



Village Planning Committee Meeting Summary

Z-4-19-8

Date of VPC Meeting	July 8, 2019
Request From	R-4 RI HP and R-5 RI
Request To	PUD
Proposed Use	Mix of uses including the existing restaurant
Location	Northeast corner of 14th Street and Garfield Street
VPC Recommendation	Approval per staff's recommendation
VPC Vote	18-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Ms. Elyse DiMartino provided an overview of the request which included zoning, aerial, and General Plan maps. She also discussed the permitted land uses, development standards, and design guidelines. She noted that the PUD would allow the Rito's restaurant use as well as some improvement to the site in the interim. She explained that future redevelopment on the site would be required to meet the Walkable Urban Code standards for Transect T5:2.

Ms. Wendy Riddell, with Berry Riddell, provided an overview of the request including background of the use, aerial photographs, and the conceptual site plan. She noted that the proposal is to allow the existing Rito's Mexican Food use to continue to operate and eventually expand. She detailed the interim proposed uses and future redevelopment uses described in the PUD. She described the proposed improvements to the site which included an updated patio, new paved parking area, new parking lot landscaping, parking screen walls, bicycle racks, and a screen enclosure for refuse. She noted that the family business had been in operation on the site since the 1960's as a neighborhood market and eventually as Rito's Mexican Food restaurant. Ms. Riddell described the results of their neighborhood meeting and additional outreach.

Mr. Calvin Goode asked what the timeline would be serving meals. **Ms. Riddell** explained that the restaurant is currently serving food.

Ms. Eva Olivas asked if traffic jams would be anticipated if the alley is being used as the driveway to the parking lot. **Ms. Riddell** stated that the alley had been used as an

entrance point before. She further stated that she did not anticipate any traffic issues.

Mr. Wayne Rainey asked about the lack of landscaping on-site. **Ms. Riddell** explained that there were site constraints given the size of the properties and the location of the existing building. She noted that the landscaping in the right-of-way would be replenished and maintained by the applicant.

MOTION

Dana Johnson motioned to approve Z-4-19-8. Eva Olivas seconded the motion.

Vote

18-0, Motion to approve passed, with Committee Members Lockhart, Panetta, Booth, Burns, Cabrera, Colyer, Dubasik, Goode, Graham, D. Johnson, Langley, Martinez, Olivas, Rainey, Sonoskey, Stark, Starks, and Sweat in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.