



October 13, 2020

Mr. Jose Becerra  
7204 W 27th St Suite 224  
St. Louis Park, MN 55426

RE: Case # PL2020-162 - 415 E. 78th Street – Las Cuatro Milpas

Mr. Becerra:

As set forth in Section 21.501.01(c)(1), I have administratively approved a minor revision to final site and building plans to remodel an existing restaurant at 415 E. 78th Street (Case # PL2020-162).

The approval is subject to conditions that must be satisfied prior to the issuance of a Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
2. Prior to C/O All trash and recyclable materials must be stored either inside the principal building or in the same location as the pre-existing trash enclosure. The trash enclosure may be rebuilt, but may not be expanded or relocated.
3. Prior to C/O An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
4. Prior to C/O Landscape plan re-establishing removed landscaping must be approved by the Planning Manager. Ground surface of "gravel" areas must be landscape rock.
5. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
6. Ongoing Alterations to utilities must be at the developer's expense.
7. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
8. Ongoing All new rooftop equipment must be fully screened (Sec. 19.52.01).

Should you have questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or [mcentinario@bloomingtonmn.gov](mailto:mcentinario@bloomingtonmn.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Londell Pease", written over a horizontal line.

Londell Pease  
Senior Planner