



STAFF REPORT
9/1/2021

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: El Tranvia Restaurant – On Sale Alcohol Request

SPECIFICS: Conditional Use Permit No. 341 to allow beer and wine sales as part of a proposed 4,356 square foot restaurant (ABC Type 41, On Sale Beer and Wine Eating Place) in an existing commercial building located at 1221 6th Street in the C-G (General Commercial) zone. Oscar Ventura Saavedra, Inc. (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2021-18 approving Conditional Use permit No. 341 to allow a liquor sales license (Type 41, On Sale Beer and Wine Eating Place) at “El Tranvia” located at 1221 6th Street pursuant to the findings and conditions of approval contained in the staff report and attached resolution.

BACKGROUND:

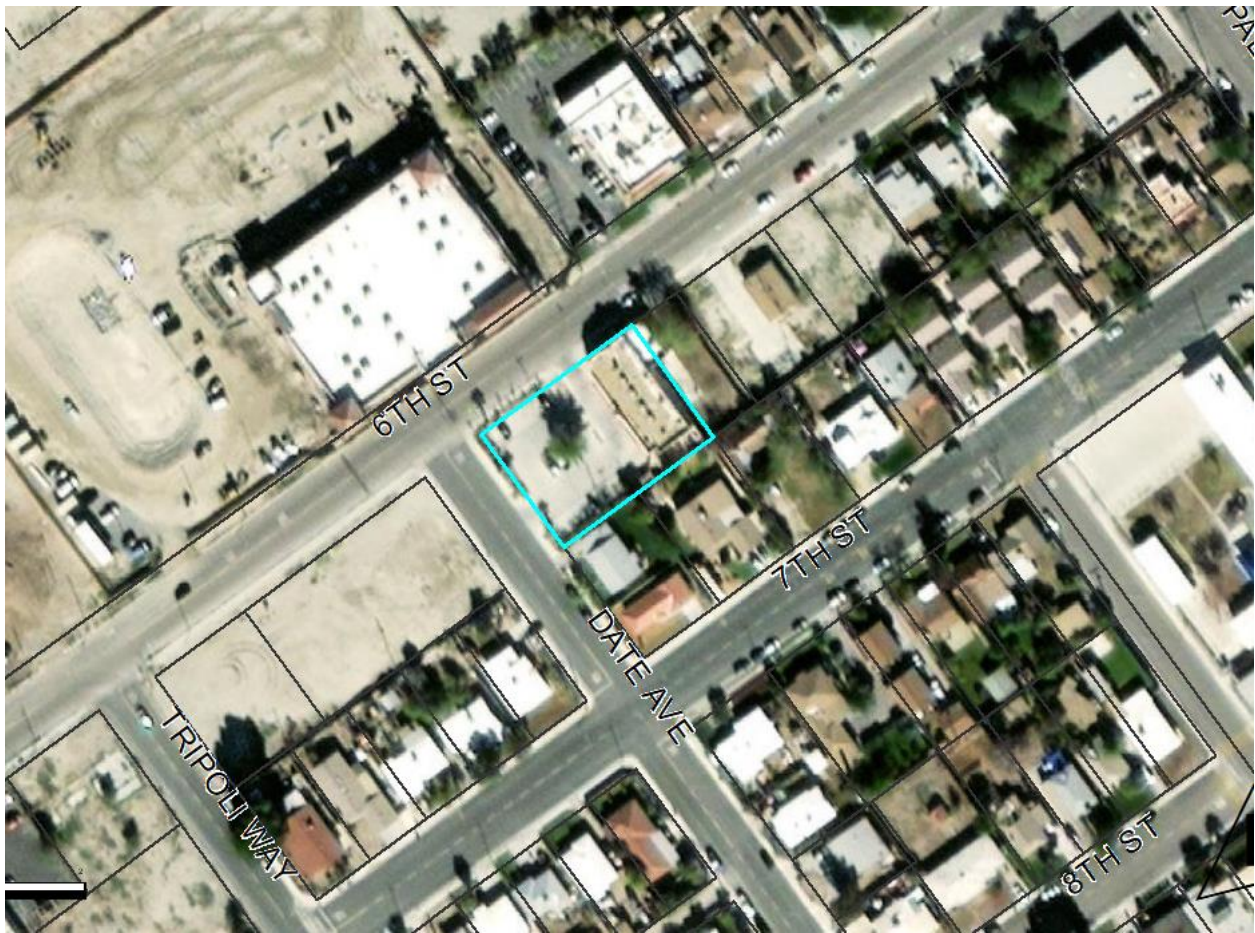
The subject site is an existing commercial tenant space located within a .48-acre neighborhood commercial building located at 1221 6th Street. The applicant currently operates El Tranvia restaurant, a bonafide eating establishment, and serves family recipes of Mexican food and seafood from the regions of Jalisco and Michoacan, Mexico. The restaurant currently does not serve beer and wine. The parking lot serving the restaurant is located at the front of the restaurant.

DISCUSSION/ANALYSIS:

The applicant, Oscar Ventura Saavedra, has submitted a request for a Conditional Use Permit (CUP) to allow the on-sale of liquor (beer and wine) at the El Tranvia 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. Due to the location within the Pueblo Viejo zone, the 700-foot distance requirements from playgrounds, residential property, and other liquor stores do not apply. The

Conditional Use Permit findings of Section 17.74.020 are required to be made by the Planning Commission.



Aerial View of the El Tranvia restaurant site

The floor plan for the El Tranvia restaurant identifies a kitchen, service counter, dining area, party supplies sales area, walk-in cooler, office, storage and party supplies display.

Hours of Operation:

The applicant states in their attached business letter that the restaurant operates daily from 8 a.m. to 8 p.m. Sunday to Thursday and from 8 a.m. to 10:30 p.m. Friday to Sunday and that the service of beer and wine will be incidental with the sale of food.

Environmental Setting:

The subject site is commercial building and related parking located at the southeast corner of 6th Street and Date Avenue and is substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Riverside County Department of Public Social Services, / (C-G, General Commercial)

South: Single Family Residences / (R-S, Residential Single Family)

East: City Owned Office building / (C-G, General Commercial)

West: Date Avenue and vacant land/ (C-G, General Commercial)

Site Plan / Parking and Circulation:

The site is fully developed with two driveway access points from Sixth Street and Date Avenue. The site provides 20 on-site parking spaces for the existing restaurant. Staff has observed overgrown trees and shrubs on-site and recommends a condition of approval to ensure regular maintenance of on-site landscaping.

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 approving Conditional Use Permit No. 341 with the findings and conditions listed in the attached resolution.

Attachments:

1. Resolution No. PC 2021-18
2. Vicinity Map
3. Description of Business Letter
4. Floor Plan