

El Roy's Mexican Express Mex Mobile Food Vendor CUP22-027

505-525 Santa Rosa Ave

October 20, 2022

Michael Wixon, Contract Planner
Planning and Economic Development

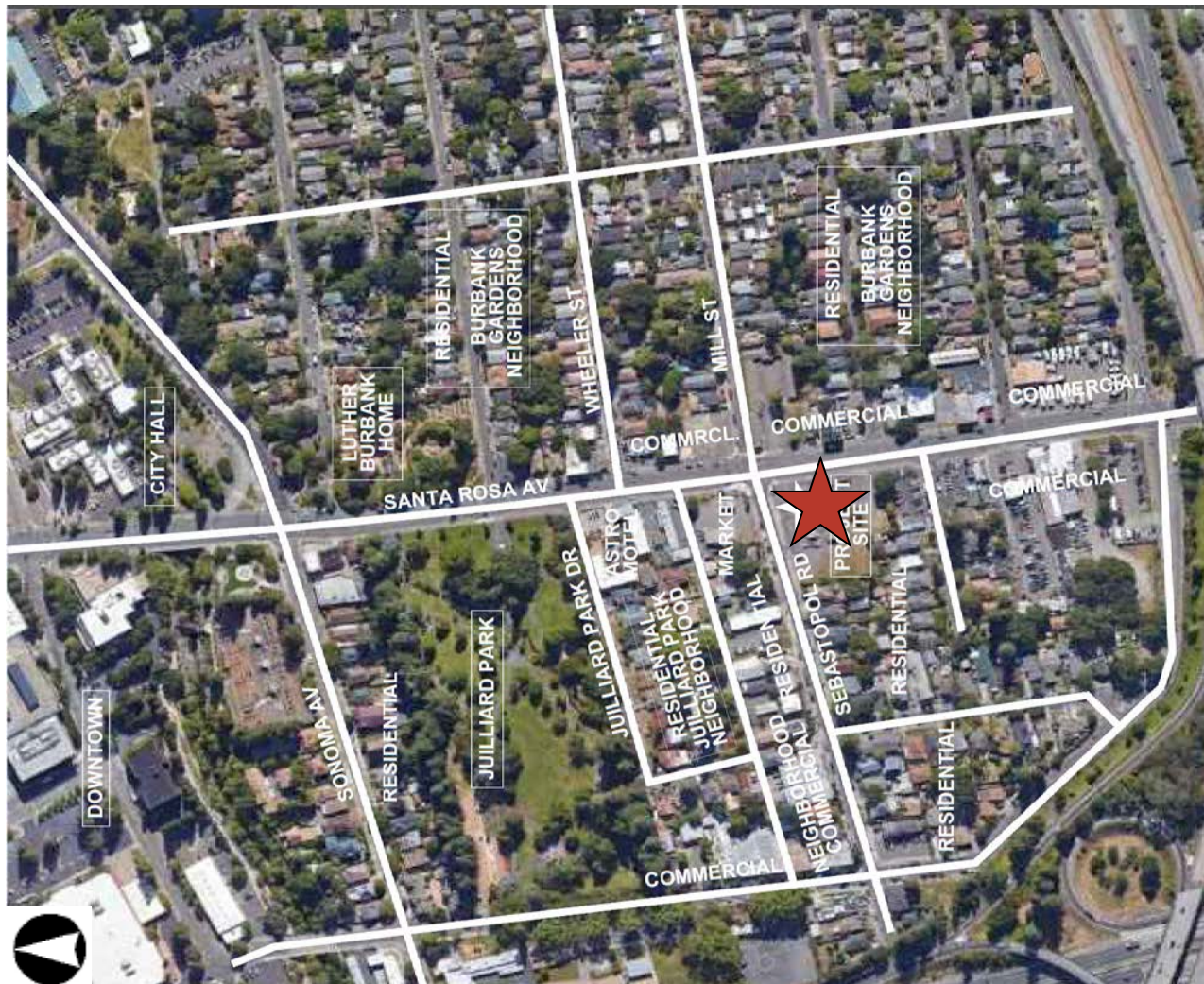
Location Map

505 Santa Rosa Ave



Neighborhood Context Map

505-525 Santa Rosa Ave



Site Photos

505 Santa Rosa Ave



View of site from Southeast

7



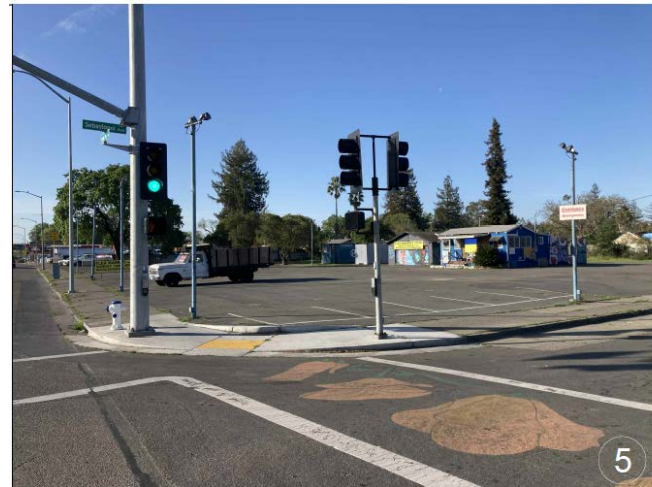
View of small tree

2



View of site from East

6



View of site from Northeast

5

More Site Photos 505 Santa Rosa Ave



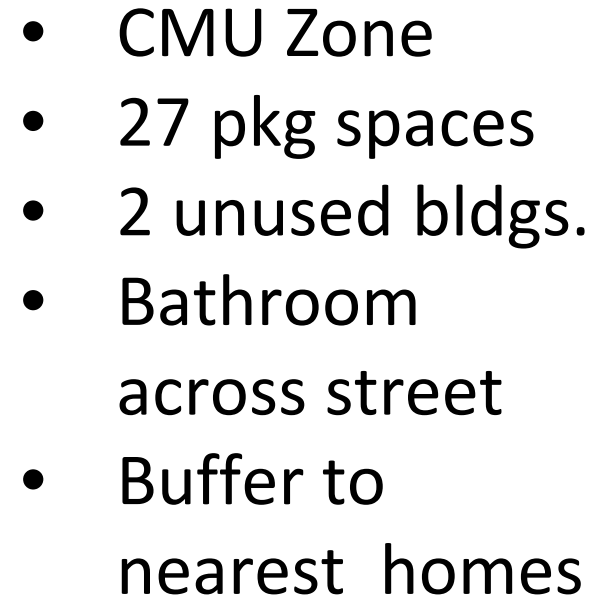
View of adjacent toilet room



View of large tree

El Roy's Express Mex Mobile Food Vendor Project Description

- Proposal for 1 new mobile food vendor (El Roy's Express Mex)
- No on-site dining – take out only
- Hours from 10:00 a.m. to 11 p.m. Sunday – Thursday and until midnight Fridays and Saturdays
- No current use on-site (2 vacant buildings)
- Mobile Food Vendor to park front side of existing building, adjacent to parking area
- 27 parking spaces
- Bathroom for employees across street



- **Project was advertised for a public meeting before the Zoning Administrator on September 1, 2022**
- **Based upon a request from the public, the project was scheduled for a public hearing on September 15, 2022**
- **Due to an error in the On-Site Public Hearing Notice Signs Zoom Meeting ID Number, the project was removed from the agenda and a new public hearing date was to be selected.**
- **The public hearing today has been requested by the public and all public comments received to date have been forward and considered by the Zoning Administrator**

Summary of Public Comments

- **Hours of Operation (positive and negative)**
- **Enlivens area – will be an asset**
- **Noise and Nearby Residential Uses**
- **Needed use to bring more people and traffic to area**
- **Narrow Streets and On-Street Parking**
- **Multiple Driveways and Sidewalk**
- **Poor on-site lighting**
- **Impacts to Nearby Restaurants (Brick and Mortar)**
- **Offers unique experience and good food**
- **Alcohol and Nearby Bars - Concerns**
- **Trash in neighborhood**
- **Positive for Area – Activates Santa Rosa Avenue Corridor**
- **Would ultimately like shopping and multi-story housing**

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

More Standard Conditions of Approval

- **Other Standard Conditions of Approval:**
 - 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

Additional Conditions of Approval

- **Hours of Operation and Noise –**

Sunday through Thursday 10 a.m. to 10 p.m. `

Fridays and Saturdays 10 a.m. until Midnight

Owner to notify Police of any illegal activity immediately

If noise levels not met, other protective measures can be taken to correct issue

- **Parking and Access –**

Parking as shown on revised Site Plan

Access via two driveways (1 along Santa Rosa; 1 along Sebastopol)

Post and cable system to limit access as shown on revised Site Plan



- 21 parking spaces
- Bollards & chains/cable
- 2 access points
- Roll stops for parking

- Class 1 and Class 4 Categorical Exemptions under CEQA Guidelines §15301 and §15304 -- a 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.

- 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 subject to the conditions of approval listed in the attached resolution, which include the additional conditions referred to above.