

**Minneapolis Planning Department**

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**MEMORANDUM**

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DATE: January 29, 2002  
TO: Dave Dacquisto, Zoning Administrator  
Grant Wilson, Licenses  
Clara Schmit-Gonzalez, Licenses  
FROM: Neil Anderson, Planning Supervisor, Development Services  
CC: Chuck Ballentine, Planning Director  
SUBJECT: Planning Commission decisions of January 28, 2002

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The following actions were taken by the Planning Commission on January 28, 2002. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued:

**1501 (restaurant) and 1507 (parking lot) 6th Street South (6th Ward - BZZ-433, Site Plan Review)**

Application by Jesse's Concepts d.b.a. Baja Riverside for site plan review of a restaurant and accessory parking lot. This item was continued at the January 14, 2002 meeting. (Staff, Jim Voll)

**Motion:** The City Planning Commission adopted the findings and **approved** the site plan review application for a restaurant and an accessory parking lot located at 1501 and 1507 South 6th Street subject the following conditions: 1) Staff review and approval of the final site, landscaping, and snow removal plans. All site improvements shall be completed by October 30, 2002 or permits may be revoked for noncompliance; 2) If estimated site improvement costs exceed \$2,000, the applicant shall submit a performance bond in the amount of 125% of the estimated site improvement by April 15, 2002; 3) The site is subject to the applicable development standards for restaurants found in Chapter 536 of the Zoning Ordinance; 4) Dumpsters and trash receptacles shall be screened per code; 5) Provision of properly dimensioned handicapped accessible spaces, one of which is required to be van accessible; 6) Removal or repair of the fencing at the rear of the building at 1507 South 6th Street; 7) The new chain link fence along the south property line shall be black vinyl coated chain link fencing; 8) Provision of a three to four foot high wrought iron type fence along the 6th Street frontage; 9) Removal of all outside storage and litter on the site; 10) The use is subject to the hours of operation (open to the public) under the 11 District unless the applicant obtains a liquor license or a CUP for extended hours; and, 11) In the event that the community gardens are discontinued, the applicant shall landscape the site in accordance with Section 530.160, parking and loading landscaping and screening.