



STAFF REPORT
7/26/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Santa Fe Restaurant – Alcohol Sales

SPECIFICS: Conditional Use Permit No. 355 to allow an expansion of alcohol sales as part of a 4,590 sq. ft. square foot restaurant and (ABC Type 47, On-Sale Beer, Wine, and Distilled Spirits) in an existing commercial building located at 49305 Grapefruit Blvd Suite 2, 3, and 4 in the C-G (General Commercial) zone. Pedro Padilla (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2022-30 approving Conditional Use Permit (CUP) No. 355 to allow a liquor sales license (Type 47, On-Sale Beer and Wine and Distilled Spirits) at the “Santa Fe Restaurant” eating establishment located at 49305 Grapefruit Blvd Suite 2, 3, 4 pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

The Santa Fe Restaurant is an existing commercial tenant spaces Suites 2, 3, and 4 located in an existing pad building within the Food 4 Less shopping Center located at 49305 Grapefruit Blvd. The Santa Fe Restaurant is a Mexican restaurant that has occupied Suite 2 for several years and recently expanded their indoor footprint into Suites 3 and 4 without proper authorization from California Department of Alcohol Beverage Control or the City of Coachella. Suites 3 and 4 were previously occupied by Taqueria Monte Alban, which is no longer open and is not occupied by the expanded Santa Fe Restaurant. Santa Fe Restaurant expansion within the building includes a larger customer dining area, bar, new restrooms, and expanded kitchen space. Section 17.74.015 of the Coachella Municipal Code (Conditional use permits for liquor, on-sale and off-sale) requires a Conditional Use Permit for all establishments that currently sell liquor, if the establishment substantially changes its mode or character of operation, which includes, but is not limited to:

- a. An increase in floor area used for the display of liquor; or
- b. A ten-percent increase in facing/shelving used for the display of liquor

Santa Fe Restaurant currently does not have an issued Conditional Use Permit (CUP) from the City of Coachella, but the restaurant was previously opened before the City adopted CUP requirements in 2016 for the establishments that sell alcohol.



DISCUSSION/ANALYSIS:

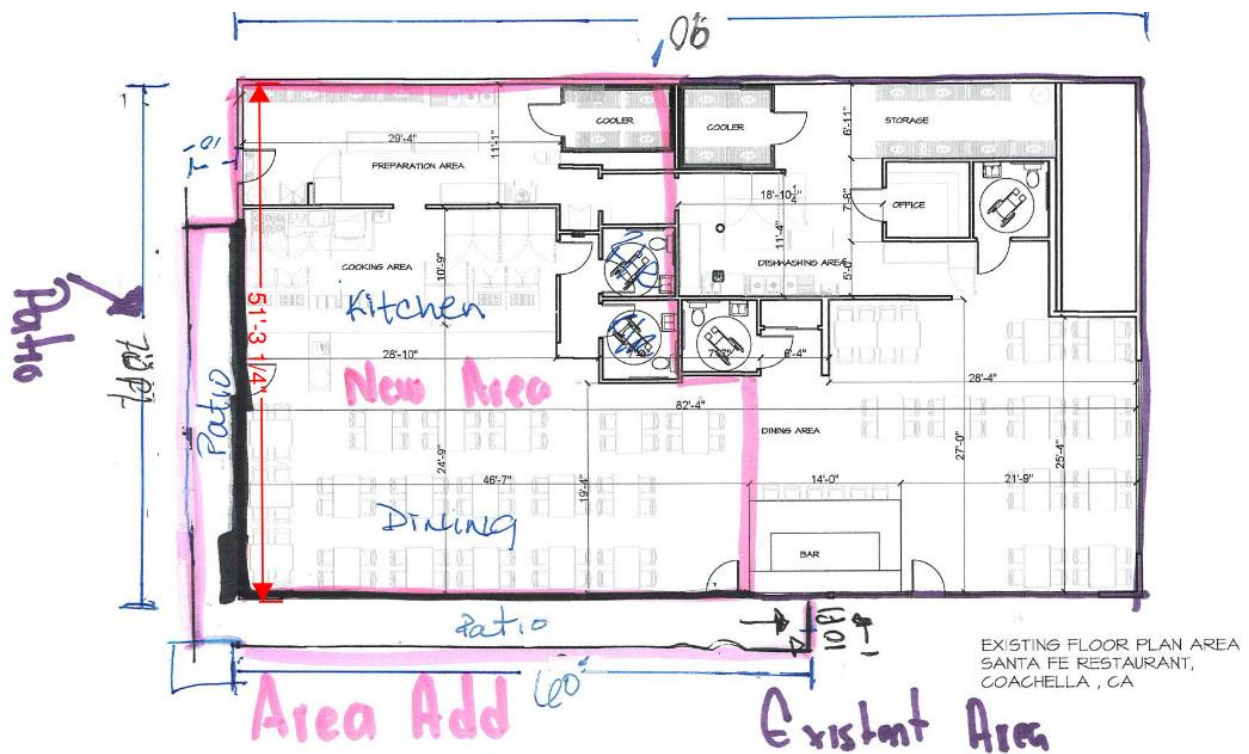
The applicant, Pedro Padilla, submitted a request for a CUP to allow the on-sale of liquor (beer, wine and distilled spirits) at proposed Vino Y Seis restaurant and wine bar.

The zoning designation of the commercial center where the store is proposed is within the C-G (General Commercial) and allows liquor sales with 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 Zoning Code. Prior to approving a conditional permit for liquor sales use, the planning commission must make the findings the establishment does not fall within 700-foot distance of playgrounds, residential property, and other liquor stores do not apply. Additionally the establishment cannot fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, on-sale use. The restaurant is within 700 feet of the Coachella Mobile Home Park located directly south of the shopping center. Cesar Chavez Elementary School is more than eight hundred (800) feet away. The restaurant is also within 700 foot of existing on-sale uses such as Food for Less (Type 21) and Mi Lindo Sinaloa (Type 47 and 58). Though Santa Fe Restaurant is within 700 feet of existing residences and on-sale establishments, it is a pre-existing restaurant with existing Type 47 alcohol sales and staff believes that the exception findings apply to new businesses seeking to obtain permission for alcohol license.



Santa Fe Restaurant Location 49305 Grapefruit Blvd Suite 2 ,3 and 4

The floor plan for the expanded Santa Fe Restaurant includes a counter area for seating of up to 6 persons and indoor seating with up to 30 tables and 140 seats. The applicant also requests to serve food for outdoor dining in an area of about 850 sq. ft. but does not identify tables and seating in their floor plan exhibit. Service of alcohol beverages in outdoor dining areas may require additional enclosures or security measures by the California Department of Alcohol Beverage Control.



Staff contacted the Lieutenant Vasquez with the Riverside County Sheriff 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 did not identify any concerns with the business and does not recommend any conditions of approval.

Hours of Operation:

The advertised hours of operation of the restaurant online are Monday-Wednesday 8 a.m.- 10 p.m. and Thursday-Sunday 8 a.m.- 1 a.m.

Environmental Setting:

The subject site is a small suite in an existing commercial building at 1517 6th Street substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Center of Employment Training / (C-G, General Commercial)

South: Coachella Mobile Home Park and Plaza Del Sol/ (C-G, General Commercial and R-M, Residential Multiple Family)

East: Grapefruit Blvd/ (M-S, Manufacturing Service)

West: Food 4 Less supermarket/ (C-G, General Commercial)

Site Plan / Parking and Circulation:

The site is fully developed and with appropriate on-site parking. The previous use for the expanded restaurant area was previously a restaurant use and there would be no impacts to existing parking areas with the restaurant expansion.

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 no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 355 with the findings and conditions listed in Resolution No. PC 2022-30, and in the attached resolution.

Attachments:

1. Resolution No. PC 2022-30

2. Vicinity Map
3. Original Floor Plan (Santa Fe Restaurant)
4. Existing Expanded Floor Plan (Santa Fe Restaurant)