

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

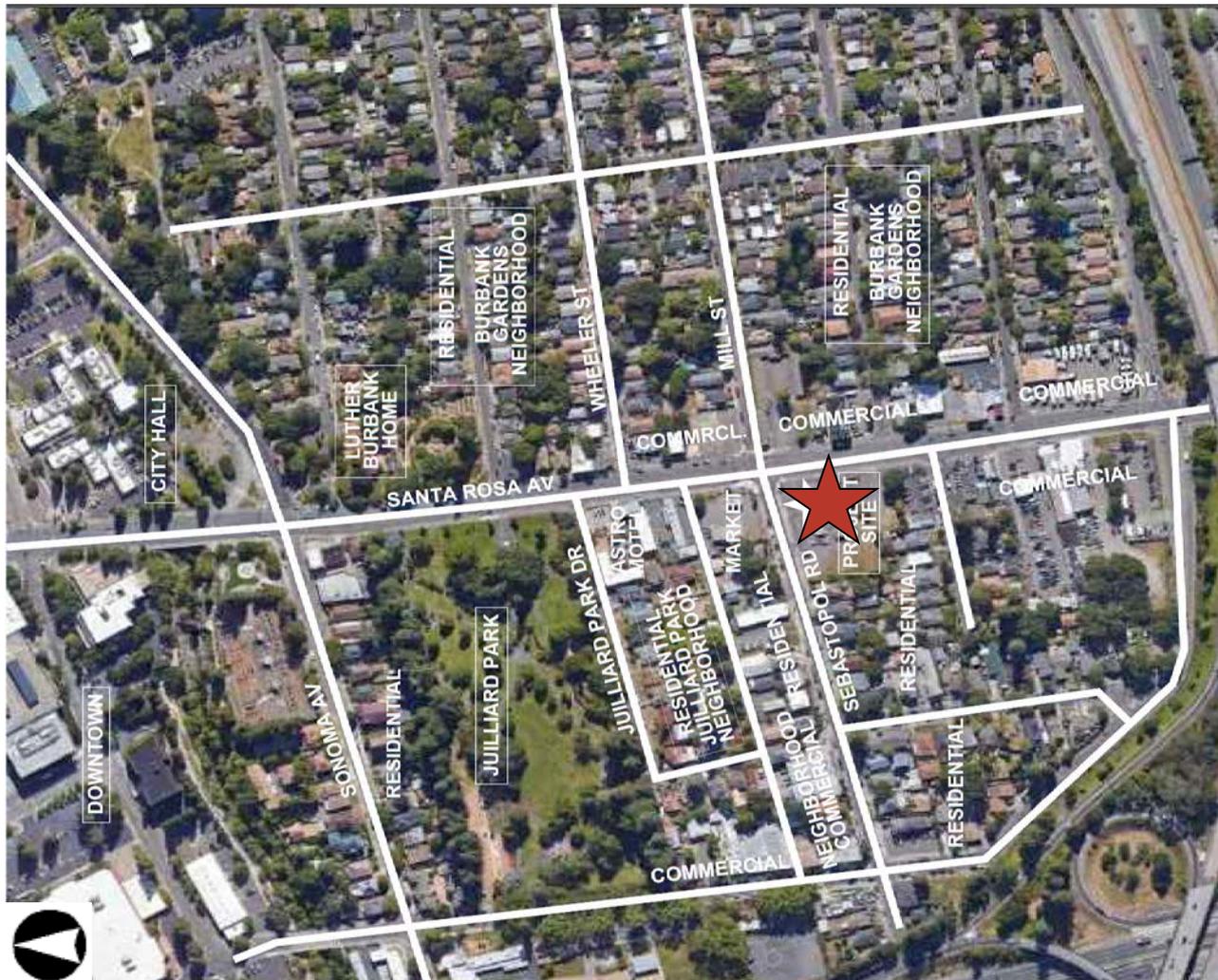
505-525 Santa Rosa Ave

October 20, 2022

Michael Wixon, Contract Planner
Planning and Economic Development

Neighborhood Context Map

505-525 Santa Rosa Ave



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

3



View of large tree

1

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

Site Plan

505-525 Santa Rosa Ave



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

- **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

- **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

- 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.