



**STAFF REPORT**  
**5/27/2026**

**TO:** Honorable Mayor and City Council Members

**FROM:** Anahi Fernandez, Management Analyst

**SUBJECT:** A Public Hearing to Consider Resolution No. 2026-29: Request for conditional approval of Entertainment Permit No. 26-02 to allow limited entertainment events in a 1,625 square foot commercial tenant space for the Clamatosdel43 Sport Bar 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 City Council open the public hearing, receive public testimony, and conditionally approve Entertainment Permit No. 26-02 to allow limited entertainment events in a 1,625 square foot commercial tenant space for the Clamatosdel43 Sport Bar located at 49915 Cesar Chavez Street (APN 603-281-044); and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

**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.

On May 12, 2026, the Planning Commission approved Conditional Use Permit No. 401 for Clamatosdel43 Sports Bar to operate with a Type 40, On-Sale license for the sale of beer. The applicant also proposes occasional live music performances consisting of four to six musicians once per month on Saturdays, as well as on the grand opening day at the Clamatosdel43 Sports Bar.

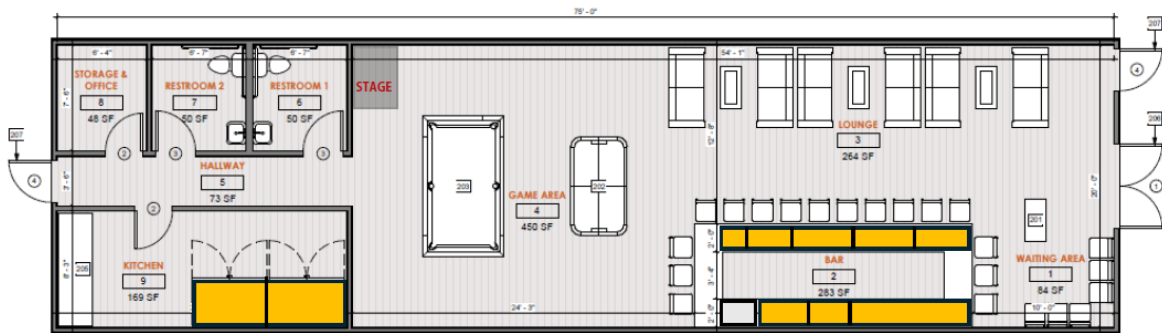
**DISCUSSION/ANALYSIS:**

The applicant, Salvador Islas, submitted a request for an Entertainment Permit to allow limited entertainment events in a 1,625 square foot existing commercial suite. Per Coachella Municipal Code Chapter 5.24, no person or entity shall allow, establish, conduct, maintain or operate any

entertainment establishment within the city without an entertainment permit pursuant to this chapter. The proposed project requires the approval of an entertainment permit, which will establish the licensing and regulation of such entertainment establishment. If the city council elects to grant an entertainment permit, it may impose any condition on the permit that furthers the purposes, regulations, and requirements of this chapter or other applicable laws, ordinances and regulations. This may include restrictions to the days and hours of operations, the maximum occupancy of the operation, necessary traffic control measures, noise controls, security or safety measures, the placement and utilization of hand-held metal detectors, and other applicable conditions of approval.

The Clamatosdel43 Sports Bar project proposes recorded music and live performances by musicians of four to six persons once per month on Saturdays, as well as on the grand opening day. The performances will take place on a designated stage area as demonstrated on the floor plan in Image 1. No use of the sports bar for dancing is proposed. The proposed hours of operation are Monday to Thursday from 10:00 a.m. to 9:00 p.m. and Friday to Sunday from 10:00 a.m. to 11 p.m.. Live music performances will typically start at 3:00 p.m. and conclude at 11:00 p.m. closing time. Staff circulated the request to the Riverside County Sherriff's Department and the Riverside County Fire Department for comment and there are no concerns about the hours of operation and the proposed entertainment uses. Staff has conditioned the project to ensure that amplified music and the live musician performances occur inside the restaurant suite at all times to ensure compliance with the City's noise ordinance.

**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)

**Existing 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 1 – General Plan, Zoning, and Surrounding Existing Uses**

	<b>General Plan</b>	<b>Zoning</b>	<b>Surrounding Existing Uses</b>
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 about 80 parking spaces within close proximity of the subject site, which is sufficient parking for the proposed commercial uses.

**CONSISTENCY WITH GENERAL PLAN**

The project site is within the Neighborhood Center land use designation, and further located in Subarea 4 as designated in the General Plan. The Neighborhood Center is intended to create concentrations of commercial businesses and civic amenities that serve as gathering places for surrounding neighborhoods. The designation allows a variety of neighborhood-serving commercial uses, including restaurants and other establishments that meet the daily and weekly needs of residents. Subarea 4 – Harrison Street Corridor – is meant to become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses.

The proposed project conforms with the vision and policies established in the Neighborhood Center and Subarea 4. The proposed project will occupy an existing commercial tenant space and operate as a sports bar offering food, beverages, and occasional live entertainment. As a restaurant-oriented use, the project will provide an additional dining and social option for residents and visitors, contributing to the Neighborhood Center’s role as a community gathering place. The sale of beer is accessory to the primary restaurant use and complements the project’s entertainment component.

By activating an existing commercial space, the project supports the General Plan's goals of promoting neighborhood-serving businesses, encouraging economic activity, and enhancing the vitality of commercial centers. The project will expand the range of services and amenities available within the Neighborhood Center designation and is therefore consistent with the intent and purpose of this land use category.

### **CONSISTENCY WITH ZONING**

The project site is currently zoned Neighborhood Commercial (C-N) which implements the Neighborhood Center land use designation of the General Plan. The C-N zone permits every day convenience shopping facilities that provide a space for retail and service businesses serving the immediate neighborhood. Per Coachella Municipal Code Chapter 5.24, no person or entity shall allow, establish, conduct, maintain or operate any entertainment establishment within the city without an entertainment permit pursuant to this chapter. The proposed project requires the approval of an entertainment permit, which will establish the licensing and regulation of such entertainment establishment.

Staff contacted Lieutenant Garcia with the Riverside County Sheriff Department and Fire Marshal Azarovitz with the Riverside County Fire Department regarding any concerns for the proposed Clamatosdel43 Sports Bar that the City Council may want to consider when making findings or including conditions of approval for the Entertainment Permit. Both the Riverside County Sherriff Department and Riverside County Fire Department noted no issues for the proposed event. The applicant completed a background check and to meet the requirements of Section 5.24.050 of the Coachella Municipal Code prior to the operation of the event. The project is consistent with Chapter 5.24 of the Municipal Code - Entertainment Establishments Where Alcohol Is Served.

### **PROPOSED FINDINGS:**

#### **Entertainment Permit**

Pursuant to Coachella Municipal Guidelines Chapter 5.24, the City Council must make the following findings for Entertainment Permit approval:

The City Council shall deny approval of an entertainment permit, if it makes the following findings:

#### **1. Any of the information in the application is not accurate, complete and truthful.;**

The information provided in the application is accurate, complete and truthful, as evidenced by staff review and as outlined in the background check that was completed by the applicant for the purposes of the Entertainment Permit as required by Section 5.24.050 of the Coachella Municipal Code

#### **2. The applicant has violated, or the proposed entertainment establishment would violate, any law, ordinance or regulation related to the applicant's fitness to manage or operate an entertainment establishment;**

There are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed Clamatosdel43 Sports Bar, as evidenced by the

completed background check. As required by Section 5.24.050 of the Coachella Municipal Code, the applicant completed a background check and there were no findings made by the U.S. Department of Justice.

**3. The applicant does not possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances or regulations;**

The applicant does possess the requisite moral character to comply with the requirements of this chapter, or any reasonable conditions imposed on the permit, or other applicable laws, ordinances, or regulations as evidenced by staff and as outlined in the background check that was completed by the applicant for the purposes of the Entertainment Permit as required by Section 5.24.050 of the Coachella Municipal Code. Staff contacted Lieutenant Garcia with the Riverside County Sheriff regarding any concerns for the proposed sports bar.

**4. The applicant does not possess the requisite moral character to manage and operate an entertainment establishment within the city in accordance with the requirements of this chapter;**

The applicant does possess the requisite moral character to manage and operate an entertainment establishment within the city. The applicant successfully completed a background check in accordance with the requirements of Section 5.24.050 of the Coachella Municipal Code. The background check, conducted by the United States Department of Justice, returned no findings that would indicate the applicant lacks moral character necessary to operate the proposed entertainment establishment.

**5. The applicant does not have sufficient financial resources, or experience, or experienced employees to manage or operate an entertainment establishment within the city in accordance with the requirements of this chapter;**

The applicant has demonstrated sufficient financial resources and access to experienced personnel to manage and operate the proposed entertainment establishment within the City in accordance with the requirements of this chapter. Although the applicant does not have significant experience operating an entertainment establishment, the applicant has retained an experienced management team to assist with the operation of the sports bar and the proposed entertainment activities. Based on the information provided, staff finds that the applicant has the financial capacity and operational support necessary to conduct the proposed use in compliance with the requirements of the Coachella Municipal Code.

**PUBLIC HEARING NOTICE:**

A public hearing notice for the Project was published in the Desert Sun, the newspaper of record, on May 17, 2026, and a public hearing notice was mailed to property owners within a radius of 300 feet of the subject property on May 13, 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. 2026-29 that approves EP No. 26-02 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. 2026-29 that approves EP No. 26-02 with the findings and conditions as recommended by Staff with modifications as proposed by the City Council.
- 3) Deny the approval of Resolution No. 2026-29 and request that staff prepare a City Council Resolution for denial of EP No. 26-02.
- 4) 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 City Council approve Alternative #1, approving Entertainment Permit No. 26-02 with the findings and conditions listed in Resolution No. 2026-29.

Attachments:

1. Attach 1 - Resolution No. 2026-29
2. Attach 1 – Exhibit A - Conditions of Approval RESO 2026-29 EP 26-02

3. Attach 1 – Exhibit B – Floor Plan
4. Attach 2 – Site Plan
5. Attach 3 – Site Photos