



STAFF REPORT

6/4/2025

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: Resolution No. PC 2025-09: Request for Conditional Approval of Conditional Use Permit No. 391 Taqueria Allende 2 – Type 41 ABC License

SPECIFICS: Request for conditional approval for Conditional Use Permit No. 391 to allow liquor sales (ABC Type 41, On-Sale Beer & Wine – Eating Place) within an existing 1,680 square-foot restaurant located at 83103 Avenue 48 Ste 1A (Assessor Parcel Number 612-220-010) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Teresa Leon Huerta

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2025-09 approving Conditional Use Permit (CUP) No. 391 to allow a liquor sales license (Type 41, On-Sale Beer & Wine – Eating Place) at Taqueria Allende 2 restaurant located at 83103 Avenue 48 Ste 1A, pursuant to the findings and conditions in the below staff report and the attached resolution.

BACKGROUND:

Taqueria Allende 2 is an existing restaurant within the Neighborhood Commercial (C-N) zone located at 83103 Avenue 48 Ste 1A (APN 612-220-010). The current owner took over an existing business, Taqueria Guerrero, on March 10th, 2025. The establishment had a previous Type 47 (On sale General Eating Place) alcohol license from Taqueria Guerrero, which was surrendered and is now transferred to a new location.

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. The applicant is requesting the approval of the conditional use permit for the Type 41 alcohol license, and does not want the existing Type 47 alcohol license at the site.

DISCUSSION/ANALYSIS:

The applicant, Teresa Leon Huerta, submitted a request for a CUP to allow the ABC Type 41 On-Sale Beer & Wine – Eating Place) at the existing Taqueria Allende 2 restaurant on April 15, 2025.

The restaurant has a zoning designation of Neighborhood Commercial (C-N). The C-N 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 452.26 with a population of 6,528 persons, where ABC concentration standards allow a maximum of 6 on-sale licenses, where 4 active on-sale licenses exist. The applicant is not applying for an off-sale license, however there are 3 active off-sale licenses where ABC concentration standards allow a maximum of 3 off-sale licenses.

Table 1 – On-Sale Alcohol Licenses

On-Sale Alcohol License within Census Tract 452.26			
	Business Name	Address	License Type
1	Walmart	83053 Avenue 48	86 (Instructional Tasting)
2	Desert Wings Inc.	83097 Avenue 48, Ste D2	41 (Beer & Wine)
3	Joe's Sushi the Cabo Way	83103 Avenue 48, Ste 1F	58 (Caterer's Permit)
4	Joe's Sushi the Cabo Way	83103 Avenue 48, Ste 1F	47 (General)

Table 2– Off-Sale Alcohol Licenses

Off-Alcohol License within Census Tract 452.26			
	Business Name	Address	License Type
1	L&G Desert Enterprises	49900 Jackson Street	20 (Beer & Wine)
2	Walmart	83053 Avenue 48	21 (General)
3	Tower Market 915	83498 Avenue 50	21 (General)

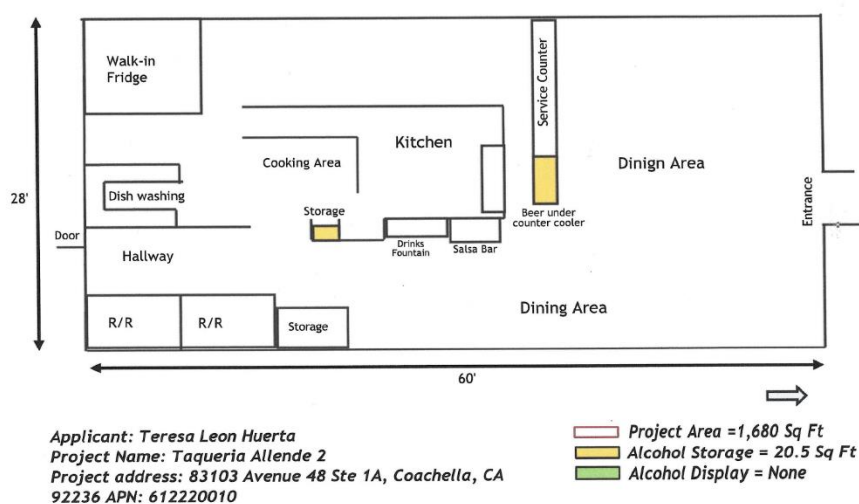
Section 17.74.015.B of the Coachella Municipal Code states that on-sale establishments may not fall within 700 feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use nor can the establishment 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: Joe's Sushi the Cabo Way (neighboring property), Wingstop, and Walmart. The subject site is within 700 feet of Tierra Del Sol community (approximately 231 feet to the south and 296 feet to the east) and the Villa Montego community (553 feet to the north). .

The floor plan for Taqueria Allende 2 restaurant includes a total floor area of 1,680 square feet (SF). There is no alcohol display, storage will be located within a storage room and stored under the service counter in a cooler, and will not be within the sales floor area. The establishment is proposing to utilize 20.5 sq. ft. for alcohol storage and does not exceed the 5% maximum sales floor area (84 SF) that may be dedicated to alcohol.

Image 1 - Floor Plan



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 41 (On-Sale Beer & Wine – Eating Place) alcohol sales.

Previously, the establishment held a Type 47 (On-Sale General – Eating Place) liquor license and was 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:

Taqueria Allende 2 is open Monday, Wednesday, and Friday from 8:00 AM to 8:00 PM; Tuesday and Thursday from 8:00 AM to 9:00 PM; and Saturday and Sunday from 7:00 AM to 8:00 PM.

Environmental Setting:

The subject business is located at 83103 Avenue 48 Ste 1A within the within the Jackson Square commercial center. The General Plan Land Use Designations, Zoning Designations, and Existing uses are identified below:

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

	General Plan	Zoning	Surrounding Existing Uses
Site:	Neighborhood Center	Neighborhood Commercial	Commercial
North:	City of Indio	City of Indio	Single Family Residential (Villa Montego)
South:	Suburban Neighborhood	Suburban Neighborhood	Single Family Residential (Tierra Del Sol)
East:	Suburban Neighborhood	Suburban Neighborhood	Single Family Residential (Tierra Del Sol)
West:	City of Indio	City of Indio	Commercial (Walgreens)

Parking:

In the Neighborhood Commercial zone, restaurants are required to provide One space for each forty-five (45) square feet of customer area, plus one space for each two hundred (200) square feet of noncustomer area. The subject site has a total area of 1,680 SF, with about 780 SF being for customer area, and 900 square feet being noncustomer area; which would require the subject site to provide 22 parking spaces. There are a total 93 parking spaces are provided on-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 Taqueria Allende 2 commercial building, staff observed unpermitted signage and uneven exterior paint in between the signage. A comment letter was sent out the applicant on May 20th, 2025 with planning comment #12 notifying the applicant that a building permit is required for signage.

PUBLIC HEARING NOTICE:

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on May 25, 2025, and a public hearing notice was mailed to property owners within a radius of 300 feet of the subject property on May 21st, 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 2025-09 that approves CUP No. 391 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC 2025-09 that approves CUP No. 391 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 2025-09 and request that staff prepare a Planning Commission Resolution for denial of CUP No. 391.
- 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. 391 with the findings and conditions listed in Resolution No. PC 2025-09. Staff recommends that the Planning Commission makes the findings that the public convenience or necessity is justified to issue the Type 41 license (On-Sale Beer & Wine – Eating Place). Furthermore, the Sheriff's Department has not raised concerns about granting the CUP for Type 41 alcohol sales at this site.

Attachments:

1. Attach 1 - Resolution No. PC 2025-09
2. Attach 1 – Exhibit A - Conditions of Approval PCRESO 2025-09 CUP 391
3. Attach 1 – Exhibit B – Floor Plan
4. Attach 2 - Vicinity Map
5. Attach 3 - Site Photos
6. Attach 4 – Sheriff Comments