

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

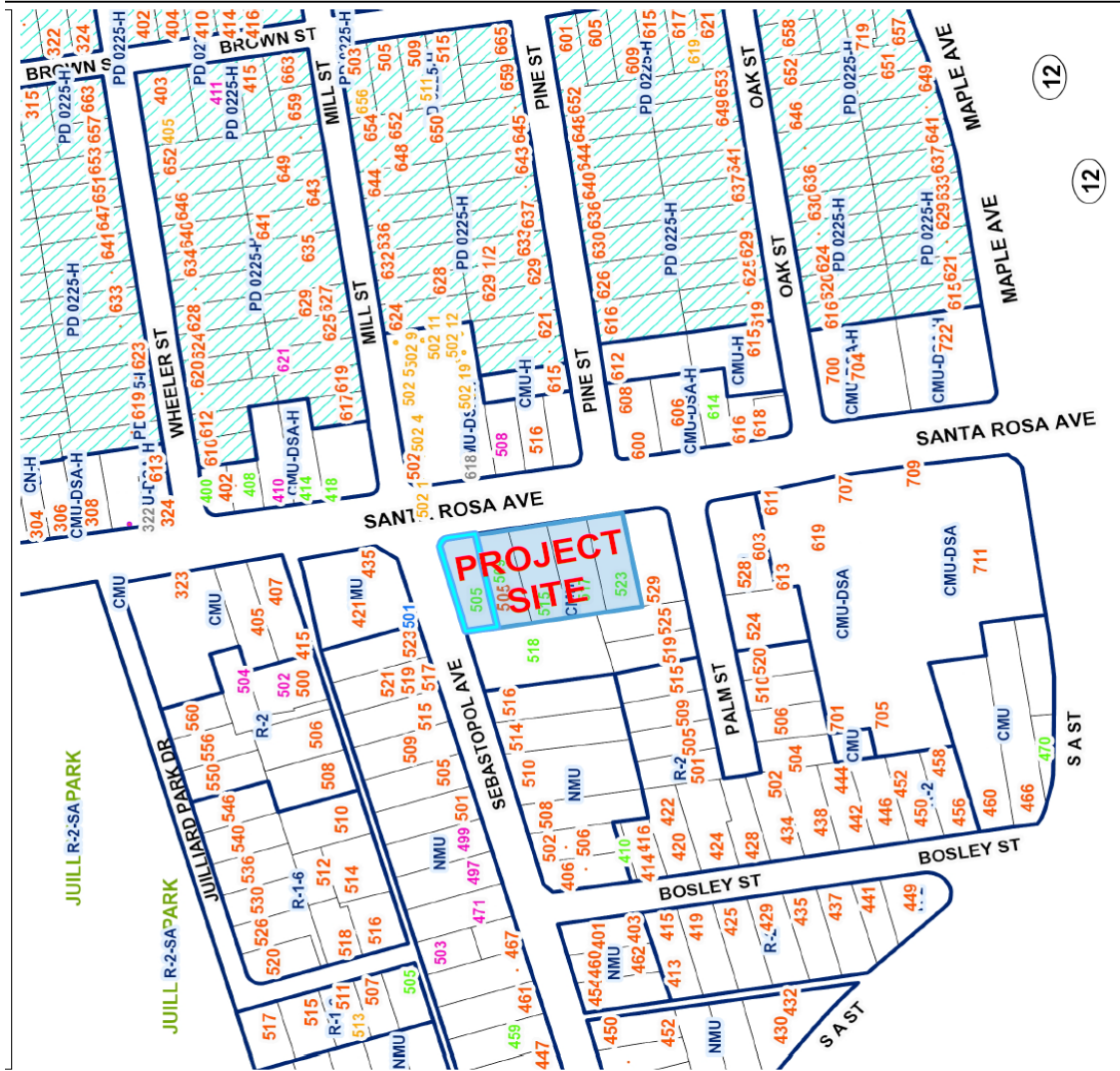
505 Santa Rosa Ave

September 15, 2021

Michael Wixon, Contract Planner  
Planning and Economic Development

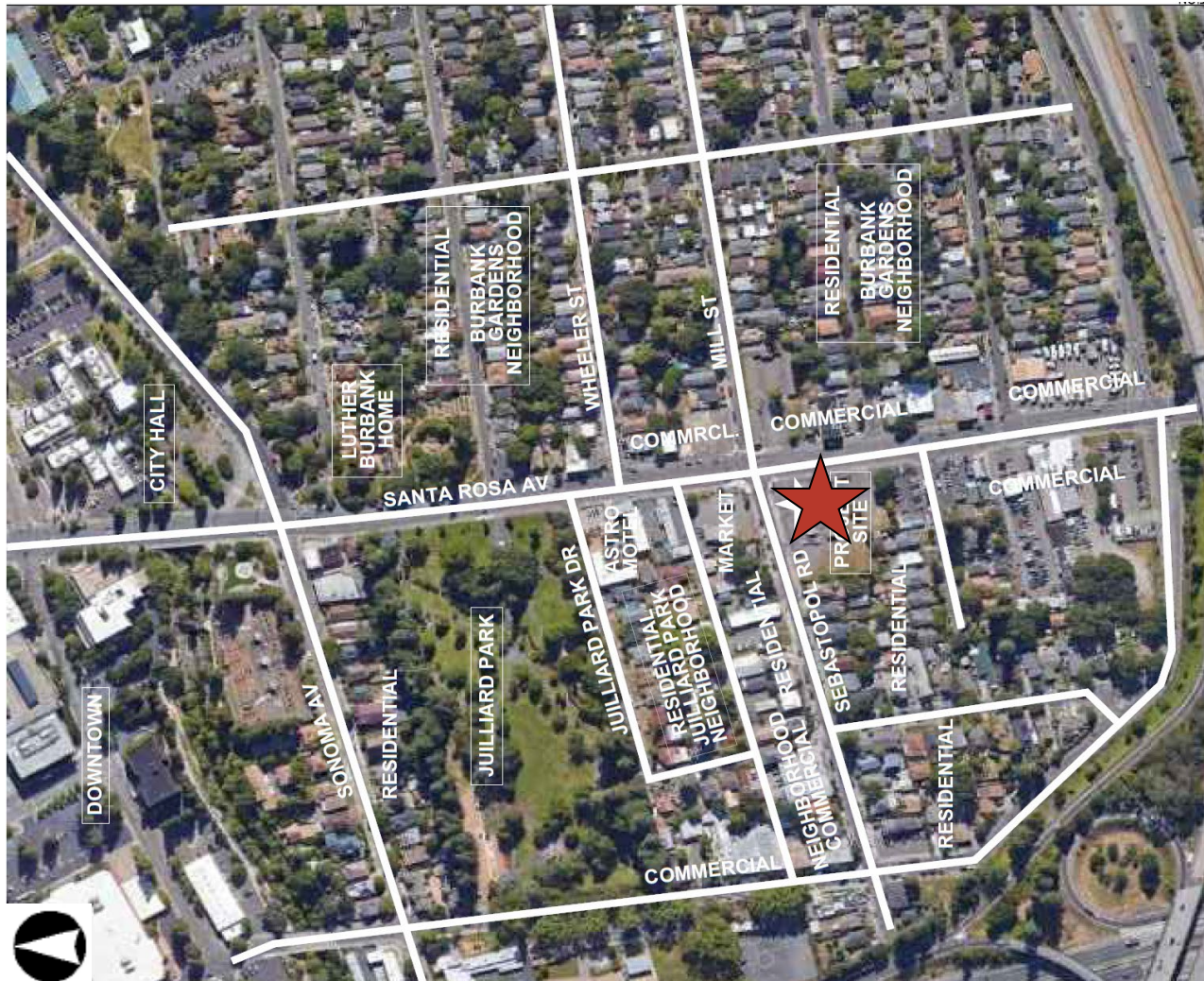
# Location Map

## 505 Santa Rosa Ave



# 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.