



STAFF REPORT
9/1/2021

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Coachella Bar – Alcohol Sales as a Cocktail Lounge

SPECIFICS: Conditional Use Permit No. 343 to allow liquor sales as part of a proposed 1,680 square foot cocktail lounge (ABC Type 48, On Sale General Public Premise) in an existing commercial building located at 85-995 Grapefruit Blvd, #2 in the C-G (General Commercial) zone. Nicolas Meza (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2021-19 approving Conditional Use permit No. 343 to allow a liquor sales license (Type 48, On Sale General Public Premise) at “Coachella Bar” located at 85-995 Grapefruit Blvd, #2 pursuant to the findings and conditions of approval contained in the attached resolution.

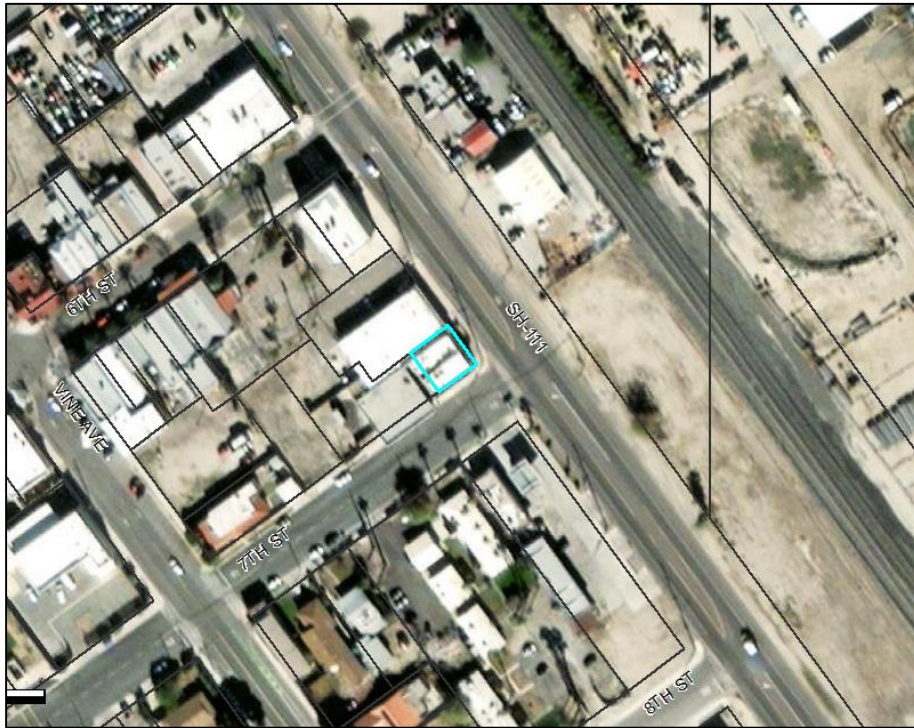
BACKGROUND:

The subject site is an existing commercial tenant space located within a .06-acre neighborhood commercial building located at 85-995 Grapefruit Blvd. The applicant currently holds an active Type 42 On-Sale Beer and Wine license type with the California Department of Alcohol Beverage Control.

DISCUSSION/ANALYSIS:

The applicant, Nicolas Meza, has submitted a request for a Conditional Use Permit (CUP) to allow the on-sale of liquor (beer, wine and spirits) at the Coachella Bar. The bar is currently serves beer on-site for patrons.

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 are required to be made by the Planning Commission.



Coachella Bar (Between Coachella Smoke Co. and El Tepeyac)

The floor plan for Coachella Bar includes a counter area with seating for up to 11 seats (Attachment 3). Small tables with chairs are provided throughout the remainder of the floor area of the establishment and two restrooms are provided. Outdoor seating is provided in a front courtyard with a low wrought iron enclosure and a rear-enclosed alley.

Staff contacted the Lieutenant Martinez with the Riverside County Sheriff regarding any concerns or complaints for the Coachella Bar that the Planning Commission may want to consider when making findings or including conditions of approval for the CUP. Lieutenant Martinez did not identify any concerns with the applicant for the Coachella Bar business and does not recommend any conditions of approval.

Hours of Operation:

The applicant has not indicated specific hours of operation for the convenience store on their application but the Coachella Bar hours of operations are listed as 7 a.m. -10 p.m., seven days a week. The applicant indicated that the business officially closes at 2 a.m. with last call at 1:30 a.m.

Environmental Setting:

The subject site is a small suite in an existing commercial building at 85-995 Grapefruit Blvd substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: El Tepeyac / (C-G, General Commercial)

South: Coachella Smoke Shop / (C-G, General Commercial)

East: Feed Lot and Railroad / (M-S, Manufacturing Service)

West: Multi-tenant commercial building / (C-G, General Commercial)

Site Plan / Parking and Circulation:

The site is fully developed and does not provide on-site parking. Due to the business operating within an existing building within the Sixth Street commercial core area and located within 500 feet of a publicly owned parking lot (Senior Center), no parking is required for the business.

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. 343 with the findings and conditions listed in Resolution No. PC 2021-19, and in the attached resolution.

Attachments:

1. Resolution No. PC 2021-19
2. Vicinity Map
3. Coachella Bar Floor Plan