



Jack in the Box CUP24-08

Planning Commission Hearing – February 27, 2025

Sydney Tirella
Senior Planner





Request

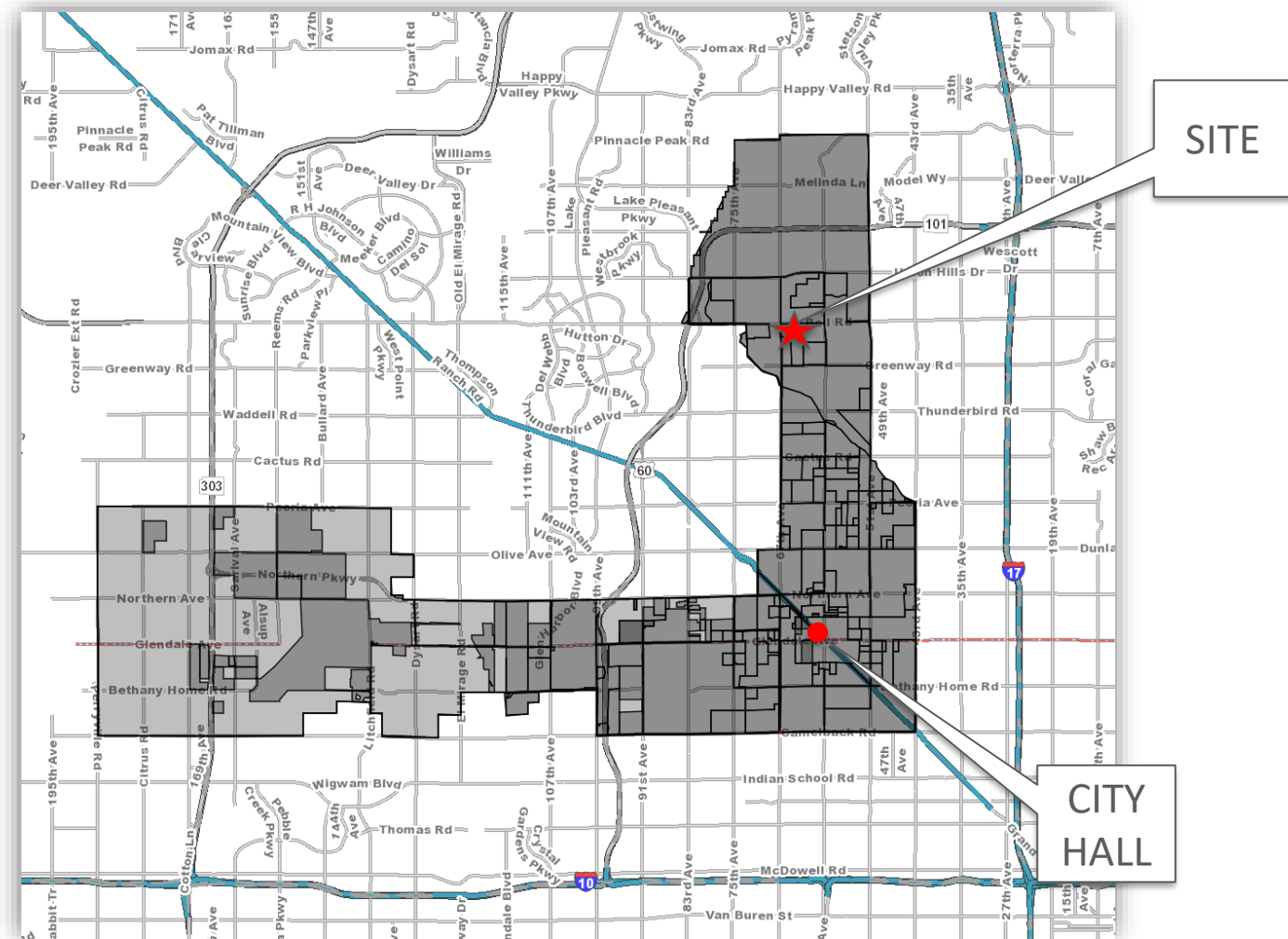
The applicant is requesting Conditional Use Permit approval to allow a drive through restaurant in the C-2 (General Commercial) zoning district.

Applicant / Owner:

Jeff Looker, DxU Architects / EGP Glendale OP II LLC

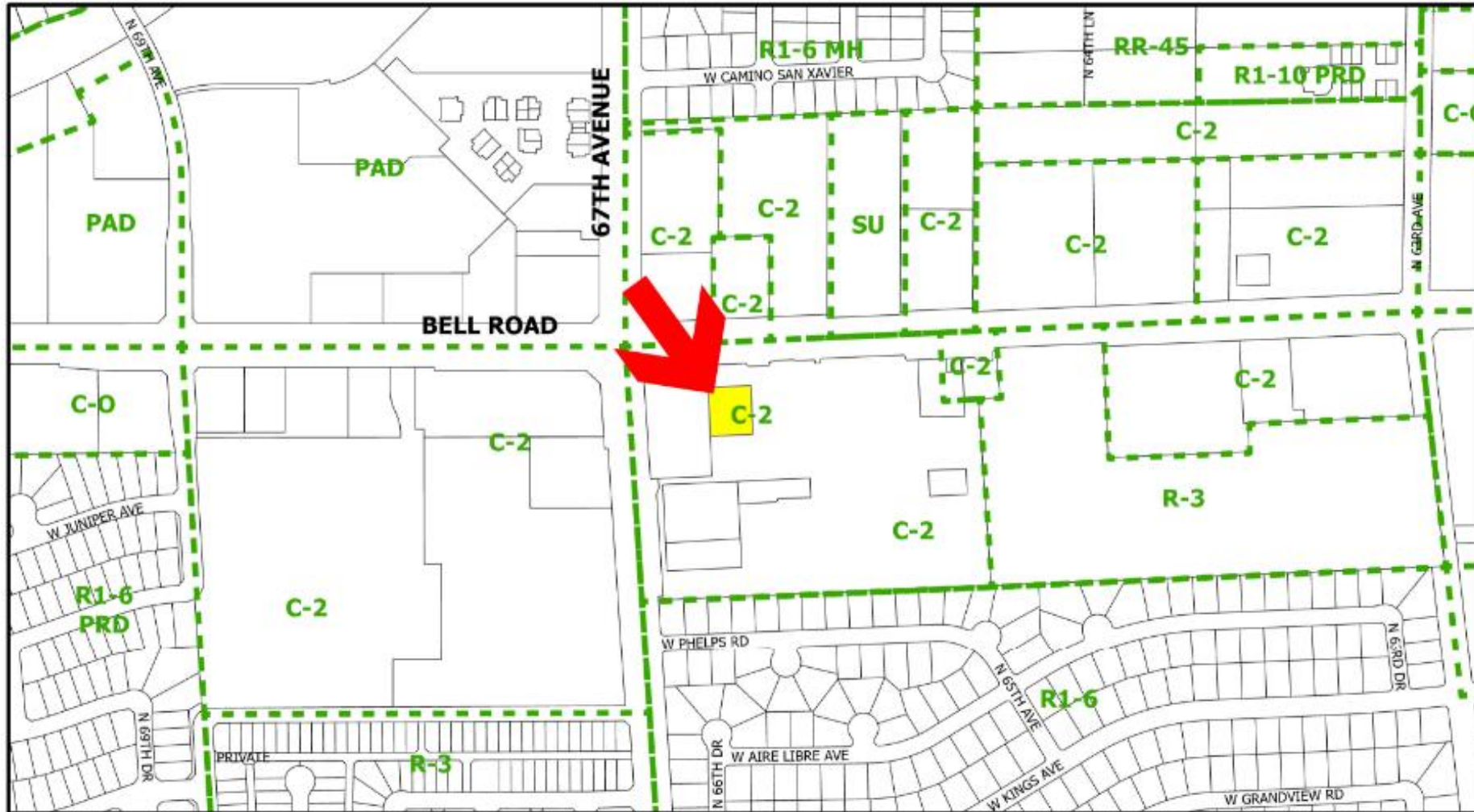
Vicinity Map

Located at the southeast corner of 67th Avenue and Bell Road





Zoning Map





Aerial Map





Project Details

- 0.17-acre site within existing shopping center
- Queuing Memorandum for seven (7) vehicles
- Connectivity between site and shopping center



Public Involvement

- Notification Letters: August 5, 2024
- Neighborhood Meeting: August 26, 2024
- Site Posting: January 28, 2025
- Published: February 5, 2025
- Mailing: February 7, 2025

One comment received by staff.



Findings & Analysis

- Proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.
- Not materially detrimental to the health, safety or general welfare of persons when consideration is given to the character and size of the use and hours of operation.



Findings & Analysis

- Site is adequate in size and shape to accommodate the intended use and all requirements for the zone district are met.
- Site has adequate access and on-site circulation is adequate in a manner which is safe and efficient.
- Adequate conditions or stipulations have been incorporated to ensure that any anticipated detrimental effects can be mitigated.



Recommendation

Planning Commission approval of CUP24-08 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan and project narrative, date stamped December 31, 2024, subject to design review approval by the Development Services Department, Planning Division.



Recommendation Continued

2. Drive through queuing shall be in substantial conformance with the Queuing Memorandum, date stamped January 23, 2025, subject to design review approval by the Development Services Department, Planning Division.



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