

Started: 5:40 p.m.

Ended: 5:48 p.m.

Item #1.4

Conditional Use Permit:

Outdoor Soccer Field

719 Ragland

A tract of land out of the Northwest 9.96

acres of Lot 203, John H. Shary Subdivision

C-3

Jorge Eduardo Careaga

Ms. De Luna went over write-up stating the subject site is located 800' south of Business Highway 83 along the west side of Ragland Road. In an effort to attract more business to his restaurant the applicant is proposing a 25' x 45' outdoor soccer field behind the existing restaurant. Anyone can play in this soccer field as long as they pay a fee. This soccer field will also be available for rental purposes. Access to the site will be via 2 driveways off of Ragland Street.

- **Hours of Operation:** Monday – Sunday from 9 am to 11 pm
- **Parking & Landscaping:** the 2,312 sq.ft. restaurant requires 9 parking spaces and there is a total of 14 parking spaces and he is proposing to add 12 additional parking spaces for the outdoor soccer field. Landscaping is meeting code. He will need to add lighting for the proposed outdoor soccer field.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.
- **Section 1.43- C-3 General Business(3)(g)** states that "Amusement parks, circus or carnival grounds, commercial amusement or recreation development, or other temporary structured used for temporary purposes" are allowed with a Conditional Use Permit.

REVIEW COMMENTS: Staff mailed out 31 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to asses this new operation,
2. Compliance with all City Codes (Building, Fire, and Sign Codes),
3. Must comply with noise ordinance, and
4. Acquisition of a Business License.

Vice Chairman Barrera asked if there was any input in favor or against the request.

Mrs. Martha Blanco who resides at 711 Ragland and her neighbor Mrs. Anita Pulido who resides at 709 Ragland stated their concern was the parking. She mentioned the owner has had several events and people park everywhere including on private driveways.

Mr. Eduardo Careaga the applicant stated he did not have neighbors on the sides and he had enough space for parking. He added the previous event was a family event and cars were parked on the front property with authorization. He mentioned the soccer field would be for kids and adults to help them keep healthy.

Vice Chairman Barrera asked Mr. Careaga how many people he would expect on these events.

Mr. Careaga stated it was a small field so probably 10-12 cars.

Vice Chairman Barrera entertained a motion to close the public hearing. Mr. Arcaute motioned to close the hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice Chairman Barrera asked if the board had any questions.

Vice Chairman Barrera asked if staff had addressed parking issues with the applicant.

Ms. De Luna stated this was the first time she was made aware of those issues. She added Mr. Careaga cannot be using another property for parking.

There being no further discussion, Vice Chairman Barrera entertained a motion. Mr. Arcaute moved to approve the conditional use permit subject to adding more parking. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.