



AGENDA REPORT

Department: Planning
Prepared by: Sophia Depew, Assistant Planner
Meeting Date: Tuesday, November 19, 2024
Approved by: Benjamin A. Martinez, City Manager

SUBJECT:

Notice of Decision – Planning Commission Approval of a Conditional Use Permit (CUP) Modification for Beer and Wine Sales at a New Restaurant (Tacos El Franc) Located at 3030 Plaza Bonita Road, Suite 1108.

RECOMMENDATION:

Staff Recommends Approval of the Request to Modify the Existing Conditional Use Permit (CUP) for On-Site Beer and Wine Sales for a New Restaurant (Tacos El Franc) to Expand into the Adjacent Suite, Subject to the Recommended Conditions in the Attached Resolution and a Determination that the Project is Exempt from CEQA. The Sale of Beer and Wine is a Conditionally-Allowed Use in the Major Mixed-Use District Zone and Would be Accessory to Food Sales at the Restaurant.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

On November 4, 2024, the Planning Commission recommended approval of the CUP modification by a unanimous vote of those present.

Ayes: Armenta, Castle, Forman, Miller, Quinones, Sanchez, Valenzuela

EXPLANATION:

The applicant has applied to modify an existing Conditional Use Permit for on-site beer and wine sales for a new restaurant, Tacos El Franc, located in the Westfield Plaza Bonita Mall. Tacos El Franc is proposing to expand the restaurant into the adjacent suite, increasing the total area of the restaurant interior to 3,771 square feet. There is also an existing 1,766 square-foot outdoor patio, which is in addition to the interior floor area. The proposed hours of operation are 10:00 a.m. to 10:00 p.m. daily. No live entertainment is proposed.

The Planning Commission conducted a public hearing on November 4, 2024, and voted to recommend approval of the request based on the attached findings and recommended Conditions of Approval. The attached Planning Commission staff report describes the proposal in detail.

FINANCIAL STATEMENT:

An application fee of \$3,700 was paid with the submittal of the subject CUP. Fees are anticipated to cover the cost of staff review time and processing of the permit.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:

This is a project under CEQA subject to a Categorical Exemption, Existing Facilities, CCR 15301(c).

PUBLIC NOTIFICATION:

The Agenda Report was posted within 72 hours of the meeting date and time in accordance with the Ralph M. Brown Act.

ORDINANCE:

Not Applicable

EXHIBITS:

Exhibit A – Planning Commission Staff Report with attachments

Exhibit B – 11/4/24 Planning Commission PowerPoint slides