



**STAFF REPORT**  
**5/6/2026**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Anahi Fernandez, Management Analyst

**SUBJECT:** Resolution No. PC2026-16: Request for Conditional Approval of Conditional Use Permit No. 401 Clamatosdel43 – Type 40 ABC License

**SPECIFICS:** Request for conditional approval for Conditional Use Permit No. 401 to allow liquor sales (ABC Type 40, On-Sale Beer) within an existing 1,625 square-foot commercial suite located at 49915 Cesar Chavez Street (APN 603-281-044); and determining that the proposed project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Applicant: Salvador Islas

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC2026-16 approving Conditional Use Permit (CUP) No. 401 to allow a liquor sales license (Type 40, On-Sale Beer) at a proposed sports bar located at 49915 Cesar Chavez Street, pursuant to the findings and conditions in the staff report and the attached resolution.

**BACKGROUND:**

Clamatosdel43 Sports Bar will occupy a vacant tenant space within the Coachella Shopping Center, located in the Neighborhood Commercial (C-N) zone at 49915 Cesar Chavez Street (APN 603-281-044). The subject tenant space was previously occupied by a furniture retailer, California Furniture.

Per City of Coachella Municipal Code Section 17.74.015(A)(1), establishments that do not currently but propose to sell liquor must obtain a CUP. The applicant is requesting the approval of the conditional use permit for the Type 40 alcohol license.

**DISCUSSION/ANALYSIS:**

The applicant, Salvador Islas, submitted a request for a CUP to allow the ABC Type 40 (On-Sale Beer) at the existing commercial suite on February 17, 2026. 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 9404.00 with a population of 6,242 persons, where ABC concentration standards allow a maximum of six (6) on-sale licenses, where eighteen (18) active on-sale licenses exist. The applicant is not applying for an off-sale license, however there are fifteen (15) active off-sale licenses where ABC concentration standards allow a maximum of three (3) off-sale licenses.

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

<b>On-Sale Alcohol License within Census Tract 9404.00</b>			
	<b>Business Name</b>	<b>Address</b>	<b>License Type</b>
1	Fraternal Order of Eagles Aerie No 2594	46425 Tyler Street	51 (Club)
2	Fraternal Order of Eagles Aerie No 2594	46425 Tyler Street	58 (Caterer’s Permit)
3	Spotlight 29 Casino	46200 Harrison Street	77 (Event Permit)
4	Spotlight 29 Casino	46200 Harrison Street	47 (General)
5	Spotlight 29 Casino	46200 Harrison Street	68 (Portable Bar)
6	Spotlight 29 Casino	46200 Harrison Street	58 (Caterer)
7	Taqueria Allende	49715 Harrison Street	41 (Eating Place)
8	Santa Fe Restaurant	49305 Grapefruit Blvd, #3, #4	58 (Caterer’s Permit)
9	Santa Fe Restaurant	49305 Grapefruit Blvd, #3, #4	47 (General)
10	Asadero Los Corrales	49975 Harrison Street STE G & H	41 (Eating Place)
11	Eastern Buffet	49211 Grapefruit Blvd, STE 7	41 (Eating Place)
12	Pizza Hut	49954 Harrison Street	41 (Eating Place)
13	Carnitas La Piedad	49625 Highway 86	41 (Eating Place)
14	Carnitas La Piedad	49625 Highway 86	58 (Caterer’s Permit)
15	Sushi & Mariscos Guamuchil	49405 Grapefruit Blvd	47 (General)
16	Taco Shop 760	48975 Grapefruit Blvd	47 (General)
17	Taco Shop 760	48975 Grapefruit Blvd	58 (Caterer’s Permit)
18	La Noria Fonda Cenaduria & Cafe	49613 Cesar Chavez St, B-106	41 (Eating Place)

**Table 2– Off-Sale Alcohol Licenses**

<b>Off-Alcohol License within Census Tract 9404.00</b>			
	<b>Business Name</b>	<b>Address</b>	<b>License Type</b>
1	Food 4 Less	49241 Grapefruit Blvd	21 (General)
2	Coachella Travel Center	46155 Dillon Road	20 (Beer & Wine)
3	Victory Liquor & Sports Goods	49968 Cesar Chavez Street	21 (General)

4	CVS Pharmacy	84010 Avenue 50	21 (General)
5	Garibaldi Meat Market	49975 Harrison Street, STE A & B	20 (Beer & Wine)
6	Coachella Florist	49889 Harrison Street	20 (Beer & Wine)
7	Family Dollar	49681 Harrison Street	20 (Beer & Wine)
8	Coachella Oil Corporation	46651 Dillon Road	20 (Beer & Wine)
9	Smart & Final	49978 Harrison Street	21 (General)
10	Baja Meat Market	47570 Van Buren Street	21 (General)
11	Tower Market	84417 Indio Blvd	21 (General)
12	Arco AMPM	48055 Grapefruit Blvd	21 (General)
13	El Dorado Liquor	49647 Cesar Chavez Street	20 (Beer & Wine)
14	C-Store	46355 Dillon Road	21 (General)
15	Tropicana Supermarket	84075 Avenue 50	20 (Beer & Wine)

Section 17.74.015(C) 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)(1)(b)(i) 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: Asadero Los Corrales and Taqueria Allende, both located within the same commercial center. Additionally, the subject site is within 700 feet of two residential communities, situated approximately 90 feet to the west and 300 feet to the south.

The floor plan for Calamtosdel43 sports bar includes a total floor area of 1,625 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 73 sq. ft. for alcohol storage and does not exceed the 5% maximum sales floor area (81.25 SF) that may be dedicated to alcohol.

**Image 1 - Floor Plan**



- PROJECT AREA = 1,625 SQ FT
- STORAGE AREA = 73 SQ FT
- DISPLAY AREA = NONE

APN: 603281044

ZONING: NEIGHBORHOOD COMMERCIAL (C-N)

Staff contacted Lieutenant Robert Garcia 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 Garcia 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 40 (On-Sale Beer) alcohol sales.

Hours of Operation:

The Clamatosdel43 sports bar will operate Monday-Thursday from 10:00 AM to 9:00 PM and Friday-Sunday from 10:00 AM to 11:00 PM.

Environmental Setting:

The subject business is located at 49915 Cesar Chavez Street within the within the Coachella Shopping 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:	Neighborhood Center	Neighborhood Commercial	Commercial

South:	Neighborhood Center	Neighborhood Commercial	Commercial
East:	Downtown Center	Downtown	Commercial
West:	Suburban Neighborhood	Suburban Neighborhood	Single Family Residential

Parking:

In the Neighborhood Commercial zone, restaurants and other eating establishments are required to provide one (1) 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 1,625 SF, with about 1,125 SF being for customer area, and 500 square feet being noncustomer area; which would require the subject site to provide 28 parking spaces. The commercial center has sufficient parking for the proposed commercial uses.

**PUBLIC HEARING NOTICE:**

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on April 26, 2026, and a public hearing notice was mailed to property owners within a radius of 300 feet of the subject property on April 22, 2026, 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, permitting, 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 expansions of use are proposed. Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the project site or the surrounding area. The tenant space does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the project site that might result in significant impacts. The project area is developed and does not contain any environmentally sensitive areas. The project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed project such that project impacts would not have any substantial adverse changes in the significance of a historical resource.

**ALTERNATIVES:**

- 1) Approve Resolution No. PC 2026-16 that approves CUP No. 401 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC 2026-16 that approves CUP No. 401 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 2026-16 and request that staff prepare a Planning Commission Resolution for denial of CUP No. 401.
- 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. 401 with the findings and conditions listed in Resolution No. PC 2026-16. Staff recommends that the Planning Commission makes the findings 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. Attach 1 - Resolution No. PC2026-16
2. Attach 1 – Exhibit A - Conditions of Approval RESO PC2026-16 CUP 401
3. Attach 1 – Exhibit B – Floor Plan
4. Attach 2 – Vicinity Map
5. Attach 3 – Site Photos