

1020 S Tejon – HIGH GRADE

Project Statement

Request: Applicant is requesting waiver of the requirement for 5 off-site parking spaces. There are two existing space on site making a total of 7 spaces required for the restaurant use.

Proposed Use: The Applicant wants to remodel the building as a neighborhood family-owned Jamaican food restaurant. The new kitchen will also prepare food for catering events and off-site food truck sales. The new owners are currently successfully running the catering and food truck businesses and are responding to customer demand for a sit-down restaurant. The building has been used for commercial purposes since its construction in 1955.

Existing Off-Site Parking:

On-street parking. There are 33 on-street parking spaces within a 5 minute walk (375 feet) of the building (less than one City block).

Additional Parking. The owner of the vacant lot located at 1012-1016 S Tejon St will lease six (6) spaces to the Applicant in the private lot currently used as off-site leased parking for Mountain Equipment Recyclers (MER – 1026 S Tejon St).

Handicap parking is proposed in front of the building in an existing 9' wide parking space. The 6' wide sidewalk at this location is flush with the street. There is also an existing bike lane between the handicap space and the traffic lane (per City Title II ADA Coordinator).

NOTE: The only other users of on-street parking during the day, or after normal business hours, are MER and the office building located at 1018 S Tejon St. All other businesses on Tejon from Mill Street to Las Vegas have private parking lots. Montagues Restaurant located directly across from 1020 S Tejon closes at 6 PM and therefor does not compete for night time street parking.