

**Started:** 5:50 p.m.

**Ended:** 5:52 p.m.

**Item #1.8**

**Conditional Use Permit:**

2-Drive Thru Service Doors

**Renewal:**

- The Health Nut

301 E. Expressway 83

Lot 4, El Pueblo No. 1

C-3

Joaquin Pena

Ms. De Luna went over the write-up stating the subject site is located approximately 840' off of Conway Avenue along the northside of the Frontage Road. The applicant is leasing a 360 sq. ft. building for a health nut business with two Drive-Thru Service Doors. The drive-thru service doors are along the east and west side of the building allowing for stacking for approximately 8 vehicles. The customers place their order on the east side of the building and wrap around to the west side for pickup. The last CUP approved for the two Drive-Thru Service Doors for this location was on July 26, 2021 for a period of 2 years.

- **Days/Hours of Operation:** Monday through Wednesday 6am to 9pm, Thursday 6am to 8pm, Friday 6am to 7pm, Saturday 9am to 6pm and Sunday 9am to 2 pm
- **Staff:** 6 employees
- **Parking & Landscaping:** It is noted that the parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping requirements are meeting code.

**REVIEW COMMENTS:** Staff mailed out 18 notices to property owners within a 200' radius of this business where Staff has not received any comments in favor or against this request. Staff does not object to an extended approval term, since there have been no issues reported to PD.

**RECOMMENDATION:** Staff recommends approval subject to:

1. 4 year re-evaluation to continue to assess this operation.
2. Compliance with all City Codes (Building, Fire, Health, etc.) and
3. CUP not to be transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardisen moved to close the public hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit as per staff's recommendation. Mr. Hardisen seconded the motion. Upon a vote, the motion passed unanimously.