



# Pete's Fish and Chips Conditional Use Permit CUP21-12

Planning Commission Hearing – February 24, 2022

Christina LaVelle  
Planning Project Manager





# Request

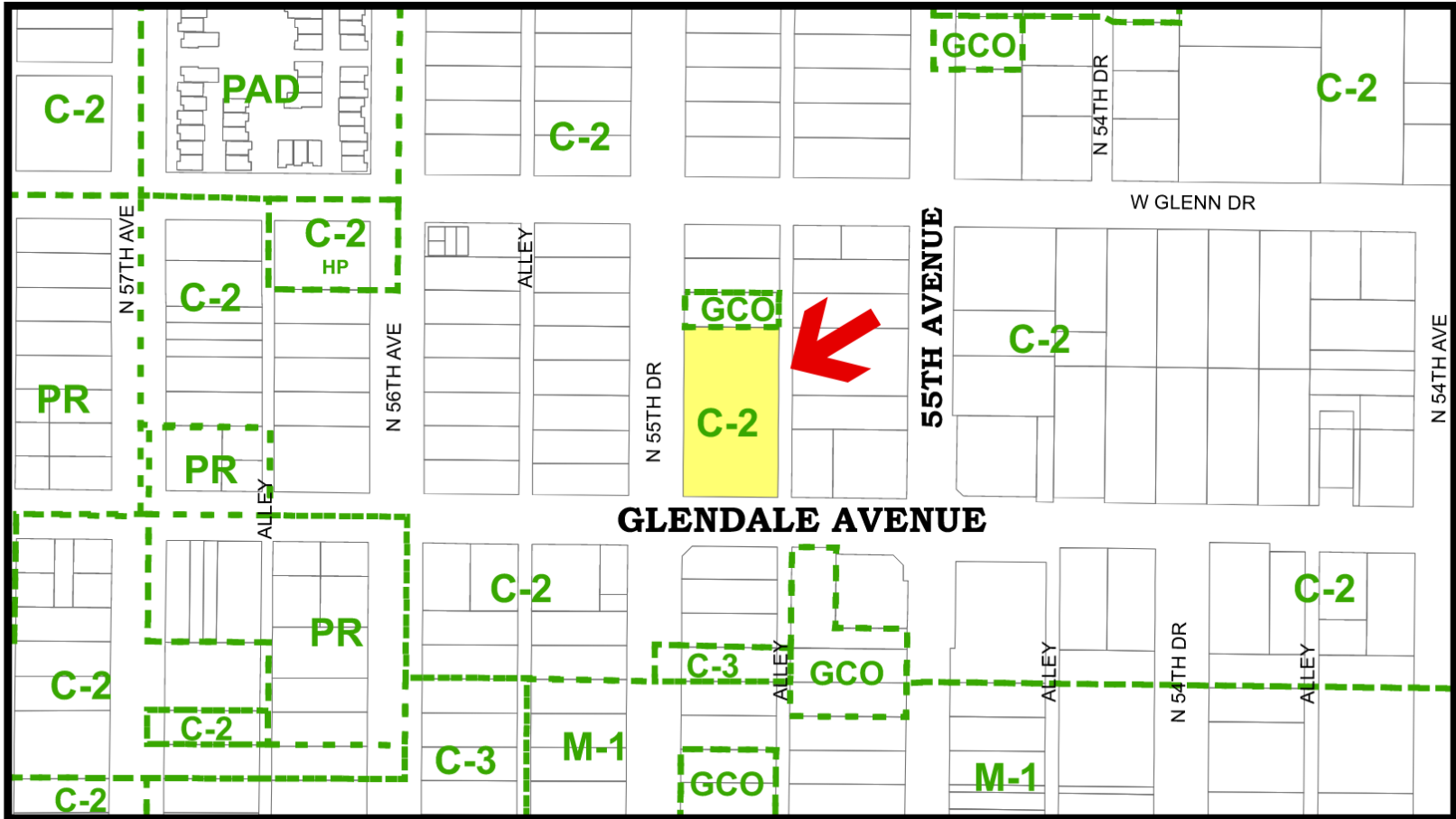
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A request for a CUP (Conditional Use Permit) to permit a drive thru expansion and a water/ice kiosk in the C-2 Zoning District.

**Applicant:** Michael Prefling / Steve Garday



# Zoning Map





Aerial Date: October 2020



# Project Details

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- Consolidated lots to expand drive thru and re-route traffic from Glendale Avenue to 55th Drive
- Access from Glendale Avenue will be gated with limited access for delivery vehicles and emergency services



# Project Details

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- Bringing parking into compliance
- Adding new landscaping
- Addition of ice/water kiosk





# Site Photos



# Site Photos

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# Public Notice

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- Virtual meeting held on December 13th
  - Second letter sent on January 7<sup>th</sup>
- NOPH: February 2nd
- Postcards Sent: February 4<sup>th</sup>
- Site posted: February 5<sup>th</sup>

***No comments or responses to notification.***



# Findings & Analysis

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1. Consistent with General Plan and Zoning Ordinance.
2. Not detrimental to health, safety and welfare.
3. Site is adequate in size and shape to accommodate use.
4. Project has adequate access to public streets and adequate on-site circulation, driveways and parking.



# Recommendation

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Should the Planning Commission recommend approval of CUP21-12, it should be subject to the following stipulation:

1. The project shall be in substantial conformance with the Project Narrative and Site Plan, dated stamped October 25, 2021.



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