



STAFF REPORT
4/17/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: La Mango – Type 40 ABC License

SPECIFICS: Conditional Use Permit No. 378 to allow liquor sales (ABC Type 40, On-Sale Beer) within a 1,711 SF restaurant located at 51704 Cesar Chavez Street. Applicant: Arlent Irani Torres Cardenas

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2024-09 approving Conditional Use Permit (CUP) No. 378 to allow a liquor sales license (Type 40, On-Sale Beer) at the La Mango restaurant at 51704 Cesar Chavez St., pursuant to the findings and conditions in the attached resolution.

BACKGROUND:

La Mango is an existing restaurant within an existing multi-tenant commercial building located at 51704 Cesar Chavez St. (APN 778-150-001). Since September 2015, the site has had an active Type 40 ABC License. On October 2020, the applicant renewed the ABC License. A CUP was not required for this site since the alcohol use was established prior to the adopted alcohol ordinance in December 2016. On September 2023, the applicant expanded their restaurant by 551 SF within the existing building and no exterior expansion. Per the Coachella Municipal Code, existing uses may be extended provided the plans are submitted to and approved by the planning commission. Due to the expansion, the applicant is CUP approval is required for an alcohol license.

On November 18, 2020 the Cairo Casitas project was approved for the subject site, which was a multi-family development of 8 dwelling units. Since then the project has expired, however the property owner has worked to reach out to the city to discuss new development opportunities on the site and the applicant has been in discussion with the City regarding the Commercial Corridor Façade Improvement Grant Program for potential improvements on the site.

DISCUSSION/ANALYSIS:

The applicant, Arlent Irani Torres Cardenas, submitted a request for a CUP to allow the Type 40 license (On-Sale Beer) at the existing La Mango restaurant. The zoning designation of the property is within the C-N (Neighborhood Commercial) zone 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. The CUP findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 457.04 with a population of 3,135 persons, where ABC concentration standards allow a maximum of 2 on-sale licenses, where 5 active on-sale licenses exist. The applicant is not applying for an off-sale license, however there are 5 active off-sale licenses where ABC concentration standards allow a maximum of 1 off-sale licenses.

Table 1 – On-Sale Alcohol Licenses

Off-Sale Alcohol License within Census Tract 457.04			
	Business Name	Address	License Type
1	TACOS EL VIEJON	51697 Cesar Chavez St.	41 (On-Sale Beer & Wine)
2	MARISCOCOS CULIACAN	51679 Cesar Chavez St.	41 (On-Sale Beer & Wine)
3	LA MANGO	51704 Cesar Chavez St.	40 (On-Sale Beer)
4	MR. CLAMATO	51557 Cesar Chavez St.	58 (Caterer’s Permit)
5	MR. CLAMATO	51557 Cesar Chavez St.	41 (On-Sale Beer & Wine)

Additionally, on-sale establishments may not fall within 700 feet of a church, school, park, playground, residence or another existing on-sale use as measured from property line to property line. The subject site is within 700 feet of the following on-sale liquor uses; Mariscos Culiacan (120 foot distance), Tacos El Viejon (120 foot distance), and Mr. Clamato (490 foot distance). The subject site is within 700 feet of residential property. The subject site is within 700 feet of the following church uses: The Potter’s House (210 foot distance), La Luz Del Mundo Church (533 foot distance), and Calvary Landmark (585 foot distance)

Staff contacted 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 identified no recommendations. No comments have been received from the public with any concerns regarding the approval of the proposed conditional use permit for Type 40 (On-Sale Beer) alcohol sales.

The floor plans for the La Mango restaurant includes a sales floor area of 1,135 SF. Alcohol display and storage is within a storage room and behind a sales counter, and not within the sales floor area. The project does not exceed the 5% maximum sales floor area (57 SF) that may be dedicated to alcohol. Not more than 20% of the gross floor area (342 SF) is dedicated to the storage/sales/display of alcohol, and the alcohol is separated by physical barriers from the main seating area.

Hours of Operation:

The hours of operation for La Mango are Monday through Sunday from 9 a.m. to 12 p.m.

Environmental Setting:

The subject business at 51704 Cesar Chavez Street is along the Cesar Chavez Street commercial corridor surrounded by commercial and residential single-family uses, with adjoining zoning and land uses as follows:

North: vacant CV Industrial building / (C-N, Neighborhood Commercial)
Single family residential / (S-N, Suburban Neighborhood)

South: Tax Pros and Notary, Coachella Barber Shop & Salon, Alonso's Photo & Video
/ (C-N, Neighborhood Commercial)
Plaza Miranda Apartments / (U-N, Urban Neighborhood)

East: Plaza Miranda Apartments / (U-N, Urban Neighborhood)

West: Vacant commercial building, Verde Valley Plaza / (C-N, Neighborhood Commercial)

Parking:

In commercial districts, restaurants are required to provide (1) space for each 45 square feet of customer area, plus (1) space for each two-hundred square feet of noncustomer area. The subject site has 1,135 SF of customer area, and 576 SF of non-customer area, which would require the subject site to provide 28 parking spaces. There are 17 off-street parking spaces on Cesar Chavez Street, 9 off-street parking spaces at the rear parking lot, and approximately 6 on-street parking spaces on Cairo Street. A total 32 parking spaces are provide on-site. The existing off-street and on-street parking on the property provides adequate parking for this use.

Site Improvements

During a staff site visit to the La Mango commercial building, staff observed signage, façade elevations, missing landscaping and on-site driveways in disrepair. Staff communicated these issues to the applicant and the applicant indicated his good-faith efforts to communicate with the city to develop the site under the recently expired permits. Staff also mentioned to the applicant his eligibility for the new Commercial Corridor Façade Improvement Grant Program approved by City Council, and the applicant has been communicating with the Economic Development team to be a program candidate. At the applicant's request, staff has not added any site improvement conditions of approval to the CUP as Staff is able to ensure these improvements occur with code enforcement efforts.

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) Adopt Resolution No. PC2024-09 that approves CUP No. 378 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2024-09 that approves CUP No. 378 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. PC 2024-09 and request that staff prepare a Planning Commission Resolution for denial of CUP No. 378.
- 3) Continue 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. 378 with the findings and conditions listed in Resolution No. PC2024-09. Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the Type 40 license (On-Sale Beer). Furthermore, the Sherriff's Department has not raised concerns about granting the CUP for Type 40 alcohol sales at this site.

Attachments:

1. Resolution No. PC2024-09 CUP No. 378
2. Vicinity Map
3. La Mango Floor Plan
4. Site Photos
5. Agency comments