



**STAFF REPORT**  
**4/2/2025**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Kendra Reif, Principal Planner

**SUBJECT:** Resolution No. PC 2025-03: Request for Conditional Approval of Conditional Use Permit No. 388 El Tranvia– Type 47 ABC License

**SPECIFICS:** Request for conditional approval for Conditional Use Permit No. 388 to allow liquor sales (ABC Type 47, On-Sale General – Eating Place) within an existing 5,951 square-foot restaurant located at 1221 6<sup>th</sup> Street and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) Applicant: Oscar Ventura Saavedra

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC 2025-03 approving Conditional Use Permit (CUP) No. 388 to allow a liquor sales license (Type 47, On-Sale General – Eating Place) at El Tranvia restaurant located at 1221 6<sup>th</sup> Street, pursuant to the findings and conditions in the below staff report and the attached resolution.

**BACKGROUND:**

El Tranvia is an existing restaurant within the Pueblo Viejo district located at 1221 6<sup>th</sup> Street (APN 778-110-004).

Since October of 2021, the establishment has had an active Type 41 (On-sale Beer and Wine – Eating Place) ABC License. The current establishment took over the existing license that was held at that location by the former business owners. The Type 41 liquor license has been active at that location since July of 2008. A CUP was not required for this site for the Type 41 liquor license since the alcohol use at this location was established prior to the adopted alcohol ordinance in December of 2016.

However, per City of Coachella Municipal Code Section 17.74.05.A.2 establishments that currently sell liquor but which propose to change the type of liquor to be sold by changing the type of retail liquor license within a license classification must obtain a CUP.

## **DISCUSSION/ANALYSIS:**

The applicant, Oscar Ventura Saavedra, submitted a request for a CUP to allow the ABC Type 47 (On-Sale General – Eating Place) at the existing El Tranvia restaurant on January 8, 2025. The restaurant has a zoning designation of Downtown Pueblo Viejo (DT-PV). The DT-PV zone allows for liquor sales with the approval of a CUP. In December of 2016, the City adopted an ordinance requiring a Conditional Use Permit for any off-sale and on-sale alcohol sales establishment, with additional land use regulations contained in Section 17.74.015 of the Coachella Municipal Code. The CUP findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 457.07 with a population of 6,289 persons, where ABC concentration standards allow a maximum of 6 on-sale licenses, where 10 active on-sale licenses exist. If the CUP is approved, the applicant will be cancelling their existing Type 41 (On-Sale Beer and Wine – Eating Place) liquor license. The applicant is not applying for an off-sale license, however there are 7 active off-sale licenses where ABC concentration standards allow a maximum of 3 off-sale licenses.

**Table 1 – On-Sale Alcohol Licenses**

| <b>On-Sale Alcohol License within Census Tract 457.07</b> |                           |                              |  |
|---|---------------------------|------------------------------|--|
| <b>Business Name</b>                                      |                           | <b>Address</b>               | <b>License Type</b>                        |
| 1   | El Trebol Bar & Billiards | 1633 6 <sup>th</sup> St      | 42 (On-Sale Beer & Wine – Public Premises) |
| 2   | Birreria Jalisco          | 1605 6 <sup>th</sup> St      | 40 (On-Sale Beer)                          |
| 3   | Plaza Garibaldi           | 50057 Harrison St            | 41 (On-Sale Beer & Wine – Eating Place)    |
| 4   | Coachella Bar             | 85995 Grapefruit Blvd Ste. 2 | 58 (Caterer Permit)                        |
| 5   | Coachella Bar             | 85995 Grapefruit Blvd Ste. 2 | 48 (On-Sale General – Public Premises)     |
| 6   | El Tranvia Bar            | 1221 6 <sup>th</sup> St      | 41(On-Sale Beer & Wine – Eating Place)     |
| 7   | El Tranvia Bar            | 1221 6 <sup>th</sup> St      | 58(Caterer Permit)                         |
| 8   | Vino y Seis               | 1517 6 <sup>th</sup> St      | 41(On-Sale Beer & Wine – Eating Place)     |
| 9   | Tacos Pericos             | 84705 Ave 50 Ste. 1          | 41 (On-Sale Beer & Wine – Eating Place)    |
| 10  | La Calaca                 | 1258 6 <sup>th</sup> St      | 42 (On-Sale Beer & Wine – Public Premises) |

Section 17.74.015.B of the Coachella Municipal Code states that on-sale establishments may not fall within 700 feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use nor can the establishment fall within 700 feet of an existing liquor, on-sale use. Section 17.74.015.C of the

Municipal Code states that the Planning Commission may find that the public benefit outweighs the distance restrictions of subsection 17.74.015.B upon additional findings that:

- I. The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance; and
- II. Not greater than five percent of the sales floor area or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages.

The subject site is within 700 feet of the following on-sale liquor uses: La Calaca (neighboring property). The subject site is within 700 feet of existing single-family and multi-family residential properties within the downtown district. The subject site is also within 700 feet of Palm View Elementary School (431 ft southeast) and Coachella Valley Adult School (467 ft southeast).

The floor plan for El Tranvia restaurant includes a total floor area of 5,951 square feet (SF). Alcohol display and storage is within a storage room and behind the existing bar, and not within the sales floor area. The establishment is proposing to utilize 140 sq. ft. for alcohol storage and does not exceed the 5% maximum sales floor area (297 SF) that may be dedicated to alcohol. The establishment is proposing to utilize 140 sq ft for alcohol display refrigeration and storage and does not exceed the maximum 20% of the gross floor area (1,190 SF) for the storage/sales/display of alcohol, and the alcohol is separated by physical barriers from the main seating area.

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff Office regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or including conditions of approval for the CUP. Lieutenant Vasquez identified no recommendations. At the time of the publication of this staff report, no comments have been received from the public with any concerns regarding the approval of the proposed CUP for Type 47 (On-Sale General – Eating Place) alcohol sales.

The establishment currently holds a Type 41 (On-Sale Beer and Wine – Eating Place) liquor license and is in compliance with the Department of Alcohol Beverage Control (ABC) standards. Per the Department of ABC website, the establishment has no operating restriction and no history of disciplinary actions, disciplinary history, or active holds.

Hours of Operation:

El Tranvia is open 8:00 a.m. to 8:00 p.m. seven days a week.

Environmental Setting:

The subject business is located at 1221 6<sup>th</sup> Street within the Pueblo Viejo Downtown District. The General Plan Land Use Designations, Zoning Designations, and Existing uses are identified below:

**Table 2 – General Plan, Zoning, and Surrounding Existing Uses**

|        | <b>General Plan</b>  | <b>Zoning</b>        | <b>Surrounding Existing Uses</b>      |
|--------|----------------------|----------------------|---------------------------------------|
| Site:  | Downtown Center      | Downtown (DT-PV)     | El Tranvia Restaurant                 |
| North: | Downtown Center      | Downtown (DT-PV)     | County of Riverside Offices           |
| South: | General Neighborhood | General Neighborhood | Single Family Residential             |
| East:  | Downtown Center      | Downtown (DT-PV)     | Vacant Lot/ Single Family Residential |
| West:  | Downtown Center      | Downtown (DT-PV)     | Vacant Lot/ Single Family Residential |

**Parking:**

In the downtown districts, restaurants are required to provide a minimum of twelve (12) parking spaces per 1,000 square feet of gross floor area with a maximum of fifteen (15) parking spaces per 1,000 square feet of gross floor area. The subject site has a total area of 5,951 SF, which would require the subject site to provide 72 parking spaces.

There are 24 parking spaces provided on-site and several blocks of unrestricted street parking immediately surrounding the restaurant off-site. The existing parking on the property and within the downtown district provides adequate parking for this use.

**Site Improvements:**

During a staff site visit to El Tranvia commercial building, staff observed signage, unkept landscaping, damaged sprinklers, and ADA signage in disrepair. Staff raised these issues with the applicant. After discussions with the applicant about the issues, the applicant has rectified all outstanding issues.

**PUBLIC HEARING NOTICE:**

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on March 23, 2025, and a public hearing notice was mailed to property owners within a radius of 300 feet of the subject property on March 12, 2025, pursuant to Section 17.74.010 of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

**ENVIRONMENTAL REVIEW:**

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no exterior expansions are proposed.

**ALTERNATIVES:**

- 1) Approve Resolution No. PC 2025-03 that approves CUP No. 388 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC 2025-03 that approves CUP No. 388 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Deny the approval of Resolution No. PC 2025-03 and request that staff prepare a Planning Commission Resolution for denial of CUP No. 388.
- 3) Issue a continuance for this item and provide staff and the applicant with direction.

**CONCLUSIONS AND RECOMMENDATIONS:**

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve CUP No. 388 with the findings and conditions listed in Resolution No. PC 2025-03. Staff recommends that the Planning Commission makes the findings that the public convenience or necessity is justified to issue the Type 47 license (On-Sale General – Eating Place). Furthermore, the Sheriff's Department has not raised concerns about granting the CUP for Type 47 alcohol sales at this site.

Attachments:

1. Resolution No. PC 2025-03
2. Vicinity Map
3. El Tranvia Floor Plan
4. Site Photos
5. Agency comments