

El Rincon de Michoacan

Mobile Food Vender

CUP22-043

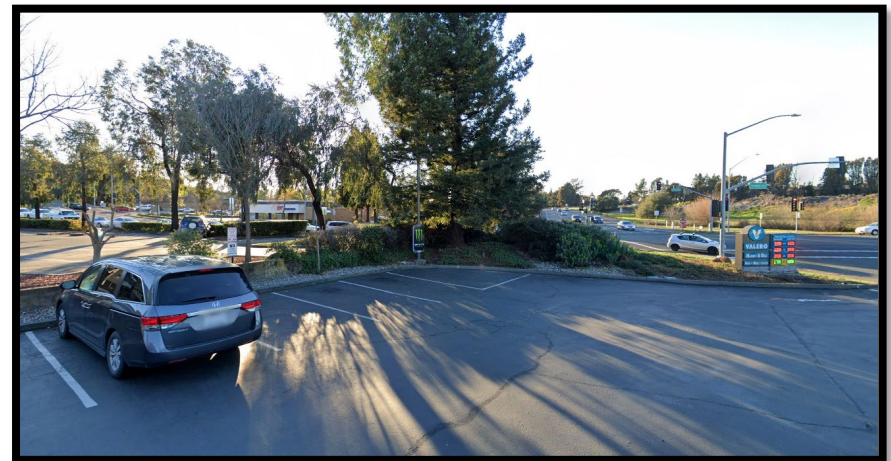
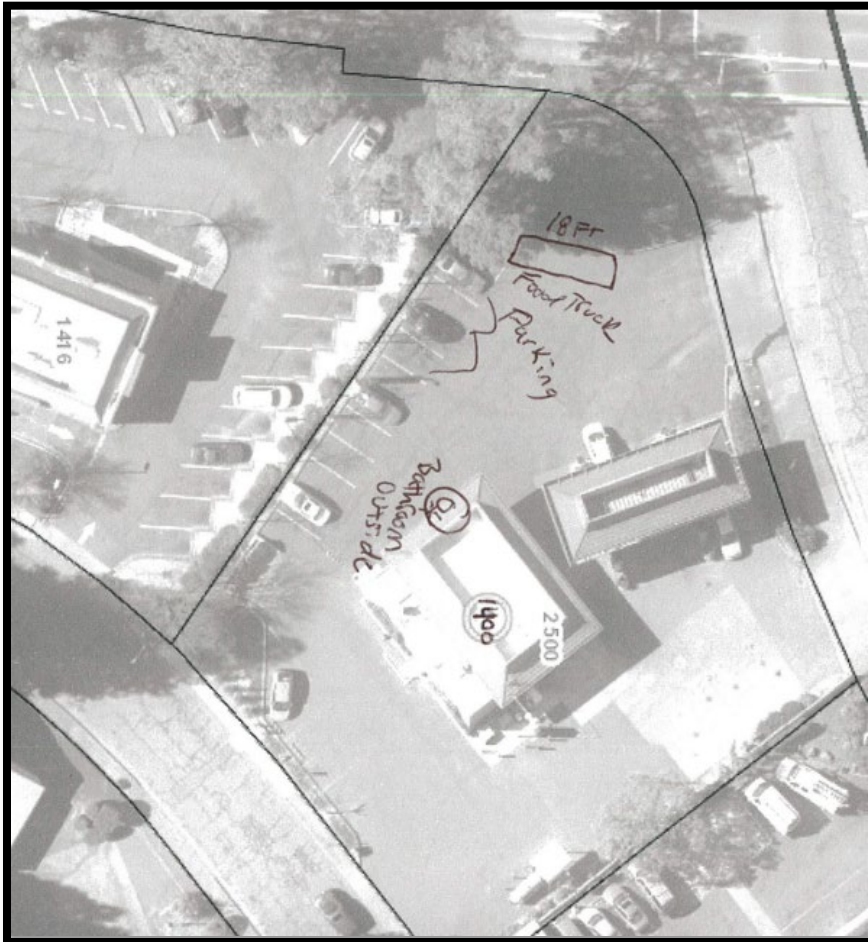
1400 Farmers Lane

November 3, 2022

Christian Candelaria, City Planner
Planning and Economic Development

- Proposal for 1 new mobile food vendor (El Rincon de Michoacan)
- No on-site dining – take out only
- Hours from 10 AM to 11 PM – 7 days a week
- Current location is a gas station
- Mobile Food Vendor to park adjacent to the parking spaces along the planter strip.
- Bathroom for employees located on site at the Valero gas station
- 3 Ingress & Egress Points on the Property

Supporting Plans





Standard Conditions of Approval

Standard Conditions of Approval:

- Location of the mobile food vendor
- Covered trash, recycling and compost containers with instructions in English and Spanish
- No amplified music to promote use unless approved as a special event
- Noise levels to meet City Noise requirements (Title 17)
- Cannot inhibit traffic or circulation and must maintain adequate parking on-site
- Cannot sell alcoholic beverages
- Site to be maintained in a clean and hazard free condition
- All mobile vending equipment must either be stored off-site or within an approved, enclosed structure after hours

Environmental Review California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for Class 1 and Class 4 Categorical Exemptions under CEQA Guidelines §15301 and §15304 in that the mobile food vendor will use existing facilities involving negligible or no expansion, and it is a minor temporary use of land having negligible or no permanent effects on the environment.

Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator approve the Minor Conditional Use Permit to allow the operation of a Mobile Food Vendor at 1400 Farmers Lane, subject to the conditions of approval listed in the attached resolution.

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