

El Roy's Mobile Food Vending

Minor Conditional Use Permit

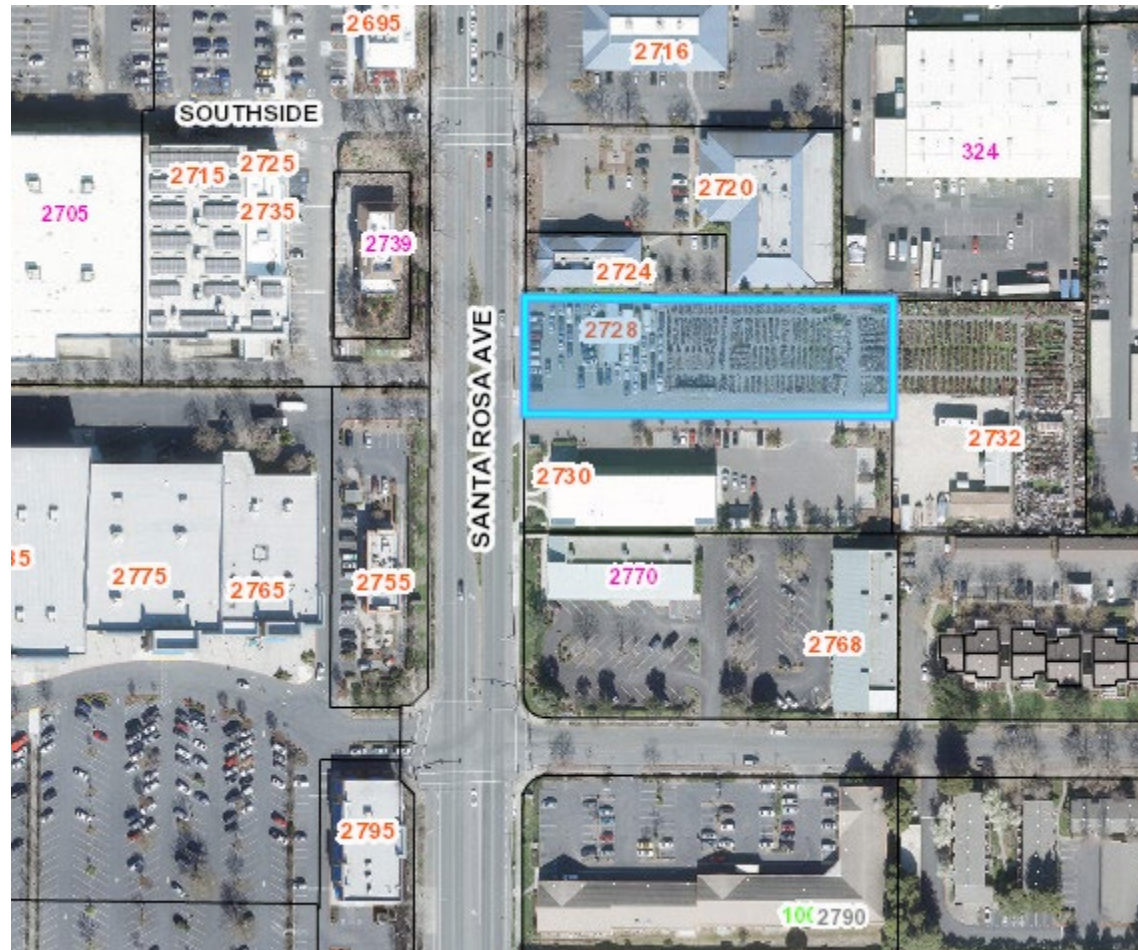
2728 Santa Rosa Avenue

November 17, 2022

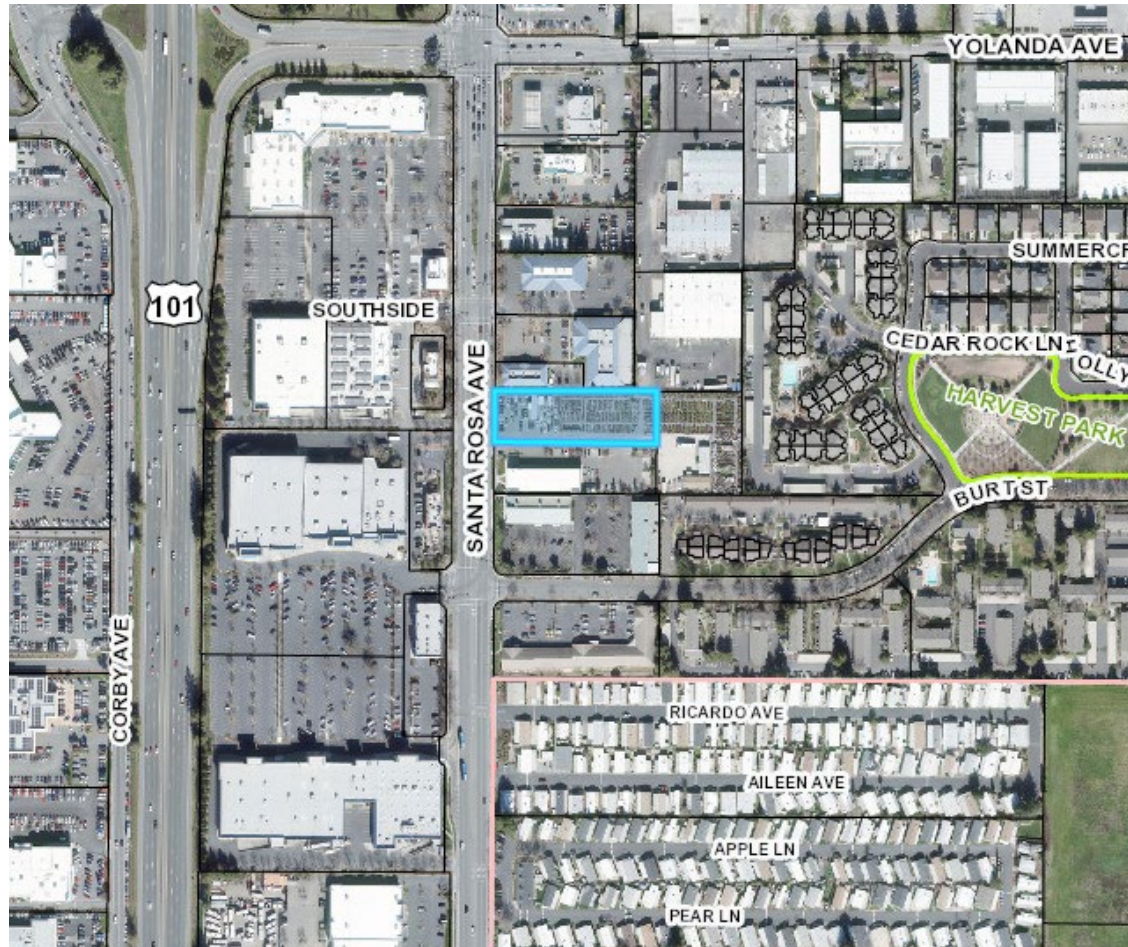
Conor McKay, Senior Planner
Planning and Economic Development

This is an application to operate a Mobile Food Vending land use within an existing parking lot that serves a Building and Landscape Materials Sales land use. The proposed Mobile Food Vending land use would operate from 10:00 a.m. to 11:00 p.m. daily.

2728 Santa Rosa Avenue



Neighborhood Context

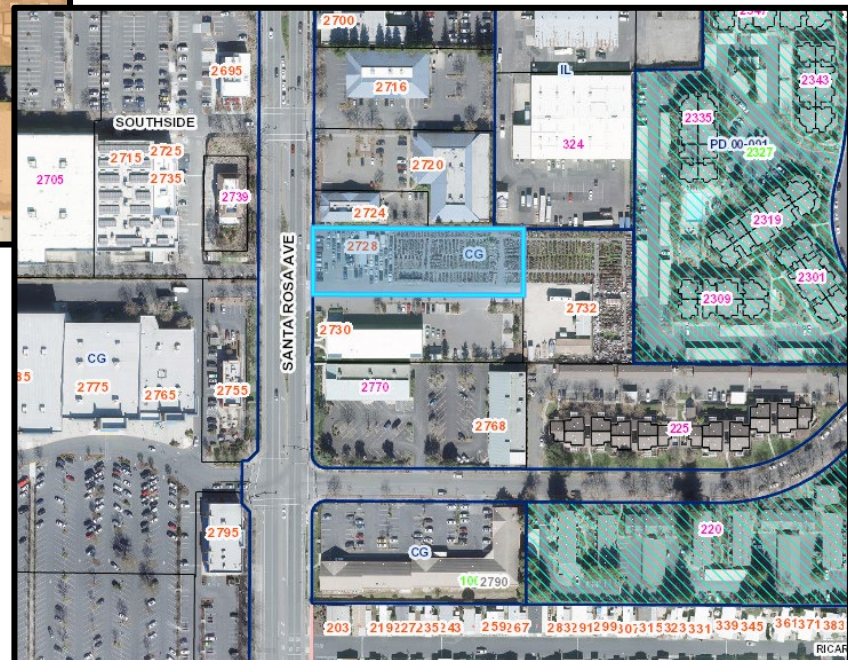


General Plan & Zoning



General Plan: Retail & Business Services

Zoning: General Commercial (CG)





Required Findings – Conditional Use Permit

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Required Findings – Parking Reduction

1. Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;
2. The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - CEQA Guidelines Section 15304
 - The proposed mobile food vending operation would constitute a minor temporary use of land having negligible or no permanent effects on the environment.

None

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow the operation of a Mobile Food Vending land use at 2728 Santa Rosa Avenue.

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