



STAFF REPORT
3/7/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Vino Y Seis – Alcohol Sales

SPECIFICS: Conditional Use Permit No. 352 to allow liquor sales as part of a proposed 1,213 sq. ft. square foot restaurant and wine bar (ABC Type 41, On-Sale Beer and Wine – Eating Place) in an existing commercial building located at 1517 6th Street in the C-G (General Commercial) zone. Nicolas Meza and Leticia Meza Ayon (Applicant)

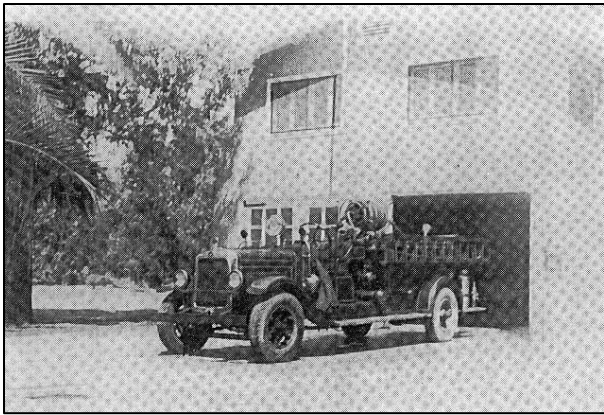
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2022-03 approving Conditional Use Permit (CUP) No. 352 to allow a liquor sales license (Type 41, On-Sale Beer and Wine – Eating Place) at the proposed “Vino Y Seis” eating establishment located at 1517 6th Street pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

The subject site is an existing commercial tenant space located in the “Old Fire Station” located at 1517 6th Street (APN 778-062-001). An early record shows the building began construction on January 7, 1928, although a Historic Resources Inventory worksheet estimates the construction date of 1932. The building is listed in the City of Coachella Historic Resources Inventory as a building of local interest, but not eligible for National or State listing. The building has not been officially designated by the City as a building of local interest. The building has served as a branch of the Coachella Boxing Club, Altura Credit Union and a City of Coachella Utility service building.

The applicant was selected from a 2020 Request for Proposals by the City of Coachella for a long-term lease of the Old Fire Station as an economic development opportunity that would provide a unique destination restaurant and/or related retail operation with a distinctive menu/experience that will cater to visitors of the Downtown Pueblo Viejo District and draw people to the area for a memorable experience. The applicant proposed a wine bar eating establishment for the tenant space and is currently preparing the tenant improvements. The applicant describes the proposed food service to include sushi and American style kitchen cuisine.



DISCUSSION/ANALYSIS:

The applicant, Nicolas Meza and Leticia Meza Ayon, submitted a request for a CUP to allow the on-sale of liquor (beer, wine and 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. Due to the location within the Pueblo Viejo zone, the 700-foot distance requirements from playgrounds, residential property, and other liquor stores do not apply. The Conditional Use Permit findings are required to be made by the Planning Commission.



Vino Y Seis location at 1517 6th Street “Old Fire House”

The floor plan for Vino Y Seis restaurant includes a counter area for seating of up to 6 chairs and indoor seating with up to 6 tables and 28 seats. The applicant proposes 4 picnic-type tables for outdoor dining. 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 applicant has not indicated specific hours of operation for the wine bar and restaurant on their application but does propose opening in daytime and evening. The CUP includes conditions of approval that the alcohol service last call occur at 1:30 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: Coachella Veterans Memorial Park / (C-G, General Commercial)

South: 6th Street and Commercial Retail (Las Tres Conchitas and Tru Self Care Boutique / (C-G, General Commercial)

East: Vine Avenue and Jalisco restaurant / (C-G, General Commercial)

West: Coachella City Hall building/ (C-G, General Commercial)

Site Plan / Parking and Circulation:

The site is fully developed and does not provide on-site parking. Due to the business operating within an existing building within the Sixth Street commercial core area and located within 500 feet of a publicly owned parking lot (City), no parking is required for the business. The closest available parking is diagonal public parking along Vine Street.

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. 352 with the findings and conditions listed in Resolution No. PC 2022-03, and in the attached resolution.

Attachments:

1. Resolution No. PC 2022-03
2. Vicinity Map
3. Vino Y Seis Floor Plan
4. Existing Photos