city of saint paul
planning commission resolution
file number 19-26
date May 3, 2019

Commercial Development District: La Costa Mexican Sports Bar and Grill

WHEREAS, an application has been submitted to the City Council for the creation of a Commercial Development District for La Costa Mexican Sports Bar and Grill at 194 Cesar Chavez Street, pursuant to §17.07.1 of the City Charter and to §409.20 of the Saint Paul Legislative Code, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limits; and

WHEREAS, the Department of Safety and Inspections has consulted with the Planning Commission for advice concerning the proposal's consistency with the City's comprehensive plan and zoning ordinance pursuant to §409.20 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission has made the following findings of fact:

1. La Costa Mexican Sports Bar & Grill includes one approximately 2,200 square foot building at 194 Cesar Chavez Street.
2. The proposed Commercial Development District is confined to the site of La Costa Mexican Sports Bar and Grill.
3. The proposed Commercial Development District is consistent with the Saint Paul Comprehensive Plan. The property lies within a designated Mixed-Use Corridor, described in the Comprehensive Plan as including "commercial areas with goods and services for people who live and work among them." The District del Sol Plan Addendum to the Comprehensive Plan calls for the City to "support and retain the current business mix" (Strategy CV1) and to "continue to capitalize on neighborhood characteristics… to create a strong identity and brand for the District" (Strategy CV4). The District del Sol Plan also calls for the City to "concentrate businesses that provide goods and services to residents at the three commercial nodes", one of which is the intersection of George Street and Cesar Chavez Street. Establishing this Commercial Development District to allow La Costa to extend their alcohol sales will expand the variety of goods available to area residents and workers at an identified commercial node, as well as reinforce District del Sol's Latinx neighborhood brand and identity.
4. The proposed Commercial Development District is consistent with existing zoning. The property is zoned T2 traditional neighborhood, which permits bars and restaurants up to five thousand (5,000) and fifteen thousand (15,000) sq. ft. in area respectively, requiring conditional use permits for larger establishments.

NOW, THEREFORE, BE IT RESOLVED, under provisions of the City Charter §17.07.1 and Legislative Code §409.20, that the Planning Commission hereby reports to the City Council that the proposed Commercial Development District is consistent with the Comprehensive Plan and Zoning Code, and supports creation of the proposed district.

moved by Mouacheupao
seconded by
in favor Unanimous
against