved surface, root barriers are to be used at back of paving. The root barrier is to be installed linear against the curb or paved surface at 1" below adjacent finished grades. The gap between the barrier and paved surface shall be backfilled with soil. Use five 24" DeepRoot panels (10' long total) at each paved surface.
- Contractor to submit 2 photos of each plant (photo of entire plans, plus close-up of plant tag) to the Landscape Architect for approval prior to installation.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Place 3" of natural brown bark chip mulch in all planting areas. Replenish the mulch at the end of the maintenance period so that there it is at least 3" deep. Bark mulch samples must be approved by Owner and Landscape Architect prior to purchase or installation.
- Furnish and install landscape cobble on areas shown on plan. Use multi-colored 4" - 8" cobble, such as 4x8 Noiya Cobble available at California Landscape Supply in Ceres, or equal. Excavate area at least 3" deep. Line the bottom of the area with landscape fabric (not sheet plastic), overlapping seams by 6". Secure seams and edges with U-pins every 24". Edge landscape cobble areas with metal Permaloc edging, or equal. Install cobble at least 4" deep, ensuring that all fabric is covered. Provide Owner with cobble sample for approval prior to purchase or installation.
- All plant material is to be of the highest quality, in healthy condition, and of a size expected of the species and container size.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add OMRI - certified fertilizer tablets to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" box - 7 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Stockton.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.
- Any new planting placed in an area that has existing irrigation will require the existing irrigation in that area to be updated to comply with the State Model Water Efficient Landscape Ordinance.

Compliance Statement:

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape design plan.



Revisions:									
------------	--	--	--	--	--	--	--	--	--

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

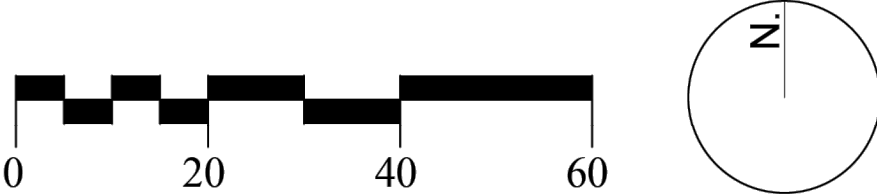
Planting Plan

Jack in the Box

9350 Thornton Rd.
Stockton, CA 95209

Scale:	1"=20'-0"
Date:	8-13-24
Drawn:	LF
Sheet Number:	

L2





1217 J STREET
MODESTO, CA 95354
209.522.8900
WWW.REDINCARCHITECTS.COM
ARCHITECT OF RECORD

CONSULTING ENGINEER



AHJ: CITY OF STOCKTON

JACK IN THE BOX
9350 THORNTON RD.
STOCKTON, CA 95209

PROJECT DETAILS
RED PROJECT NO: 25021
PERMIT: XXXXX
APN: XXX-XXX-XXX
SUBMITTAL DATE: -
DRAWN BY: E. CASTILLO
CHECKED BY: D. BURKETT
COPYRIGHT: © 2025 RED INC

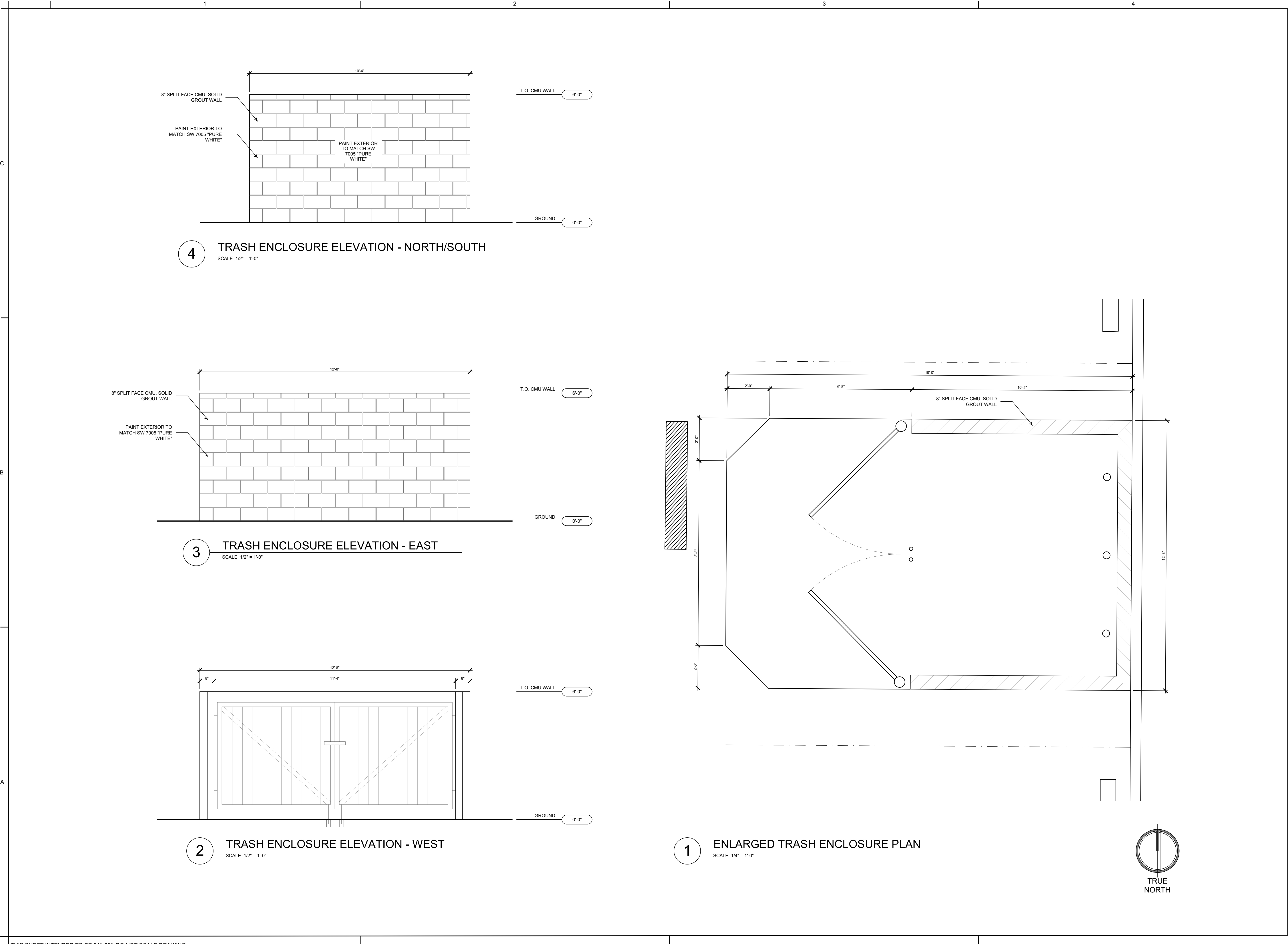
PROJECT REVISIONS		
#	DATE	DESCRIPTION

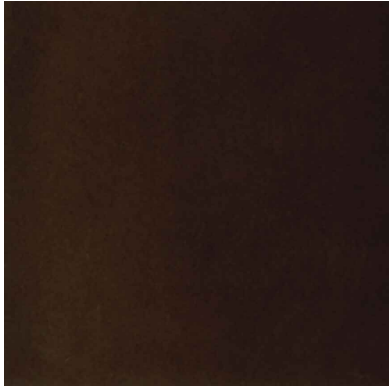
SHEET TITLE
ENLARGED TRASH ENCLOSURE PLAN AND ELEVATIONS

SHEET NUMBER

A101

P:\2025\25021 Jack in the Box Stockton\3 Design\CD\02 Plan\img\A101 Enlarged site plan.dwg 6/27/25 11:08:58 AM Edger

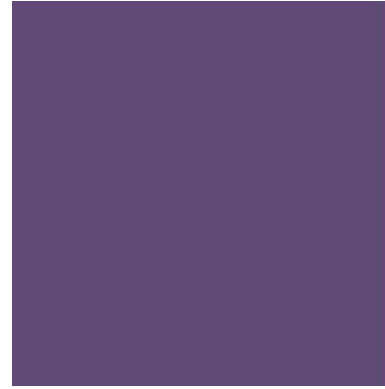




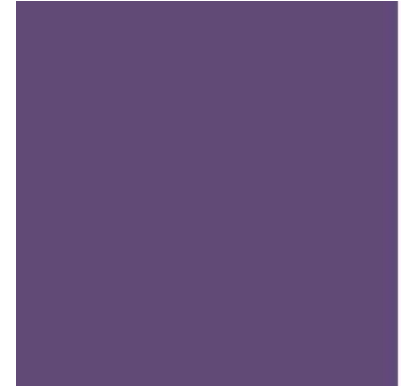
(A)
DARK BRONZE ANODIZED ALUMINUM



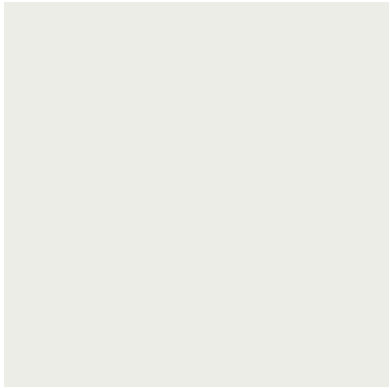
(C)
PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 7588 "SHOW STOPPER"



(G)
METAL CANOPY:
PRE FABRICATED, COLOR TO MATCH -
SW 6832 "IMPULSIVE PURPLE"



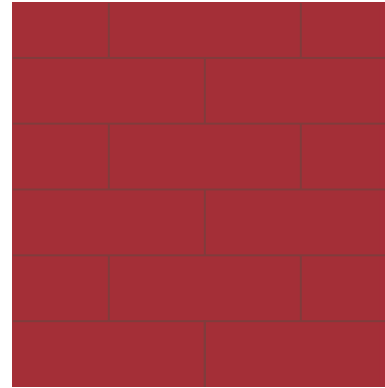
(H)
PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 6832 "IMPULSIVE PURPLE"



(J)
PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 7005 "PURE WHITE"



(N)
THIN BRICK VENEER ASSEMBLY:
WIRE CUT -
"MIDNIGHT"



(P)
WALL TILE 12"X35":
COLOR TO MATCH -
"JIB RED" CUSTOM COLOR PER TILE
MANUFACTURER

MATERIAL BOARD

EXTERIOR FINISHES



9350 THORNTON RD.
STOCKTON, CA 95209
APN: 072-450-26

LAND TO BE ANNEXED TO THE CITY OF STOCKTON

The land referred to is situated in the County of San Joaquin, City of Stockton, State of California, and is described as follows:

All that portion of the Southeast quarter of Section 8, Township 2 North, Range 6 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point on the North line of the Southeast quarter of Section 8, distant thereof North 89 degrees 42' West, 1815.98 feet from the Northeast corner of said Southeast quarter, said point being the center line of County Road, 80 feet wide along said quarter section line; thence continuing along then center line, North 89 degrees 42' West, 286.2 feet; thence South 38 degrees 43' East, 375.5 feet; thence South 89 degrees 42' East, 51.1 feet; thence North 0 degrees 18' East, 291.00 feet to the point of beginning and Lots 6 and 7 of Tract No. 52, Wagner Heights filed for record August 28, 1940 in Vol. 11 of Maps and Plats, Page 60, San Joaquin County Records.

EXCEPTING THEREFROM the interest in the 40 feet strip to the center of Thornton Road as described in Deed to the County of San Joaquin for public road purposes, recorded May 27, 1931, in Book 199, Page 334, Official Records.

ALSO EXCEPT THEREFROM the East 80 feet of Lot 6 as described in Deed to Jane E. Clemons, a widow, recorded March 6, 1953 in Book 1501, Page 283, Official Records.

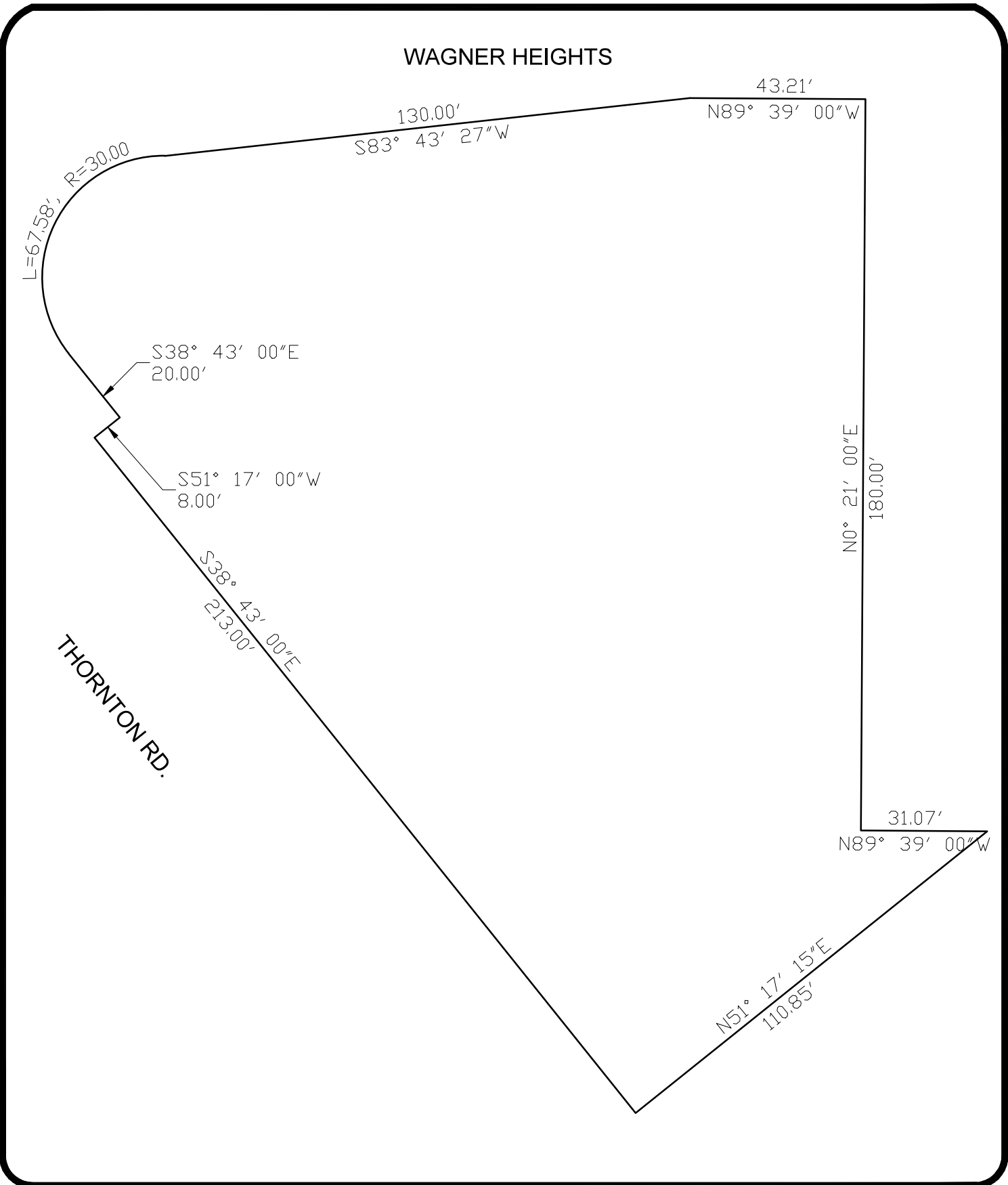
ALSO EXCEPT THEREFROM that Northerly portion of Lot 7 as described in Deed to Kennard K. Rogers, et ux, recorded April 18, 1950 in Book of Official Records, Volume 1273, Page 2.

ALSO EXCEPT THEREFROM that portion described in Final Order of Condemnation, recorded August 25, 1988, Document No. 88092325, Official Records.

APN: 072-450-26



WAGNER HEIGHTS

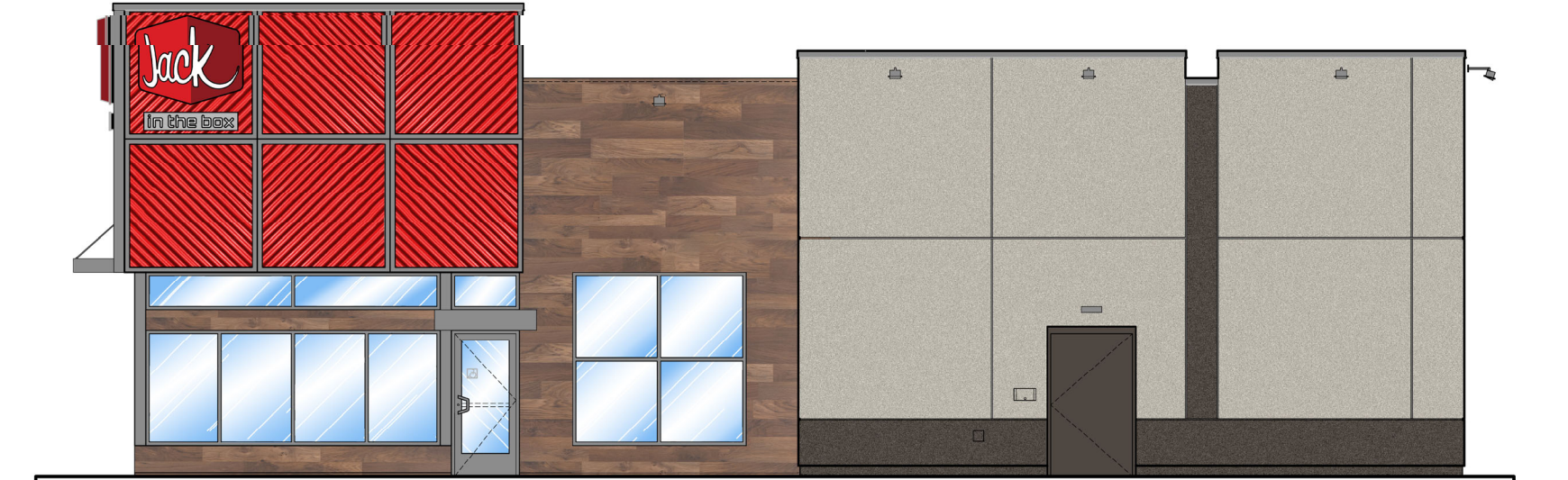


 **OWENS DESIGN CONSULTANTS**
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Oakdale, CA 95361
(209) 522-8081 - fax: (209) 522-4738 - www.odcengr.com

Drawn By:	JB
Checked By:	TO
Scale:	1"=32'
Job No.	2023016
Date:	JANUARY 2025
CAD File Name:	

Project:	JIB-4441
Title:	BOUNDARY 9350 THORNTON RD. STOCKTON, CA 95209

Sheet No.	1
Of 1	



RIGHT ELEVATION

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



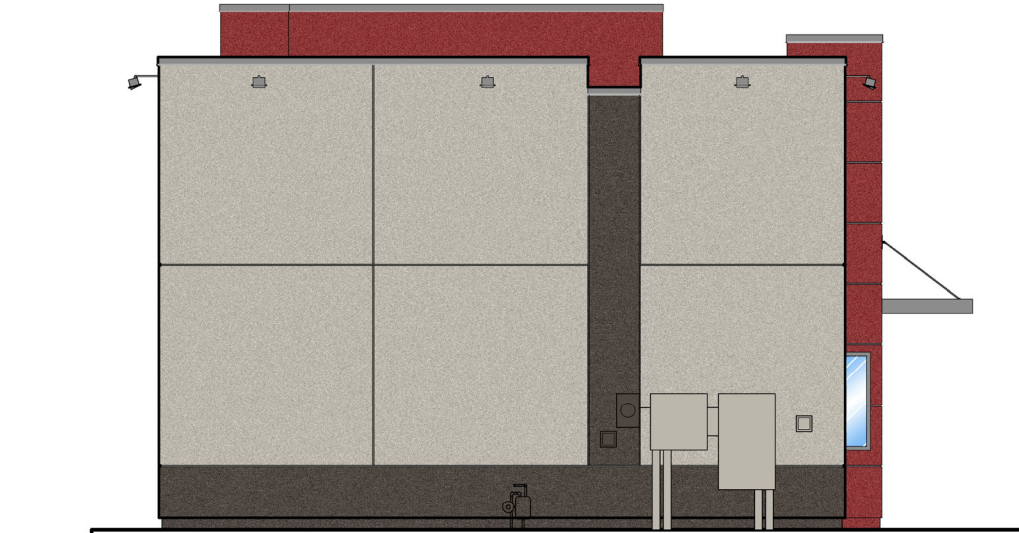
FRONT ELEVATION

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

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE PREZONING OF ASSESSOR'S PARCEL NUMBER 072-450-26 TO COMMERCIAL, GENERAL (CG), AND APPROVE DESIGN REVIEW FOR A DRIVE THROUGH QUICK-SERVE RESTAURANT AT 9324 THORNTON ROAD (P23-0295)

On November 19, 2023, the applicant, Anil Yadav, submitted a request for Prezoning Assessor's Parcel Number APN 072-450-26 to Commercial, General (CG) Zone and Design Review; and

On July 10, 2025, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed Prezoning and Design Review requests, at which all times all interested parties had the opportunity to be heard; and

On July 10, 2025, and prior to acting on this request, the Planning Commission considered each request and recommends the City Council approve the Prezoning of the parcel to Commercial, General (CG), and approve the Design Review request; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:

SECTION I. PREZONE CLASSIFICATION

The Planning Commission hereby recommends the City Council adopt the attached Ordinance for a Zoning Map Amendment and Proposed Ordinance, attached hereto as Exhibits 1 and 1a, to Prezone Assessor's Parcel Number 072-450-26, presently located in the County of San Joaquin, State of California, is hereby reclassified, upon annexation to the City of Stockton, to Commercial, General (CG) Zone.

Pursuant to SMC Section 16.116.050(B), Mandatory Findings of Fact for All Amendments, all of the following findings of fact, as applicable to this type of amendment, shall be made to approve an amendment:

A. The proposed Prezone action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance. The 2040 General Plan Land Use Map designates the subject site Commercial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the CG Zone is compatible with the General Plan Land Use Map designation of Commercial.

B. The proposed Prezone action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only. The text of Title 16 (Development Code) would remain unchanged under this action.

C. The proposed Prezone action would further the following General Plan policies:

- i. *Goal LU-4: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.* The Project proposes a retail establishment that will provide jobs to the community, not only during construction of the site, but during operations of the business.
- ii. *Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the city.* The Project is a retail establishment that will provide employment opportunities to the community, and the business will provide tax-generation to the City of Stockton.
- iii. *Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.* The Project is located on a vacant and prominent corner parcel in an urbanized area of Stockton. Implementation of the Project will provide for an attractively designed building and fully landscaped site.

D. The proposed Prezone action will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the City because the CG Zone designation will, as noted above, be compatible with General Plan Land Use Map, and impacts from the rezoning action have been considered and would be mitigated to a less than significant impact. The Commercial, General zoning designation is compatible with the Commercial land use designation applicable to the site.

E. The proposed Prezone action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, because the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15303(c), New Construction or Conversion of Small Structure, since it includes the construction of a store, motel, office, restaurant or similar structure, not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four (4) commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Additionally, the proposed Project is Categorically Exempt from the California

Environmental Quality Act (CEQA) under CEQA Guidelines section 15332, In-Fill Development Projects as 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

F. Based on the information included in the accompanying project plans, the subject site would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development. The Project site abuts roadways that are developed to current City standards, and the site has direct access to the existing utilities within those roadways. There would be one driveway access to Thornton Road and an additional driveway access to Wagner Heights Road, providing adequate ingress and egress. The area is also urbanized and has a mix of commercial and residential uses, which the Project is compatible with.

SECTION II. DESIGN REVIEW

Per SMC 16.120.060, the Planning Commission has determined that the Project adequately meets adopted City standards and guidelines, based upon consistency with the following findings:

1. The proposed development is consistent with all applicable provisions of this Development Code, including general development standards for all development and specific development in the Commercial, General (CG) zone.
2. The general design considerations, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Citywide Design Guidelines for commercial development.
3. The proposed structure was designed to complement the architectural design of the existing commercial buildings. The proposed structure is visually compatible with surrounding commercial type developments.
4. The location and configuration of the proposed structure is compatible with its sites and with surrounding sites as it was designed to complement the existing commercial type developments in the area and does not unnecessarily block view from other structures or dominate their surroundings. It is a single-story building with a small footprint of 2,440 square feet.
5. The proposed preliminary landscape plan is consistent with the State Mandated MWELo Program. The project proposes an attractive landscaped frontage to

ensure visual relief and to complement structures and provides for an attractive environment.

6. The design and layout of the proposed project does not interfere with the use and enjoyment of neighboring existing or future development as it has its own points of ingress and egress, with specific areas for pedestrian flow to the existing sidewalks on the adjacent rights-of-way, reducing any pedestrian or vehicular hazards.

7. The building design and related site plan, including on-site parking and the drive-through, has been designed and integrated to ensure the intended use will best serve patrons of the site. The drive isle allows for the efficient movement of vehicles in and out of the site for employees and visitors.

SECTION III: CONDITIONS OF APPROVAL

Based on its review of the entire record herein, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the Design Review request, subject to the following conditions of approval.

1. The Design Review approval, attached as Exhibit 2, shall become effective following the annexation approval into the City of Stockton by LAFCo. The Design Review approval shall become void unless the required building permit is submitted within 12 months of the annexation certificate being issued (SMC Section 16.96.020(A)(1)).

2. The Project approved by this action shall conform to the Conceptual Project Plans included as Exhibit 3, attached and incorporated by reference.

3. A Building Permit shall be required prior to any grading or site work.

4. The project shall comply with all applicable requirements of the current version of the California Building Code.

5. A Stormwater Quality Control Plan shall be submitted as part of the Building Permit application.

6. A Water Discharge I.D. number for the State approved Stormwater Pollution Prevention Plan shall be submitted prior to Building Permit approval.

7. Show and label any recorded easements on building permit plans. Note: Easements are to be clear of any structures.

8. On building permit plans note all property pins to be protected in place.

9. The Project shall conform and comply with all applicable Fire Code requirements.

Conditions of Approval: Project Specific

10. The parking area shall be developed in conformance with Chapter 16.64 of the Stockton Municipal Code (Off-Street Parking and Loading Standards).
11. All exterior illumination shall conform to SMC Section 16.32.070 (Light and Glare).
12. Fences and walls shall comply with SMC Chapter 16.48 (Fences, Hedges, and Walls).
13. The proposed monument sign shall comply with SMC 16.76.100(E)(1).
14. Loading and unloading areas and ground-mounted equipment, that are visible from any adjacent public streets shall be screened by a solid, decorative masonry wall or landscaped berm and wall that has a minimum height of eight feet above the adjacent street grade per SMC Section 16.28.070(D)(2)(b).
15. The minimum Traffic Sight Area shall be maintained free from obstructions that could block the sight distance of motorists entering or leaving the site per SMC Section 16.36.140.
16. The applicant or ODS shall implement security systems and onsite monitoring plan, per SMC Section 16.28.040(D)(3)(a).
17. Off-site frontage improvement plans will be required to be submitted at the time of building permit submittal. Improvement plans shall include, but not be limited to:
 - a. Curb, gutter, sidewalk, driveway approaches, streetlighting on City standard poles, and any striping /signage plans, and any required public fire hydrants.
 - b. Catch basins to be updated to current City Standard Type 2 Basin.
 - c. The pavement along Commerce Street and Scotts Avenue is in poor shape and will need to be repaired where impacted by this new construction (form work and any conformance work impacts).
 - d. Show any existing property pins and note to protect in place.
 - e. Any existing driveway access that is not shown on the approved Site Plan shall be removed and replaced with vertical curb, gutter, & sidewalk.
18. A complete set of Landscape Construction Drawings shall be submitted with the building plans for compliance with the State Mandated MWELO Program, including the requirements of water calculations for the entire project.

19. Building shall include address numbers in conformance with SMC Section 15.08.090.

SECTION IV: PLANNING COMMISSION ACTION

Based on its review of the entire record herein, including the July 10, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the requested Design Review requests and recommends approval to the City Council for the Rezoning of the site.

PASSED, APPROVED, and ADOPTED July 10, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission

LAND TO BE ANNEXED TO THE CITY OF STOCKTON

The land referred to is situated in the County of San Joaquin, City of Stockton, State of California, and is described as follows:

All that portion of the Southeast quarter of Section 8, Township 2 North, Range 6 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point on the North line of the Southeast quarter of Section 8, distant thereof North 89 degrees 42' West, 1815.98 feet from the Northeast corner of said Southeast quarter, said point being the center line of County Road, 80 feet wide along said quarter section line; thence continuing along then center line, North 89 degrees 42' West, 286.2 feet; thence South 38 degrees 43' East, 375.5 feet; thence South 89 degrees 42' East, 51.1 feet; thence North 0 degrees 18' East, 291.00 feet to the point of beginning and Lots 6 and 7 of Tract No. 52, Wagner Heights filed for record August 28, 1940 in Vol. 11 of Maps and Plats, Page 60, San Joaquin County Records.

EXCEPTING THEREFROM the interest in the 40 feet strip to the center of Thornton Road as described in Deed to the County of San Joaquin for public road purposes, recorded May 27, 1931, in Book 199, Page 334, Official Records.

ALSO EXCEPT THEREFROM the East 80 feet of Lot 6 as described in Deed to Jane E. Clemons, a widow, recorded March 6, 1953 in Book 1501, Page 283, Official Records.

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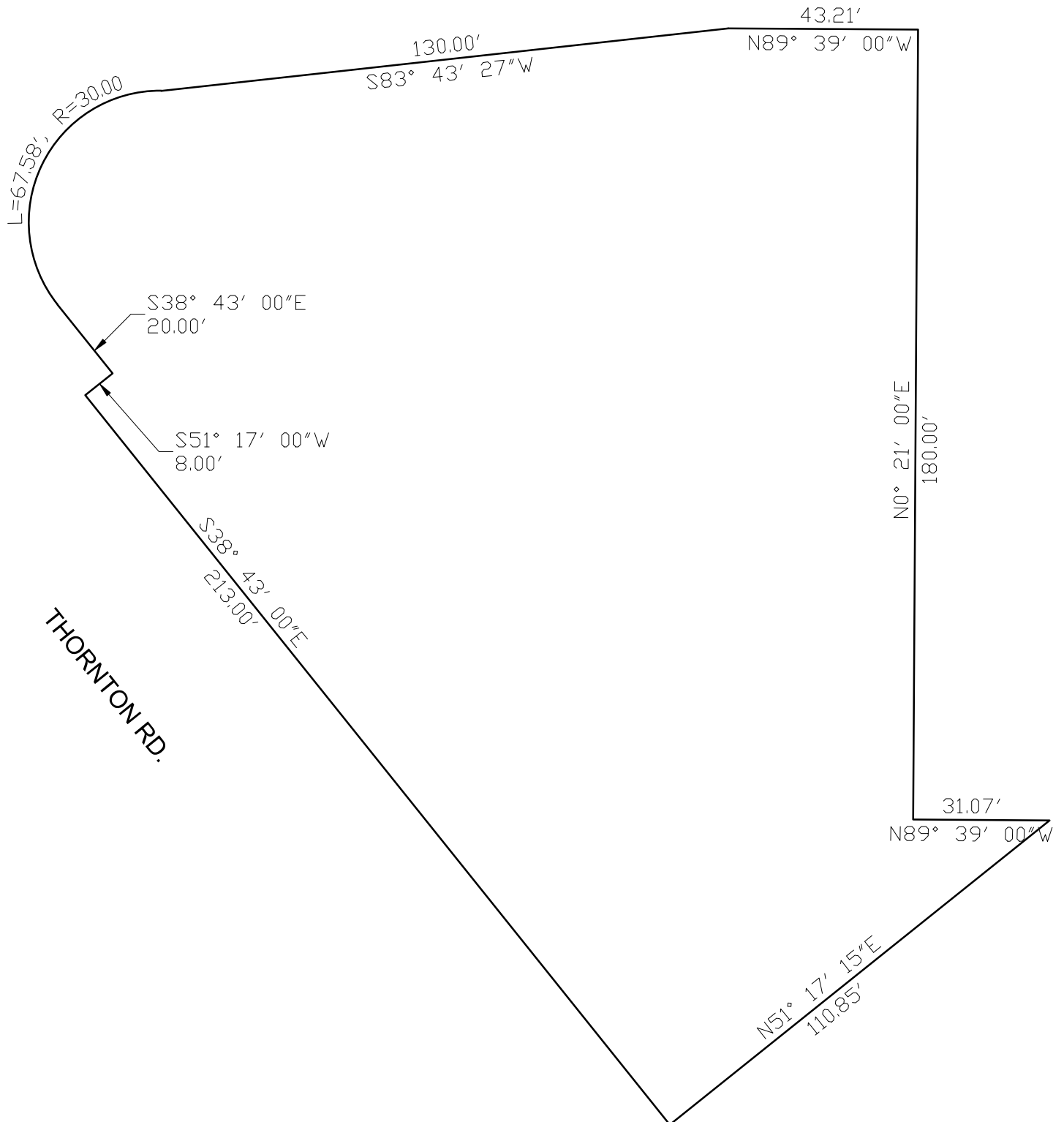
ALSO EXCEPT THEREFROM that portion described in Final Order of Condemnation, recorded August 25, 1988, Document No. 88092325, Official Records.

APN: 072-450-26



EXHIBIT 1

WAGNER HEIGHTS



OWENS DESIGN CONSULTANTS

145 N. 2ND AVENUE, SUITE 5
Oakdale, CA 95361

(209) 522-8081 - fax: (209) 522-4738 - www.odcengr.com

Drawn By:	JB
Checked By:	TO
Scale:	1"=32'
Job No.	2023016
Date:	JANUARY 2025
CAD File Name:	

Project: JIB-4441

Title: BOUNDARY
9350 THORNTON RD.
STOCKTON, CA 95209

Sheet No.

1

Of 1

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE RELATED TO THE “ZONING MAP,” IN SECTION 16.16.030 OF THE STOCKTON MUNICIPAL CODE, TO PREZONE PROPERTY TO COMMERCIAL, GENERAL (CG) LOCATED AT 9324 THORNTON ROAD (APN 072-450-26) (APPLICATION NO. P23-0295)

On November 19, 2023, the applicant, Anil Yadav, submitted a request to Prezone Assessor’s Parcel Number APN 072-450-26 to Commercial, General (CG) Zone for the purposes of future commercial development. The legal parcel is approximately .68 acres and would be developed with a quick-serve drive through restaurant; and

On July 10, 2025, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Chapter 16.88, to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

At the July 10, 2025, public hearing, and prior to acting on this request, the Planning Commission considered and recommended approval of the Prezoning by the City Council; and

On _____, the City Council held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) chapter 16.88, to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

At the _____, public hearing, the City Council approved the Prezoning of APN 072-450-26 to Commercial, General (CG) zoning; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

SECTION 1. FINDINGS AND INTENT

The City Council of the City of Stockton finds, pursuant to SMC section 16.116.050(B), that:

A. The proposed Prezone action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance. The 2040 General Plan Land Use Map designates the subject site Commercial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the CG Zone is compatible with the General Plan Land Use Map designation of Commercial.

B. The proposed Prezone action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only. The text of Title 16 (Development Code) would remain unchanged under this action.

C. The proposed Prezone action would further the following General Plan policies:

- i. *Goal LU-4: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.* The Project proposes a retail establishment that will provide jobs to the community, not only during construction of the site, but during operations of the business.
- ii. *Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the city.* The Project is a retail establishment that will provide employment opportunities to the community, and the business will provide tax-generation to the City of Stockton.
- iii. *Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.* The Project is located on a vacant and prominent corner parcel in an urbanized area of Stockton. Implementation of the Project will provide for an attractively designed building and fully landscaped site.

D. The proposed Prezone action will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the City because the CG Zone designation will, as noted above, be compatible with General Plan Land Use Map, and impacts from the rezoning action have been considered and would be mitigated to a less than significant impact. The Commercial, General zoning designation is compatible with the Commercial land use designation applicable to the site.

E. The proposed Prezone action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, because the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15303(c), New Construction or Conversion of Small Structure, since it includes the construction of a store, motel, office, restaurant or similar structure, not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four (4) commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Additionally, the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15332, In-Fill Development Projects as 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a

project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

F. Based on the information included in the accompanying project plans, the subject site would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development. The Project site abuts roadways that are developed to current City standards, and the site has direct access to the existing utilities within those roadways. There would be one driveway access to Thornton Road and an additional driveway access to Wagner Heights Road, providing adequate ingress and egress. The area is also urbanized and has a mix of commercial and residential uses, which the Project is compatible with.

SECTION II. PREZONING AND ZONING CLASSIFICATION

G. That the Zoning Map, particularly referred to in SMC section 16.16.030, and by reference made a part hereof, said Code is hereby amended to provide a Commercial, General (CG) Zone designation for Assessor's Parcel Number 072-450-26 immediately.

SECTION III. SEVERABILITY

If any part of this Ordinance is held invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion thereof had been deleted.

SECTION IV. EFFECTIVE DATE

This Ordinance shall take effect and be in full force thirty (30) days after its passage.

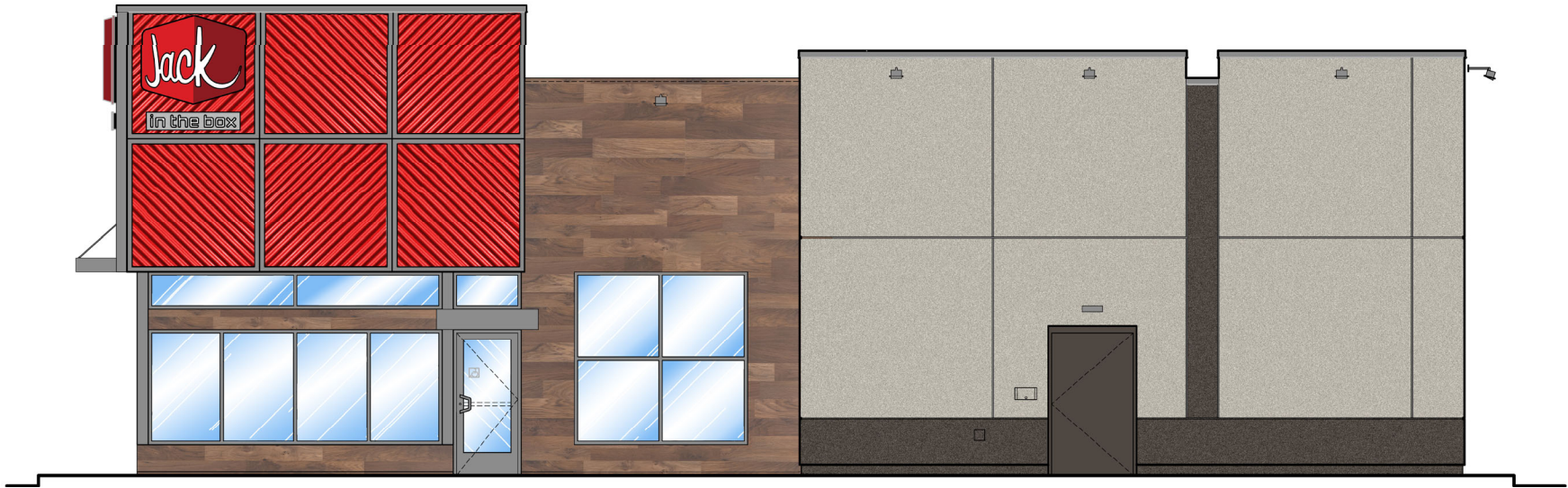
ADOPTED: _____

EFFECTIVE: _____

CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:

KATHERINE ROLAND, CMC, CPMC
City Clerk of the City of Stockton



RIGHT ELEVATION

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



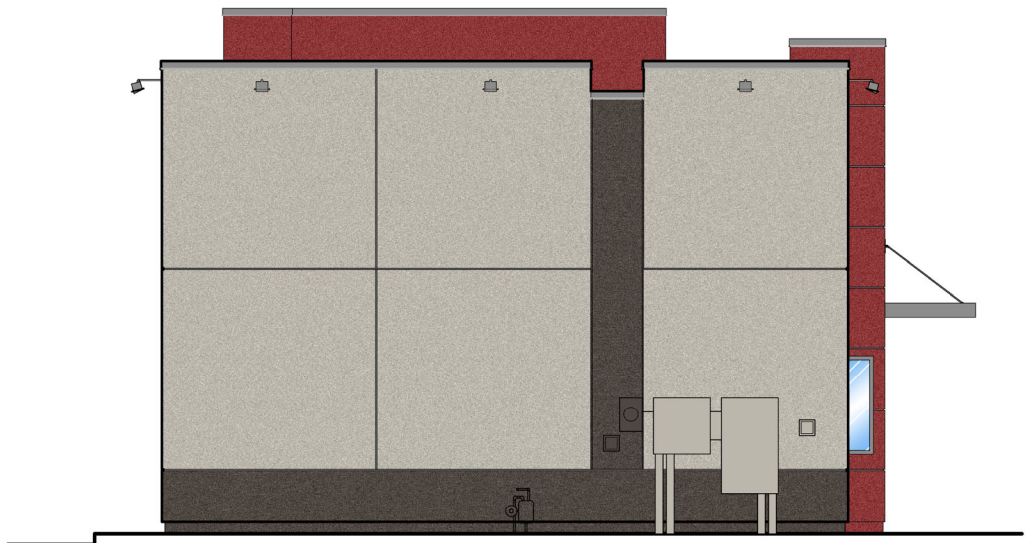
FRONT ELEVATION

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

SITE LEGEND

PROPERTY BOUNDARY LINE

EXISTING EASEMENT

PROPOSED EASEMENT

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

CURB RAMPS

EXISTING STREET LIGHT

PROPOSED SITE LIGHTING

BUILDING ENTRANCE

WHEEL STOP

ACCESSIBLE PARKING SPACES

BIKE RACK

PROPOSED TRANSFORMER LOCATION

PROPOSED WATER METER LOCATION

PROPOSED GREASE INTERCEPTOR LOCATION

NUMBER OF PARKING STALLS

LIMITS OF WORK

VEHICLE STACKING

DRIVE WAY 20' VISIBILITY TRIANGLE

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. REFER TO THE ACCESSIBILITY AND DIMENSIONING PLAN, SHEET SD1.1, FOR HORIZONTAL CONTROL INFORMATION AND JOINT DETAILING.
2. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL 9/SD2.1.
3. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
4. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.

PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:

BUILDING FOOTPRINT SQUARE FOOTAGE =1873 SQFT

1/3 SEATS, OR 84/3 = 28 SPACES

TOTAL PARKING REQUIRED: 28 SPACES

ACCESSIBLE PARKING PROVIDED: 2 SPACES

STANDARD PARKING PROVIDED: 31 SPACES

TOTAL PARKING PROVIDED: 33 SPACES

LEGAL DESCRIPTION

The land referred to is situated in the County of San Joaquin, City of Stockton, State of California, and is described as follows: All that portion of the Southeast quarter of Section 8, Township 2 North, Range 6 East, Mount Diablo Base and Meridian, described as follows:
BEGINNING at a point on the North line of the Southeast quarter of Section 8, distant thereof North 89 degrees 42' West, 1815.98 feet from the Northeast corner of said Southeast quarter, said point being the center line of County Road, 80 feet wide along said quarter section line; thence continuing along then center line, North 89 degrees 42' West, 286.2 feet; thence South 36 degrees 43' East, 375.5 feet; thence South 89 degrees 42' East, 51.1 feet; thence North 0 degrees 18' East, 291.00 feet to the point of beginning and Lots 6 and 7 of Tract No. 52, Wagner Heights filled for record August 28, 1940 in Vol. 11 of Maps and Plats, Page 60, San Joaquin County Records.
EXCEPTING THEREFROM the interest in the 40 feet strip, to the center of Thornton Road as described in Deed to the County of San Joaquin for public road purposes, recorded May 27, 1931, in Book 199, Page 334, Official Records.
ALSO EXCEPT THEREFROM the East 80 feet of Lot 6 as described in Deed to Jane E. Clemens, a widow, recorded March 6, 1953 in Book 1501, Page 283, Official Records.
ALSO EXCEPT THEREFROM that Northerly portion of Lot 7 as described in Deed to Kennard K. Rogers, et ux, recorded April 18, 1950 in Book of Official Records, Volume 1273, Page 2.
ALSO EXCEPT THEREFROM that portion described in Final Order of Condemnation, recorded August 25, 1988, Document No. 88092325, Official Records.
APN: 072-450-26

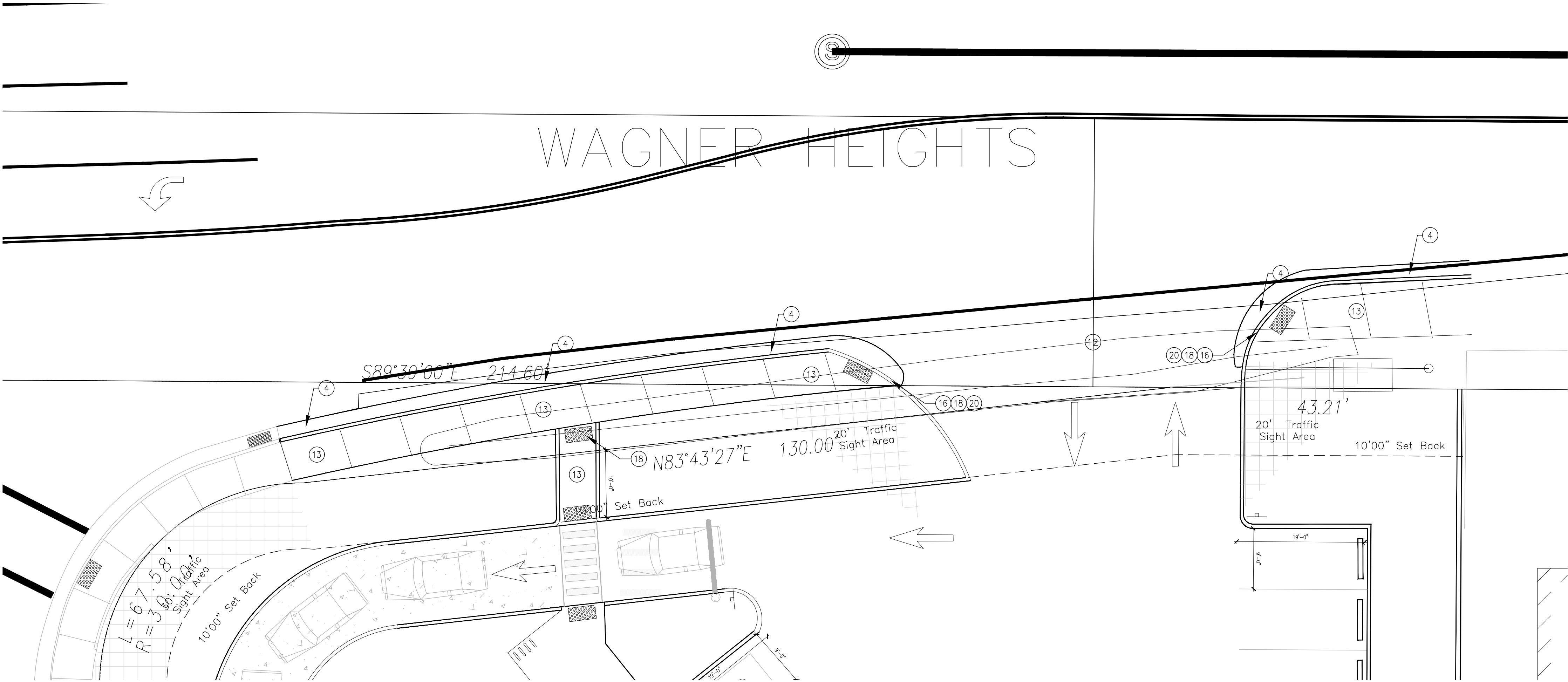
PAVING SECTION THICKNESS			
PAVEMENT AREA	THICKNESS OF ASPHALT PAVING	THICKNESS OF CLASS II AGGREGATE BASE	THICKNESS OF CONCRETE PAVING
VEHICLE PARKING			
MAIN AISLES			
DRIVE-THRU LANE			SEE NOTE 1

NOTE:

1. CONCRETE PAVING TO BE REINFORCED W/ 6x6 - W1.4xW1.4 W.W.M. AT MID DEPTH, TYPICAL, UNLESS OTHERWISE NOTED.
2. SEE SOILS REPORT UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.

KEY NOTES

- 1 NOT USED.
- 2 NOT USED.
- 3 NOT USED.
- 4 CONSTRUCT CONCRETE CURB AND GUTTER; SEE DETAIL 1/SD2.0.
- 5 NOT USED.
- 6 NOT USED.
- 7 NOT USED.
- 8 NOT USED.
- 9 NOT USED.
- 10 NOT USED.
- 11 NOT USED.
- 12 INSTALL CONCRETE CROSS PAN (DRIVE APPROACH) TO MUNICIPALITY STANDARDS.
- 13 INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO 'DIMENSIONING PLAN' SHEET SD1.1 FOR WIDTHS.
- 14 NOT USED.
- 15 NOT USED.
- 16 CONSTRUCT FLARE SIDED (WINGED) CURB RAMP; SEE DETAIL 13/SD2.0.
- 17
- 18 PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/SD2.0.
- 19 CONSTRUCT DELIVERY RAMP; SEE DETAIL 17/SD2.0.
- 20 PROVIDE PUBLIC RIGHT-OF-WAY ACCESS RAMPS PER THE MUNICIPALITY STANDARDS.



BASIS OF BEARING

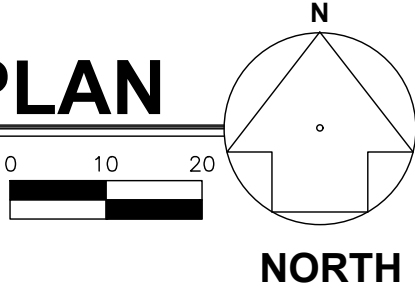
BEARINGS ARE BASED ON

BENCHMARK

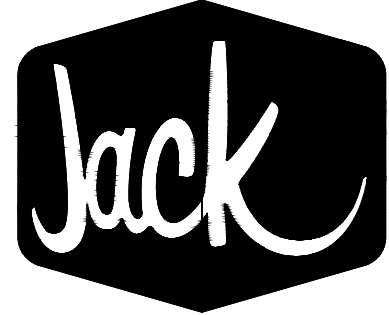
BENCHMARK: CITY OF

OFF SITE IMPROVEMENT PLAN

SCALE: 1" = 10'



THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES THAT MAY BE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED AND CALL USA ALERT 1-800-227-2600 BEFORE STARTING WORK. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED FROM EXISTING RECORDS. HOWEVER, THERE MAY BE OTHER UTILITIES AND/OR STRUCTURES IN THE AREA.



9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE: _____

P.M. UPDATES: _____

SUBMITTAL DATE:

1: _____

2: _____

3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

△ _____

△ _____

△ _____

△ _____

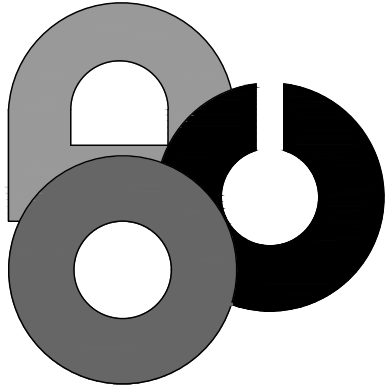
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△ _____

Owens Design Consultants

145 N. 2nd Street, Ste. 5
Oakdale, CA 95361

(209) 522-8031 - fax: (209) 522-4738 - www.odcengr.com



EXP. 6/30/25

SITE INFORMATION

MK TYPE: MK12B_MD

JIB #: J4441

ADDRESS:

9350 THORNTON RD.
STOCKTON, CA 95209

DRAWN BY: GPALMERIN

PROJECT #: 2023016

SCALE: AS NOTED

OFF SITE
IMPROVEMENT
PLAN
SD1.3

SITE LEGEND

PROPERTY BOUNDARY LINE

EXISTING EASEMENT

PROPOSED EASEMENT

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

EXISTING SIDEWALK

PROPOSED SIDEWALK

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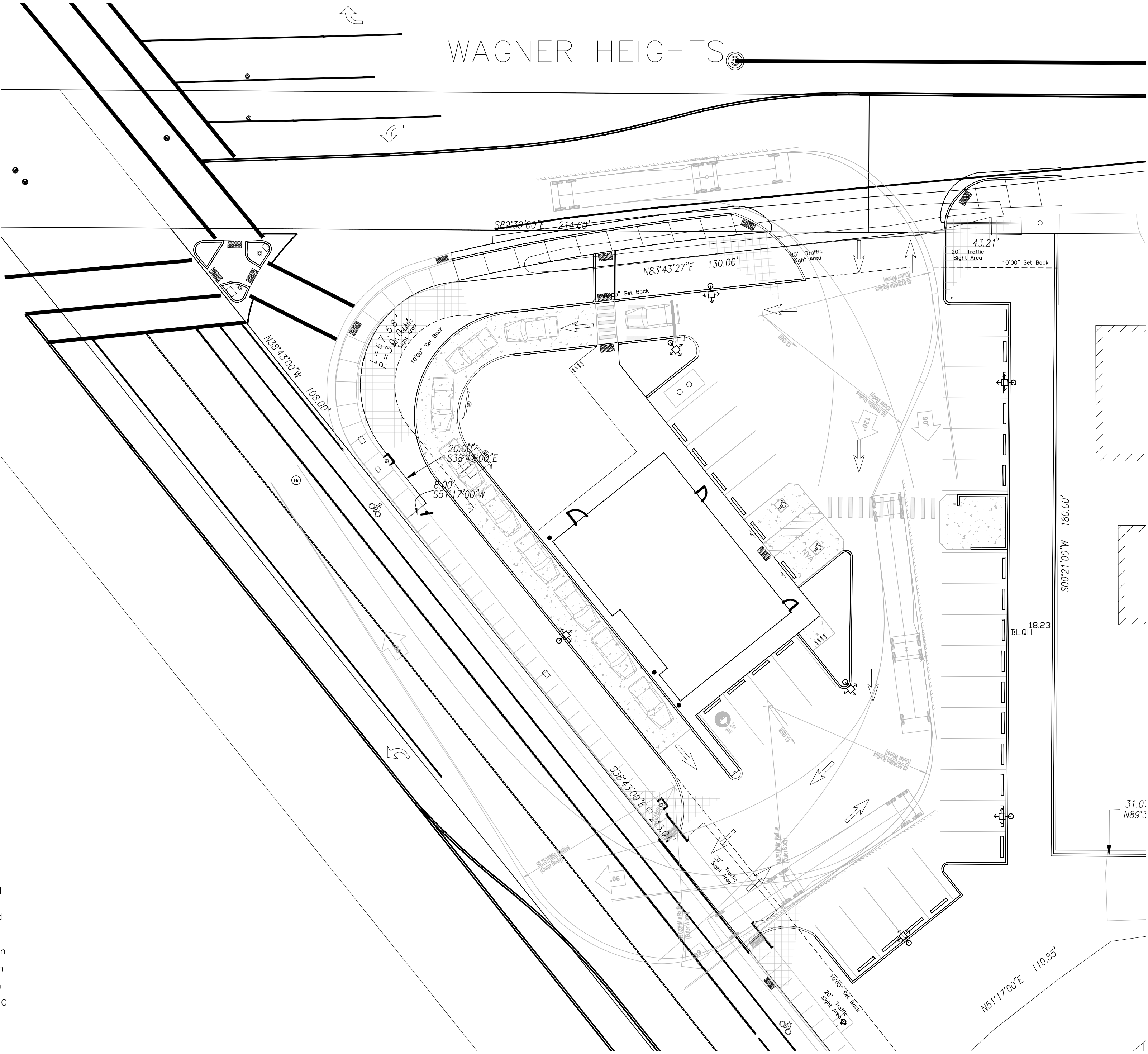
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MAIN AISLES			
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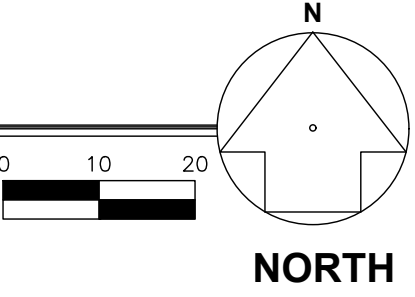
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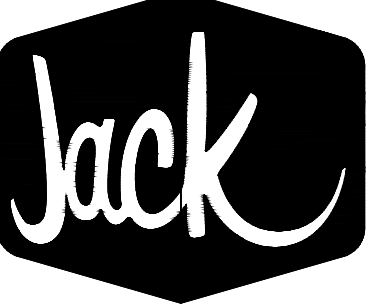


TRAFFIC ANALYSIS PLAN

SCALE: 1" = 20'



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SAN DIEGO, CA 92123

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DATES

RELEASE: _____

P.M. UPDATES: _____

SUBMITTAL DATE: _____

1: _____

2: _____

3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

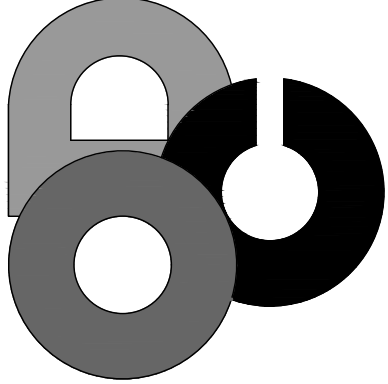
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Owens Design Consultants

145 N. 2nd Street, Ste. 5

Oakdale, CA 95361

(209) 522-8031 - fax: (209) 522-4738 - www.odcengr.com



EXP: 6/30/25

SITE INFORMATION

MK TYPE: MK12B_MD

JIB #: J4441

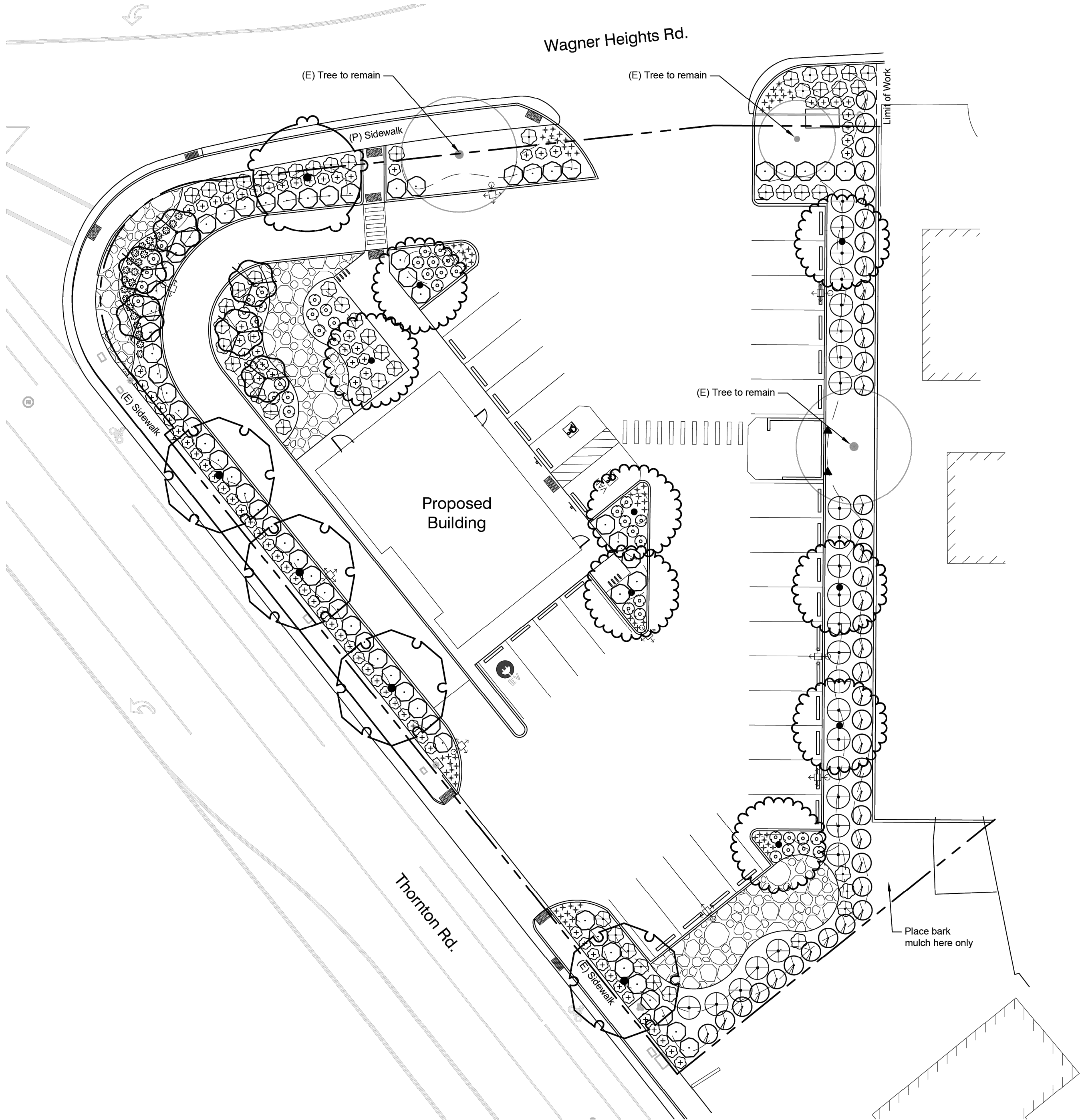
ADDRESS:
9350 THORNTON RD.
STOCKTON, CA 95209

DRAWN BY: GPALMERIN

PROJECT #: 2023016

SCALE: AS NOTED

TRAFFIC ANALYSIS PLAN
SD1.4



Planting Legend:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
TREES						
	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal.	per plan	M	8
	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	15 gal.	per plan	L	6
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal.	per plan	L	4
	Platanus x acerifolia 'Columbia'	London Plane Tree	15 gal.	per plan	M	1
	Quercus lobata Contractor to prune existing trees under the direction of a Certified Arborist.	Valley Oak - Existing Tree	---			3
SHRUBS						
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	5 gal.	7"	L	26
	Coprosma petriei 'Verde Vista'	Verde Vista Mirror Plant	1 gal.	4.5"	L	53
	Dianella revoluta 'DR5000' TM	Little Rev Flax Lily	1 gal.	4"	L	87
	Hesperaloe parviflora 'Perpa' TM	Brakelights Red Yucca	1 gal.	2.5"	L	24
	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 gal.	5.5"	VL	66
	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	1 gal.	per plan	M	2
	Prunus caroliniana 'Compacta'	Carolina Cherry	5 gal.	per plan	L	40
	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic	1 gal.	2"	L	74
	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal.	4"	L	46
GROUND COVERS						
	LANDSCAPE COBBLE See Planting Notes, this sheet					1,786 sf

Planting Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences.
- The Contractor shall furnish the City and Owner with a landscape soils report from a reputable soils lab. The Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (4 yards per 1,000 square feet) before planting. Rototill all planting areas at least 6" deep. Soil amendments and fertilizer shall be based on the soil fertility test and the recommendations from the reputable soil testing laboratory.
- Wherever the center of trees are within 5' of a curb or paved surface, root barriers are to be used at back of paving. The root barrier is to be installed linear against the curb or paved surface at 1" below adjacent finished grades. The gap between the barrier and paved surface shall be backfilled with soil. Use five 24" DeepRoot panels (10' long total) at each paved surface.
- Contractor to submit 2 photos of each plant (photo of entire plants, plus close-up of plant tag) to the Landscape Architect for approval prior to installation.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Place 3" of natural brown bark chip mulch in all planting areas. Replenish the mulch at the end of the maintenance period so that there it is at least 3" deep. Bark mulch samples must be approved by Owner and Landscape Architect prior to purchase or installation.
- Furnish and install landscape cobble on areas shown on plan. Use multi-colored 4" - 8" cobble, such as 4x8 Noiya Cobble available at California Landscape Supply in Ceres, or equal. Excavate area at least 3" deep. Line the bottom of the area with landscape fabric (not sheet plastic), overlapping seams by 6". Secure seams and edges with U-pins every 24". Edge landscape cobble areas with metal Permaloc edging, or equal. Install cobble at least 4" deep, ensuring that all fabric is covered. Provide Owner with cobble sample for approval prior to purchase or installation.
- All plant material is to be of the highest quality, in healthy condition, and of a size expected of the species and container size.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add OMRI - certified fertilizer tablets to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" box - 7 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Stockton.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.
- Any new planting placed in an area that has existing irrigation will require the existing irrigation in that area to be updated to comply with the State Model Water Efficient Landscape Ordinance.

Compliance Statement:

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape design plan.



Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

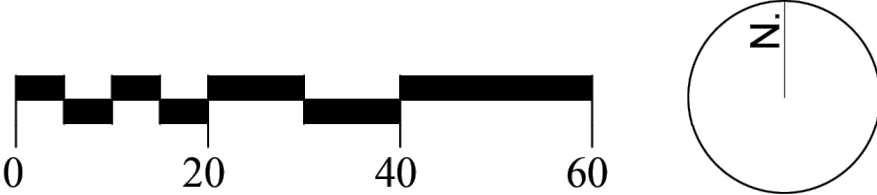
Planting Plan

Jack in the Box

9350 Thornton Rd.
Stockton, CA 95209

Scale:
1"=20'-0"
Date:
8-13-24
Drawn:
LF
Sheet Number:

L2





1217 J STREET
MODESTO, CA 95354
209.522.8900
WWW.REDINCARCHITECTS.COM
ARCHITECT OF RECORD

CONSULTING ENGINEER



AHJ: CITY OF STOCKTON

JACK IN THE BOX
9350 THORNTON RD.
STOCKTON, CA 95209

PROJECT DETAILS
RED PROJECT NO: 25021
PERMIT: XXXXX
APN: XXX-XXX-XXX
SUBMITTAL DATE: -
DRAWN BY: E. CASTILLO
CHECKED BY: D. BURKETT
COPYRIGHT: © 2025 RED INC

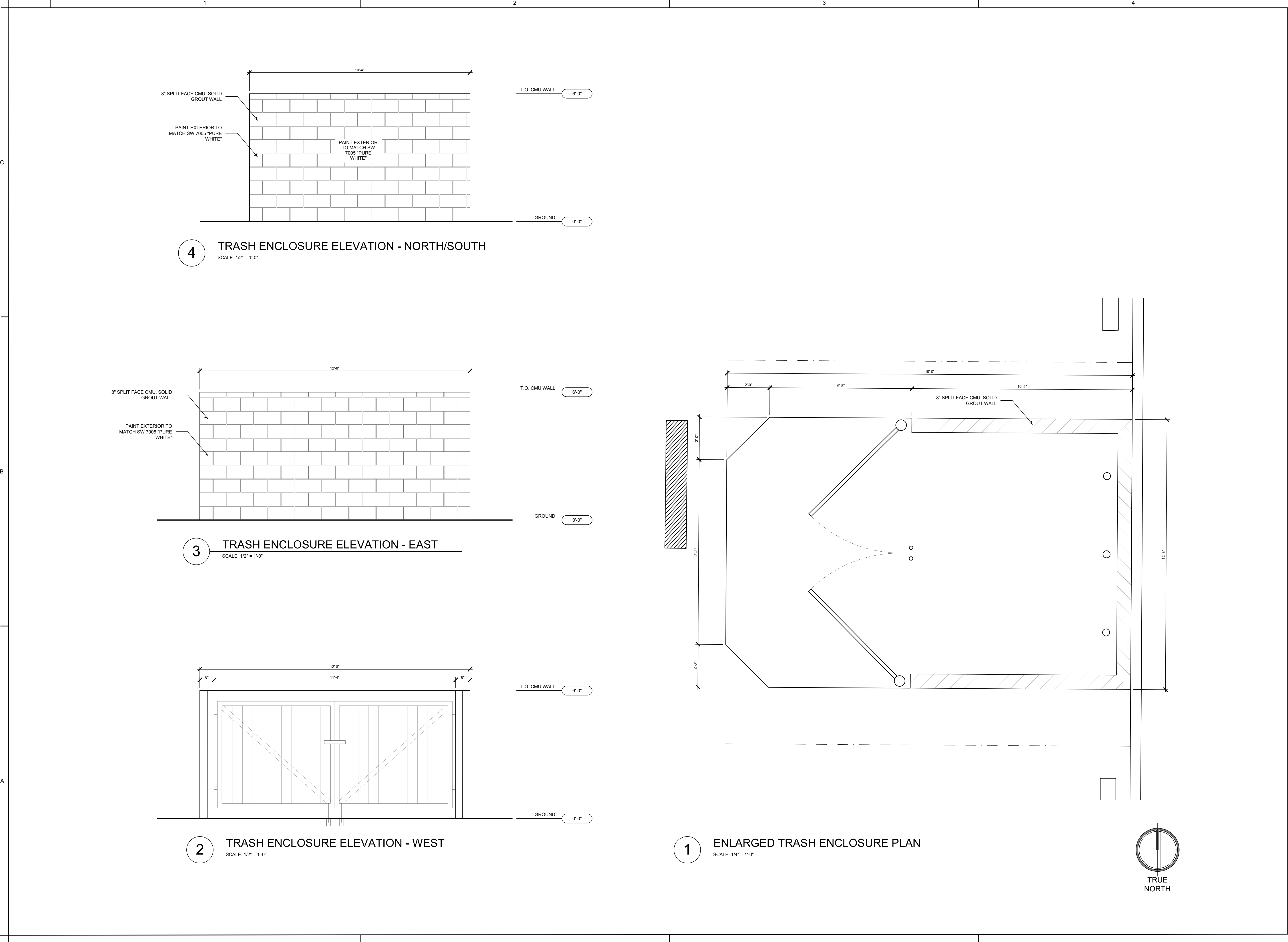
PROJECT REVISIONS		
#	DATE	DESCRIPTION

SHEET TITLE
ENLARGED TRASH ENCLOSURE PLAN AND ELEVATIONS

SHEET NUMBER

A101

P:\2025\25021 Jack in the Box Stockton\3 Design\CD\02 Plan\enr\A101 Enlarged site plan.dwg 6/27/25 11:08:59 AM Edger



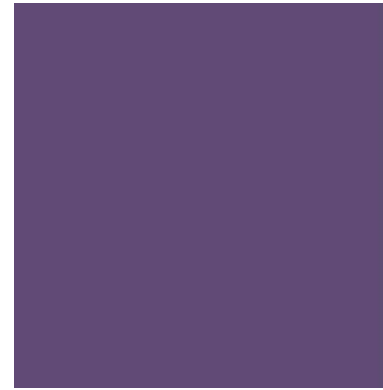


(A)

DARK BRONZE ANODIZED ALUMINUM



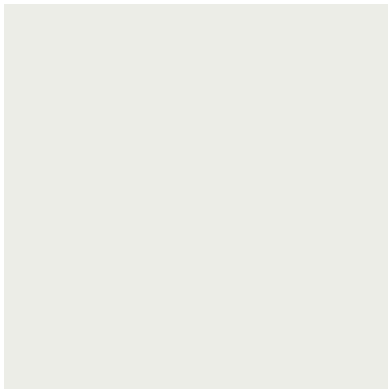
(C)

PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 7588 "SHOW STOPPER"

(G)

METAL CANOPY:
PRE FABRICATED, COLOR TO MATCH -
SW 6832 "IMPULSIVE PURPLE"

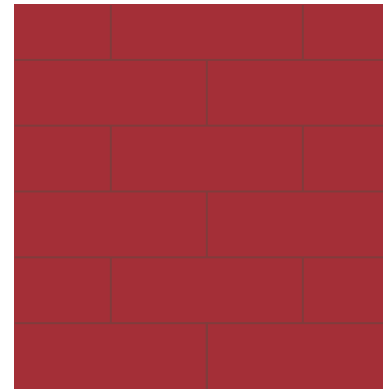
(H)

PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 6832 "IMPULSIVE PURPLE"

(J)

PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 7005 "PURE WHITE"

(N)

THIN BRICK VENEER ASSEMBLY:
WIRE CUT -
"MIDNIGHT"

(P)

WALL TILE 12"X35":
COLOR TO MATCH -
"JIB RED" CUSTOM COLOR PER TILE
MANUFACTURER

MATERIAL BOARD

EXTERIOR FINISHES



9350 THORNTON RD.
STOCKTON, CA 95209
APN: 072-450-26