

LAND USE JUSTIFICATION STATEMENT FOR AMENDED CUP  
211 West First Street

PETISCO'S TEQUILLA, TACOS AND BEER

CHAPTER 16.03

We want to enhance the dining experience at Petiscos. The addition of full beverage service will be consistent with what the other restaurants in the village provide. It will enable us to better accommodate our customers' requests.

The addition of full beverage service will not necessitate any changes to the existing premises or location.. The space we currently occupy has adequate parking due to its proximity to the train station parking structure.

Petisco's has been in its present location since 2013 and we feel that it is an asset to the community as it provides a family friendly environment and safe outdoor space for our patrons, their children and pets To enjoy a nice meal and have an enjoyable experience.

We are located in the Village Overlay which allows both retail and restaurant uses. Petisco's has been operating in the Village for twelve years responsibly and both owners have strong ties to the community and Village as they both are Claremont residents, raising young families in the community. Laura Cayley and Isidro Gutierrez operate five of the restaurants located in the Village.

Chapter 16.306

Petiscos has been operating since 2013 in its present location. We do not anticipate the change in beverage service necessitating any additional space or require any changes to the existing space that we currently occupy. Street access and parking has not been a problem and we did not anticipate this to change.

Restaurant operation is consistent with the general plan and the businesses currently operating in the village. Petisco's has been in this location for twelve years without any problems.

We do not intend to change the appearance of the building or the facade.

Both owners are 'hands-on' operators and usually one or both are in the Village during the hours Petiscos operates. Additionally our manager lives in the Village and is available when the owners are not immediately available.

Chapter 16.312

As experienced restaurant operators we believe that our patrons desire full beverage service. Many ask for Margaritas, which they can get at the other sit down restaurants that offer Mexican food. Being able to offer Full beverage service is consistent with what is offered by the majority of the restaurants in the village.

Thank you for your time and consideration.