



STAFF REPORT
1/4/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Taco Shop 760 – Alcohol Sales

SPECIFICS: Conditional Use Permit No. 360 to allow the on-sale, service and consumption of beer, wine, and distilled spirits (Type 47) within a 2,756 square-foot restaurant located at 48975 Grapefruit Blvd, Suite #3. Applicant: Alejandra Barcelo

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2023-01 approving Conditional Use Permit (CUP) No. 360 to allow a liquor sales license (Type 47, On-Sale Beer, wine and distilled spirits– Eating Place) at Taco Shop 760 eating establishment located at 48975 Grapefruit Blvd, Suite #3 pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

Taco Shop 760 is currently operating as a restaurant within an existing commercial tenant space (Suite #3) located in the Plaza Mi Pueblo commercial center located on .58 acres at 48975 Grapefruit Blvd (APN 603-250-012). The site previously was the location of a 5,000 sq. ft. commercial building that served as a restaurant and convenience store and was demolished in order to accommodate the Plaza Mi Pueblo commercial building, which was approved under Architectural Review No. 17-01. Plaza Mi Pueblo includes four retail suites, which includes Ana Perez Reator, Kingz Barbershop, and Ink Devotion Tattoo and Body Piercing. Suite #3 was previously occupied by El Pecado Crafted Mexican Food. Taco Shop 760 currently operates with an active Type 41 On-Sale license that allows for the sale of beer and wine only and not distilled spirits.

DISCUSSION/ANALYSIS:

The applicant, Alejandra Barcelo, submitted a request for a CUP to allow the on-sale of liquor (beer, wine and spirits) at the Taco Shop 760 restaurant. 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. The Conditional Use Permit findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 9404 with a population of 6,242 person, where ABC concentration standards allow a maximum of 5 on-sale licenses, where 16 active licenses exist. When it is determined by ABC that there is an undue concentration of on-sale licenses, the Planning Commission must make findings that the public convenience or necessity justifies the issuance of the liquor license to the establishment.

Table 2 – On-Sale Alcohol Licenses

On-Sale Alcohol License within Census Tract 9404			
	Business Name	Address	License Type
1	FRATERNAL ORDER OF EAGLES AERIE NO 2594	46425 TYLER ST	51 (Club)
2	FRATERNAL ORDER OF EAGLES AERIE NO 2594	46425 TYLER ST	58 (Special On-Sale General)
3	Danniel Kim	49939 HARRISON ST	40 (On-Sale Beer – Bar, Tavern)
4	SPOTLIGHT 29 CASINO	46200 HARRISON ST	47 (On-Sale General – Eating Place)
5	SPOTLIGHT 29 CASINO	46200 HARRISON ST	68 (Portable Bar License)
6	SPOTLIGHT 29 CASINO	46200 HARRISON ST	77 (Event Permit)
7	SPOTLIGHT 29 CASINO	46200 HARRISON ST	58 (Caterer’s Permit)
8	TAQUERIA ALLENDE	49715 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)
9	SANTA FE RESTAURANT	46425 TYLER ST	47 (On-Sale General – Eating Place)
10	ASADERO LOS CORRALES	46425 TYLER ST	41 (On-Sale Beer and Wine – Eating Place)
11	EASTERN BUFFET	49939 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)
12	PIZZA HUT	46200 HARRISON ST	41 (On-Sale Beer and Wine – Eating Place)
13	CARNITAS LA PIEDAD RESTAURANT INC	49625 US HIGHWAY 86	48 (On-Sale General – Public Premises)
14	CARNITAS LA PIEDAD RESTAURANT INC	49625 US HIGHWAY 86	58 (Caterer’s Permit)
15	MARISCOS GUAMUCHIL INC	49405 GRAPEFRUIT BLVD	47 (On-Sale General – Eating Place)
16	TACO SHOP 760 CORP	48975 GRAPEFRUIT BLVD, STE 3	58 (Caterer’s Permit)
17	CHICAS GENTLEMENS CLUB	46156 DILLON RD	48 (On-Sale General – Public Premises)
18	CHICAS GENTLEMENS CLUB	46156 DILLON RD	58 (Caterer’s Permit)
19	MARISCOS EL PATRON	84400 INDIO BLVD	47 (On-Sale General – Eating Place)
20	MI LINDO SINALOA	49291 GRAPEFRUIT BLVD, STE 2	58 (Caterer’s Permit)
21	MI LINDO SINALOA	49291 GRAPEFRUIT BLVD, STE 2	47 (On-Sale General – Eating Place)

*Surrendered licenses are counted by ABC towards the concentration of ABC licenses.

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 Islamic Society of Palm Springs and about 200 feet to the nearest residence on Las Cruces Street. The subject site is also within 700 feet of another on-sale establishment (Eastern Buffet – 570 foot distance). 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. No comments have been received from the public with any concerns about approval of the proposed conditional use permit for Type 47 alcohol sales.

The floor plan for Taco Shop 760 restaurant includes a bar area for seating and a substantially sized dining area of 978 sq. ft. Beer, wine and distilled spirits are proposed be displayed on a wall display near the bar area. A refrigerator behind the bar will also store beer and wine. A fenced outdoor dining area for the restaurant is located directly in front of the restaurant entrance and separated from the restaurant by a breezeway.

Hours of Operation:

The hours of operation for Taco Shop 760 are listed Monday through Sunday from 8 a.m. to 9 p.m.

Environmental Setting:

The subject business is on a site within an existing commercial center at 48975 Grapefruit Boulevard substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Quick Quack Car Wash / (C-G, General Commercial)

South: Avenue 49 and Center for Employment training / (C-G, General Commercial)

East: Grapefruit Boulevard and Union Pacific Railroad / (M-S, Manufacturing Service)

West: Quick Quack Car Wash/ (C-G, General Commercial)

Site Plan / Parking and Circulation:

The site is fully developed and includes all required on-site parking.

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. 360 with the findings and conditions listed in Resolution No. PC 2023-01. Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the on-sale beer, wine and distilled spirits license as alcoholic beverages are offered in combination with a bonafide eating place that already is in the possession of a Type 41 license (On-Sale Beer and Wine – Eating Place). Furthermore, The Sherriff's Department has not raised concerns about granting the Conditional Use Permit for Type 47 alcohol sales.

Attachments:

1. Resolution No. PC 2023-01
2. Vicinity Map
3. Taco Shop 760 Floor Plan