

COMMUNITY MEETING

with

**Oakland Planning and
Development Corporation**

January 28th, 2020 6:00 PM

**PRONTO MEXICAN FRESH
Restaurant
411 S. Craig Street**

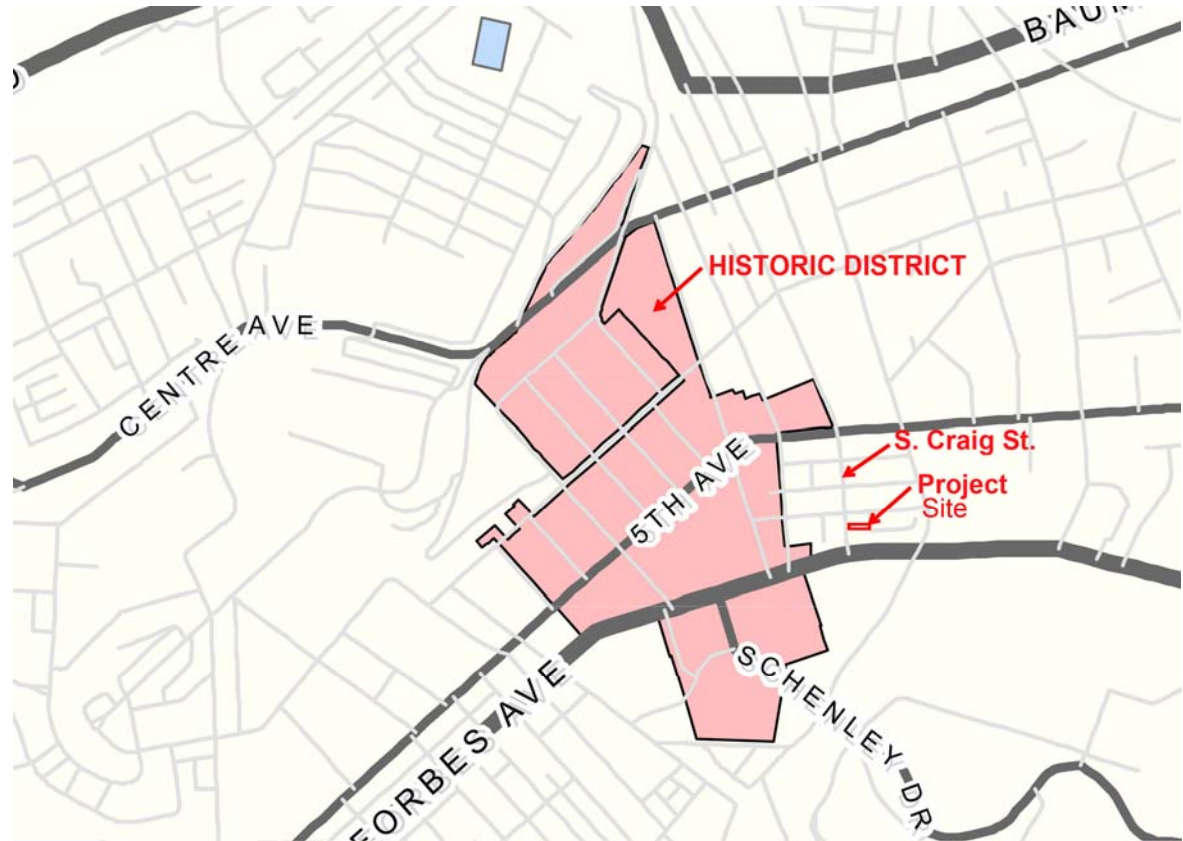
Reason for Public Meeting:

- **Change of Use from M Mercantile to a A-2 Assembly – Restaurant Occupancy.**
- **Modifications and Re-work to Existing Building Front Façade.**

Property Located at:

411 South Craig Street, Community of Oakland, City of Pittsburgh Pa.

- **Property Lot and Block No: 0052-N-00262-0000-00**
- **Property is Not within the Historic District.**
- **Existing 2 Story Structure Built in 1990.**
- **Tenant Space is on the Existing First Floor.**
- **Renovated Restaurant Space equals: 2,390 Sq. Ft.**



Property is Near:

- **New Carnegie Mellon University computer science buildings being built within 200 feet.**
- **Half block from the Carnegie Museum.**
- **Several office buildings within walking distant from location.**
- **2 blocks from University of Pittsburgh Cathedral of Learning.**
- **Oakland Catholic & Central Catholic both two blocks away.**
- **Bus Line, heavy daytime Student and Public Traffic.**

Other Restaurants on South Craig Street:

- **Crepes Parisienness**
- **Razzy Fresh Frozen Yogurt**
- **Yum Wok Asian Restaurant**
- **Lulu's Noodles Asian Restaurant**
- **Lucca, Italian Restaurant**
- **Kohli's Indian Food Mart**
- **Ali Baba Restaurant**
- **Rose Tea Café Taiwanese Cuisine**
- **Quiznos Subs**
- **Union Grill**
- **Starbucks Coffee**
- **Bagel Factory**
- **SubWay**
- **Sushi Fuku**
- **Yuva India Kitchen**



Existing Image S. Craig Street



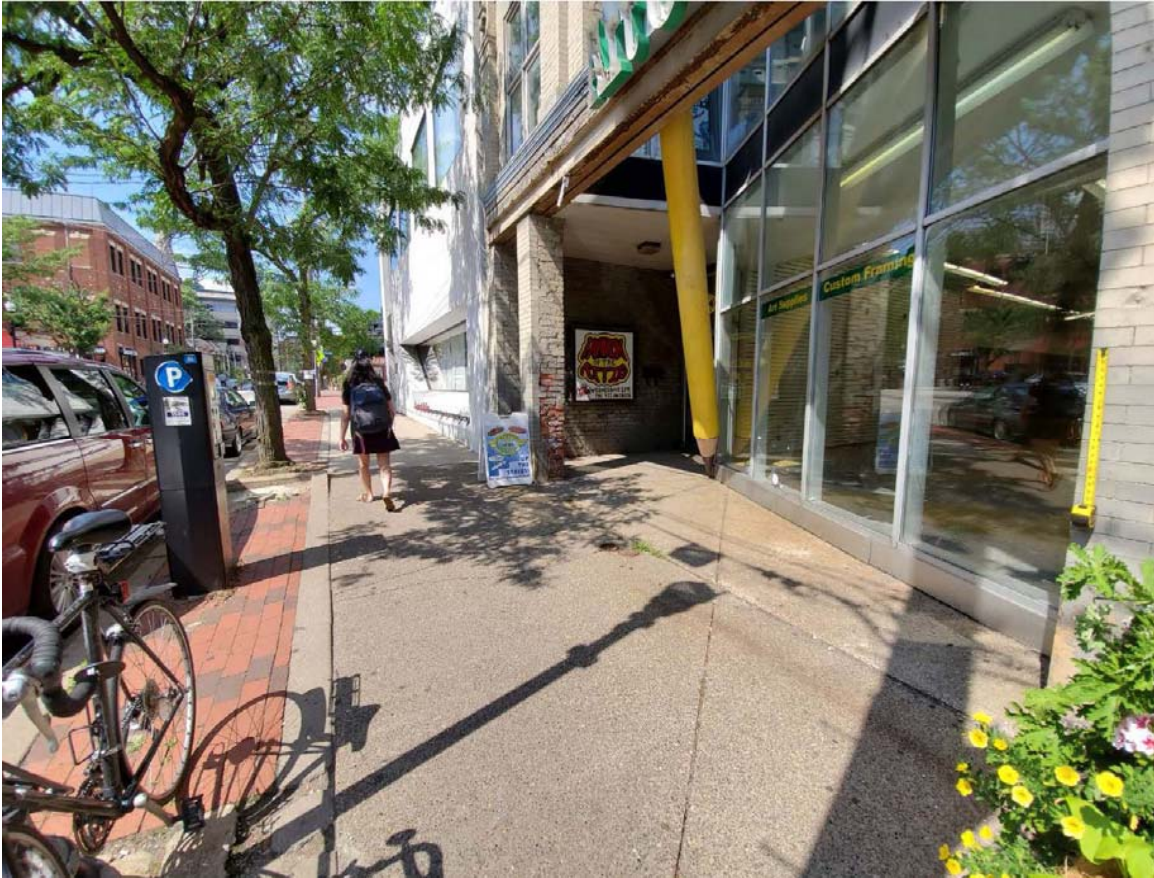
Existing Image S. Craig Stree



Existing Image S. Craig Stree



Existing Building Images



Existing Building Images



Existing Building Images

Change of Use from M Mercantile to a A-2 Assembly Restaurant Occupancy.

- **Space previously was the Top-Notch Art Supply Store.**
- **Change to A-2 Assembly Occupancy Group.**
- **New Take-out / Dine-in Mexican Style Restaurant.**
- **Owner, Patron Mexican Grill.**
- **Business Name, Pronto Mexican Fresh.**
- **First floor Tenant Space to be renovated, 2,390 sq. ft. of space.**

New Take-out / Dine-in Mexican Style Restaurant.

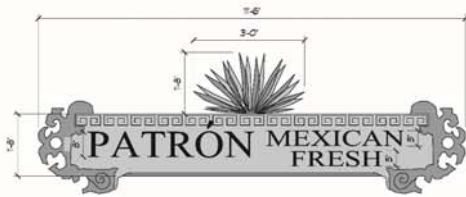
- **A new Dining Area with Seating for (71) Seventy-One Patrons.**
- **A new Open concept Kitchen and Food Prep Area with serving line will be provided.**
- **Providing a new kitchen exhaust hood and make up air, New units on roof.**
- **A new Back Room Storage, Walk-in Cooler, Dish Wash Area and Support Space will be provided.**
- **New ADA Compliant Public Toilets for Men and Women.**
- **Providing a new dumpster enclosure to the rear.**

Modifications & Re-work to Existing Building Front Façade.

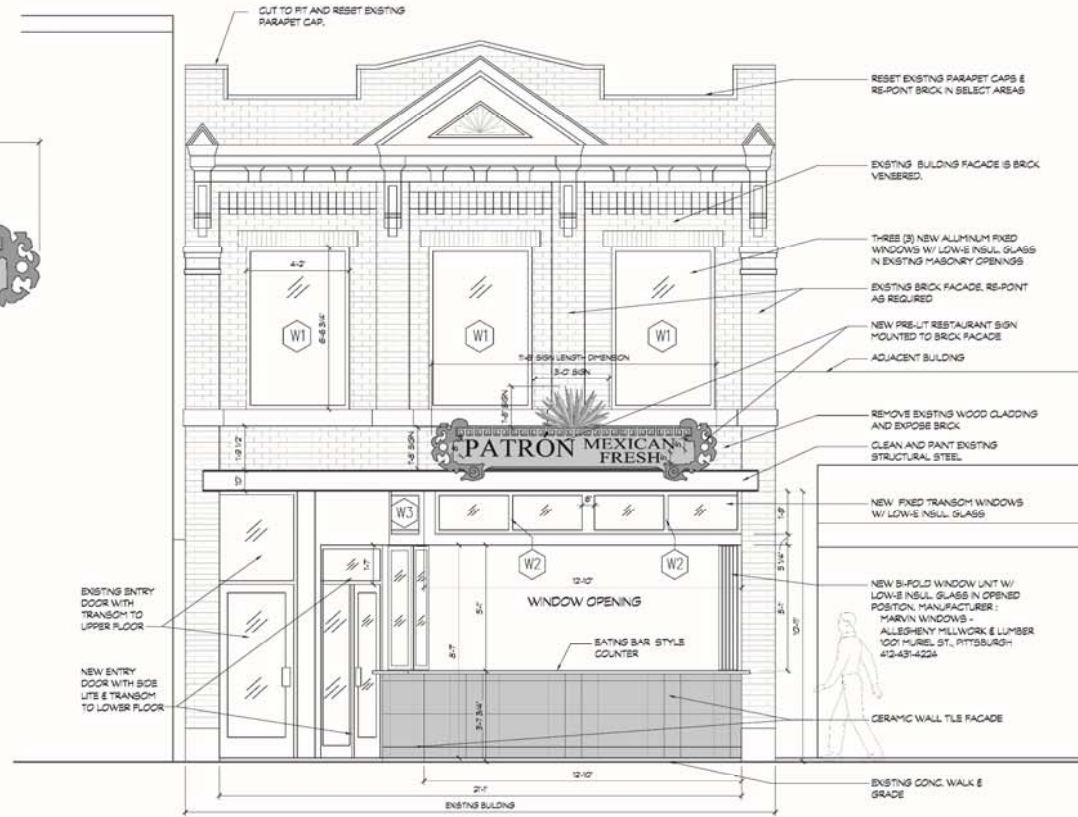
- **Façade Upgrade & recapture of voided building space, Existing first floor entry and two-story curtainwall is set back & skewed from existing front masonry façade to create a deconstruction style building language.**
- **Removal of monumental oversized pencil and Top-Notch sign.**
- **Removal of existing curtainwall window and entry system.**
- **Removal of freestanding non-bearing masonry pier.**
- **Removal of existing rotted wood cladding above steel lintel to expose brick masonry. Repair and repoint existing brick façade.**
- **Owner wishes to infill second floor opening and roof opening, pull first floor and second floor space out to original building front masonry wall façade line.**

Modifications & Re-work to Existing Building Front Façade.

- **Install new energy compliant windows in existing masonry openings on second floor front façade.**
- **Existing brick facade and parapet will need to be repaired and re-pointed as required.**
- **Provide new first floor wall infill, provide bar / counter style seating with operable bifold window unit & fixed transoms above to underside of existing steel masonry lintel.**
- **Provide new entry door and curtainwall window system at restaurant entry.**
- **Existing entry to second floor stair entry shall remain.**
- **There will be a new Business Sign installed and fastened to existing masonry façade. Design is not finalized.**



A
A3.1c
PROPOSED SIGN ELEVATION
SCALE: 3/4" = 1'-0"



1
A3.1a
BUILDING ELEVATION
SCALE: 1/2" = 1'-0"

REVISIONS



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ZA

PROJECT:
PRONTO MEXICAN FRESH
411 SOUTH CRAIG STREET
OAKLAND, 4TH WARD CITY OF
PITTSBURGH, PENNSYLVANIA 15213

OWNER:
MR. MARTIN BOLANOS &
PATRON MEXICAN GRILL
Westford, Pennsylvania 15086

SCALE: AS SHOWN
DATE: 1-27-2019
DRAWN BY: PRAZ/JAD

DWG. TITLE:
BUILDING FRONT
ELEVATION W/ SIGN

DRAWING NO.
A3.1a
OF

DATE PLOTTED: 2/1/2019 10:58:18 AM BY: PRAZ/JAD





Pronto Mexican Fresh:

- **Offering affordable and healthy cuisine selection, locally grown food, grilled meats and vegetables, house made salsas, sauces, marinates and rubs. All fresh, local produce and never frozen.**
- **We strive to deliver great food great service at a good price.**

Patron History:

- **Patróns is a locally-owned business built by Martin Bolanos, who moved to Pittsburgh in 2006 from Michoacan, Mexico, a State on the Pacific coast. He opened his first restaurant in Wexford in 2007, with later locations in Monroeville, Fox Chapel, East Liberty and Cranberry Twp.**
- **The origin of Patróns represents an old family tradition on preparing authentic mexican dishes from all over Martins' native Mexico.**
- **Above all, we want to be thorough in all that we do. We pay careful attention to the qualities of our culinary heritage, but we also aim to create something brand new. We want to explore the potential of modern cuisine and develop new takes on well-known and less well known types of Mexican recipes.**

Appetizers

Patrón Nachos... Tortilla chips topped with black beans, chicken, beef, lettuce, tomatoes, cheese, and sour cream.

Nachos... Cheese \$6, Beans and cheese \$7, Beef and cheese \$8, Chicken and cheese \$8

Queso Fundido... Chorizo grilled with peppers, onions and tomatoes, topped with melted cheese. Served with tortillas. \$11.95

Patrón Sampler Plate... Two small chimichangas, two taquitos, one cheese quesadilla, four chicken wings, and a bowl of fiesta dip. \$16.95

Fiesta Dip... Refried beans topped with ground beef, queso dip and pico de gallo. \$7

Chicken Wings... Eight wings in spicy buffalo sauce. Served with lettuce, tomato, and sour cream. \$10

Chipotle Dip... Melted cheese dip with a chipotle kick. \$3.5

Tableside Guacamole... Prepared tableside, Mexican style dip made with fresh avocados, diced tomatoes, diced onions, cilantro, fresh squeezed lime juice, and seasonings. \$10

Queso Dip... \$3.5

Spinach Dip... \$4

Guacamole Dip... \$3.5

Bean Dip... \$3.5

Patrón Dip Trio... Guacamole dip, queso dip and bean dip. \$10

Patrón Chile Relleno... A fire roasted poblano pepper filled with a blend of chicken and sour cream and topped with cheese sauce, avocado, tomato, and cilantro. \$8

Healthy Nachos... Tortilla chips, with grilled chicken, black beans, guacamole and pico de gallo. \$14



Tableside Guacamole



Healthy Nachos



Patrón Chile Relleno



Sampler Plate



Quesadilla Fajita

Sample Menu:

Quesadillas

Patrón Quesadilla Fajita... A large flour tortilla filled with cheese and steak, chicken and shrimp grilled with bell peppers onions and tomatoes. Served with lettuce, tomato, and sour cream. \$14.95

Quesadilla Fajita... A large flour tortilla filled with cheese and your choice of steak or chicken grilled with tomatoes, onions, and bell peppers. Served with lettuce, sour cream, and tomato. \$13.95

Shrimp Quesadilla... A large flour tortilla filled with cheese and shrimp cooked with tomatoes, onions and bell peppers. Served with lettuce, tomato, and sour cream. \$14.95

Spinach Quesadilla... A large flour tortilla filled with spinach and cheese. Served with lettuce, sour cream, and tomato. \$9

Fiesta Shrimp Quesadilla... A large flour tortilla filled with cheese and grilled shrimp. Served with lettuce, mango corn salsa, avocado, tomato and sour cream. \$12.95

Fish Quesadilla... A large flour tortilla filled with cheese and a mild breaded white fish. Served with lettuce, tomato, and sour cream. \$12.95

Cheese Quesadilla... A large flour tortilla filled with cheese. Served with lettuce, tomato, and sour cream. \$6

Chicken Quesadilla... A large flour tortilla filled with chicken and cheese. Served with lettuce, tomato, and sour cream. \$12.95

Vegetable Quesadilla... A flour tortilla filled with cheese, onion, bell peppers, zucchini, yellow squash, broccoli, cauliflower, and carrots. Served with lettuce, tomato, and sour cream. \$11

Consuming raw undercooked meats, poultry, seafood, shellfish or eggs may increase the risk of food borne illnesses, especially if you have certain medical conditions.

A la Carte

Burritos... (beef, chicken or bean) (1) \$4 (2) \$7

Chalupa... (beef, chicken or bean) (1) \$4 (2) \$7

Tostada... (beef, chicken or bean) (1) \$4 (2) \$7

Chile Relleno... (1) \$4 (2) \$8

Enchiladas... (beef, chicken, bean or cheese) (1) \$2.5 (3) \$7

Tacos... (beef, chicken or bean) Soft (1) \$2.5 (3) \$7 Hard (1) \$2 (3) \$5

Tamales... (1) \$3.5 (3) \$8

Chimichanga... (beef or chicken) \$5 or shrimp \$8

Corn or Flour Tortilla... \$1

Spanish Rice... \$3 Beans... (refried or black) \$3

Side Order/ 2oz. serving

Talapeños... (fresh or pickled) \$1

Sautéed Onions and Peppers... \$1

Tomatillo Sauce... \$1

Sour Cream... \$1

Pico de Gallo... \$1

Shredded Cheese... \$2

Small Queso Dip... \$2.5

Small Guacamole... \$2.5

Speedy Lunch

Taco, Rice and Beans...

A hard shell taco filled with your choice of ground beef, shredded chicken, or beans, topped with lettuce and cheese. Served with rice and beans. \$9

Enchilada, Rice and Beans...

A soft corn tortilla rolled around your choice of ground beef, shredded chicken, beans, or cheese, and topped with red enchilada sauce and cheese. Served with rice and beans. \$9

Tamale, Rice and Beans...

A steamed cornmeal dough filled with tender pork and house sauce, topped with red sauce and cheese sauce. Served with rice and beans. \$9

Soups

Chicken and Shrimp Soup... \$8

Chicken Soup... \$5



Chicken & Shrimp Soup

Sample Menu:

Salads



Fajita Taco Salad... A crispy flour tortilla shell filled with chicken or steak cooked with tomatoes, onions and bell peppers, topped with cheese, lettuce, pico de gallo, guacamole, and sour cream. Lunch \$10 • Dinner \$13

Taco Salad... A crispy flour tortilla shell filled with shredded chicken or ground beef, topped with cheese sauce, lettuce, tomato, and sour cream. Lunch \$9 • Dinner \$12

Chicken Salad... Shredded lettuce topped with grilled chicken, pico de gallo and shredded cheese \$8

LUNCH SERVED 11AM-3PM ONLY

Lunch Platters

Speedy Gonzalez... One hard shell taco, one enchilada, and your choice of rice or beans. \$8.95

Huevos Rancheros... Two over-easy eggs in red ranchero sauce. Served with rice, beans, and tortillas on the side. \$9

Huevos con Chorizo... Two eggs scrambled with chorizo (Mexican sausage). Served with rice, beans, and tortillas on the side. \$9

Chimichanga... Chunks of beef or shredded chicken, stuffed inside a flour tortilla that is fried and topped with cheese sauce. Served with rice, beans, lettuce, pico de gallo, sour cream, and guacamole on the side. \$9.95

Taquito Mexicanos... Two corn tortillas wrapped around shredded chicken or shredded beef and deep fried until crispy. Served with rice, beans, lettuce, pico de gallo, sour cream, and guacamole. \$9.95

Fiesta Burrito... A flour tortilla filled with your choice of grilled chicken or grilled steak, topped with red sauce, cheese, lettuce, tomato, and sour cream. Served with rice and beans on the side. \$9.95

Fajitas... A sizzling skillet with your choice of grilled chicken or grilled steak sautéed with bell peppers, onions and tomatoes. Served with rice, beans, lettuce, pico de gallo, sour cream, guacamole, and tortillas. \$10.95

Chipotle Chicken... Grilled strips of chicken and onion in a chipotle cheese sauce. Served with rice, beans, and tortillas. \$12

Pollo Amigo... Grilled tender strips of chicken served over a bed of rice topped with our original cheese sauce. \$10

Pollo Compadre... Grilled tender strips of chicken and shrimp served over a bed of rice topped with our original cheese sauce. \$11

Consuming raw undercooked meats, poultry, seafood, shellfish or eggs may increase the risk of food borne illnesses, especially if you have certain medical conditions.

Lunch Specials

Lunch Special #1

Chile relleno, taco, beans and guacamole salad. \$9

Lunch Special #2

One burrito (beef, chicken, or bean), served with rice and beans. \$9

Lunch Special #3

One bean burrito and one cheese enchilada served with rice. \$9

Tostada, Rice & Beans

A flat, crispy corn tortilla, topped with beef, chicken, or beans and cheese, lettuce, tomato, and sour cream. \$8

Chalugo, Rice & Beans

A flat, crispy corn tortilla, topped with beef, chicken, or beans and cheese, lettuce, tomato, and guacamole. \$8



Shrimp Chimichanga

Shrimp Fajitas

Fish Tacos

We now offer a substitution of whole black beans for refried beans

Patrón Especialidades

Special Santa Fe... Chalupa, taco, chile relleno, tamale, enchilada, rice and beans. \$17.95

Carnitas... Pork tips served with rice, beans, lettuce, pico de gallo, guacamole, jalapenos, and tortillas. \$15.95

Street Tacos... Three tacos on corn tortillas filled with your choice of grilled chicken, steak, carnitas, chorizo, or pastor (grilled pork and pineapple), topped with cilantro and onion. Served with rice, beans, spicy tomatillo sauce and limes. \$11.95

Chile Colorado... Grilled strips of steak in a red ranchero sauce. Served with rice, beans and tortillas. \$13.95

Chimichanga... Chunks of beef or shredded chicken, stuffed inside a flour tortilla that is fried and topped with cheese sauce. Served with rice, beans, lettuce, pico de gallo, sour cream, and guacamole on the side. \$13.95

Fiesta Burrito... A flour tortilla filled with your choice of grilled chicken or grilled steak, topped with red burrito sauce, cheese, lettuce, tomato, and sour cream. Served with rice and beans. \$14.95

El Jefe Platter... Grilled chicken, steak, carnitas, chorizo and shrimp over grilled peppers and onions. Served with a spicy tomatillo sauce, limes, and tortillas. \$18

Enchiladas Suizas... Four corn tortillas stuffed with grilled chicken, topped with green sauce, queso fresco, and sour cream. \$13.95

Gorditas... Three cornmeal cakes filled with a thin layer of beans, your choice of chicken, steak, carnitas, chorizo or pastor (grilled pork and pineapple), and cilantro and onion. Served with rice, beans, limes and a spicy tomatillo sauce on the side. \$14

Shrimp Chimichanga... Grilled shrimp with peppers, onions and tomatoes, stuffed inside a flour tortilla that is deep fried and topped with cheese sauce. Served with rice, beans, lettuce, pico de gallo, sour cream, and guacamole on the side. \$15.95

 INDICATES PATRÓN'S SIGNATURE DISH



Gorditas

Sample Menu:




Consuming raw undercooked meats, poultry, seafood, shellfish or eggs may increase the risk of food borne illnesses, especially if you have certain medical conditions.


Pollo Compadre... Grilled tender strips of chicken and shrimp served over a bed of rice topped with cheese sauce. \$13.95

Enchilada Supremas... Four stuffed corn tortillas, one beef, one bean, one chicken and one cheese, topped with red sauce, cheese, lettuce, tomato, and sour cream. \$13.95


Taquitos Mexicanos... Three corn tortillas wrapped around shredded chicken or shredded beef and deep fried until crispy. Served with rice, beans, lettuce, pico de gallo, sour cream, and guacamole. \$13.95

Pollo Amigo... Grilled tender strips of chicken served over a bed of rice topped with cheese sauce. \$12.95

 **Pollo Patrón...** Two grilled chicken breasts covered in cheese sauce and burrito sauce, served on a sizzling skillet. Served with rice, beans, lettuce, pico de gallo, sour cream, and guacamole. \$14.95

 **Arroz con Pollo...** Marinated strips of grilled chicken served with rice and steamed vegetables, topped with cheese sauce. \$14.95

Enchiladas Mexicanas... Three enchiladas with your choice of fillings, (chicken, beef, cheese or beans), topped with cheese, green sauce, red sauce, and sour cream. Served with rice and beans. \$13.95

 **Choripollo...** Two grilled chicken breasts topped with chorizo and cheese sauce, served on a sizzling skillet. Served with rice, beans, and tortillas. \$14.95

Grand Burrito... Your choice of ground beef or shredded chicken, with rice, beans, cheese, lettuce, pico de gallo, sour cream, and burrito salsa, all stuffed inside a large flour tortilla. \$11.95

Special Burrito... Two burritos filled with shredded chicken or ground beef, topped with cheese sauce, lettuce, tomato, and sour cream. \$11.95

Tacos de Pescado... (Fish Tacos) Three corn tortillas stuffed with tilapia. Served with house coleslaw and special sauce on the side. Lunch \$10 • Dinner \$12.95

Tacos Camaron... (Shrimp Tacos) Three corn tortillas filled with grilled shrimp, bell peppers, onions, and tomatoes. Served with house coleslaw and special sauce on the side. Lunch \$11 • Dinner \$13

Tacos Fajita... Three corn tortillas filled with your choice of grilled chicken or steak, with bell peppers, onions, and tomatoes. Served with pico de gallo on the side. Lunch \$10.95 • Dinner \$12.95

Chipotle Chicken... Grilled strips of chicken and onions in a chipotle cheese sauce. Served with rice, beans, and tortillas. \$13.95

**End of
Presentation**