

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

505 Santa Rosa Ave

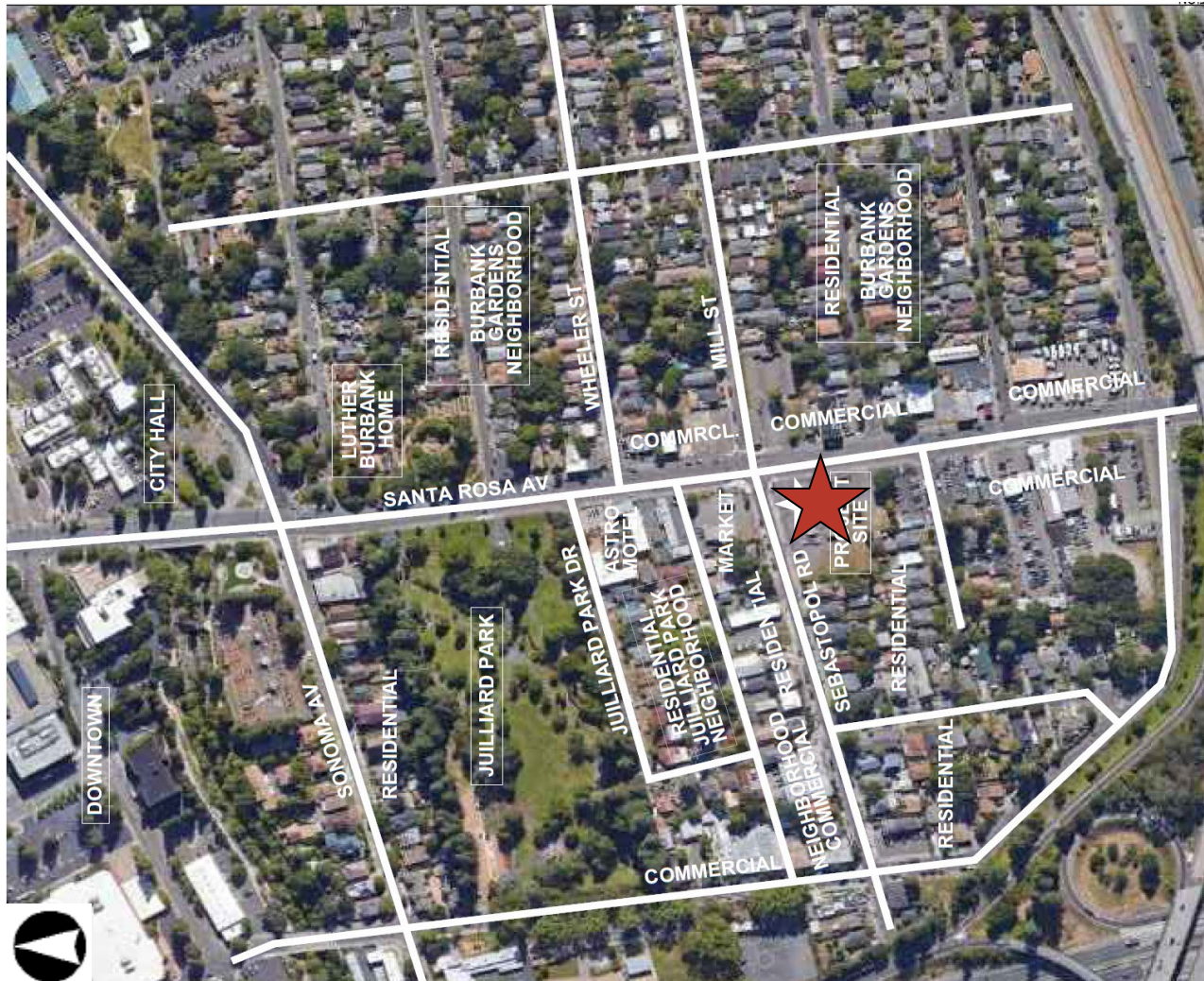
September 15, 2021

Michael Wixon, Contract Planner
Planning and Economic Development



Neighborhood Context Map

505 Santa Rosa Ave



El Roy's Express Mex Mobile Food Vendor Project Description

- Proposal for 1 new mobile food vendor (El Roy's Express Mex)
- Hours from 10:00 a.m. to midnight daily
- 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

Site Plan 505 Santa Rosa Ave



- CMU Zone
- 27 pkg spaces
- 2 unused bldgs.
- Bathroom across street
- Buffer to nearest homes

Site Photos

505 Santa Rosa Ave



View of site from Southeast



View of small tree



View of site from East



View of site from Northeast

More Site Photos 505 Santa Rosa Ave



View of adjacent toilet room



View of large tree

Standard Condition of Approval

- Conditions of Approval:
 - Location of the mobile food vendor
 - Mobile food vendor shall not inhibit traffic or circulation of the site or surrounding sites
 - Mobile food vendor customers shall not park on neighboring properties
 - Comply with all Fire Department codes
 - Standards as well as all other applicable local, state, and federal codes

- 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 as requested from 10:00 am until midnight at 505 Santa Rosa Ave, subject to conditions of approval.