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October 9, 2024

VIA EMAIL : robertl@ci.salinas.ca.us

Robert Latino
City of Salinas
Title: Associate Planner

RE: Proposed Circle K
East Blanco Road & Abbott Street SEC
Salinas, California

Dear Mr. Latino,

Circle K's business strategy to operate a successful store on East Blanco Road & Abbott Street SEC that includes the sale of beer and wine products as allowed under a Type 20 License. The purpose of this narrative is to provide you with justification for the proposed type 20 beer and wine sales for Circle K at the above location. We understand that this will require a CUP for the alcohol sales along with a PCN approval.

As shown on the attached letter from the City's Police Department, they are supportive of this CUP based on crime statistics in the area and we will be agreeing to the proposed conditions in this letter. It is also important to note that there are no adjacent residential surrounding uses.

Furthermore, Circle K provides extensive training to its employees and knows about the severity of obeying all ABC rules and regulations (selling to minors, properly identifying individuals, etc.)

This beer and wine component is a vital economic part of the project and will also allow us to remain competitive with the other gas stations and convenience stores in the area. Circle K corporation firmly believes that this beer and wine component is a necessity for the long-term viability and life of this project.

We will be restricted to the number of cooler doors that will be selling beer and wine and we are NOT proposing hard alcohol. Finally, we believe that this will not be detrimental to the public and will provide convenience to the public that allows customers to avoid additional trips to other stores to purchase beer and wine which minimizes additional trips on the street network

Thank you ahead of time for your prompt attention to this matter. If you should have any questions or comments, please feel free to contact me at 626.712.5941.

Respectfully,

Sandra Agraz,
Real Estate Development Manager



CITY OF SALINAS

POLICE DEPARTMENT MEMORANDUM

DATE: August 30, 2024
TO: Robert Latino, Associate Planner
FROM: Gerardo Magana/ Sergeant
SUBJECT: CUP 2024-022 (1016 Abbott St.)

I have researched information for CUP 2024-022 regarding the proposed application for off-sale alcohol use.

This location is in Police Reporting District (PRD) #108. The police department's statistics office provided me with an overall 2022 average crime rate of 61.21 per PRD. According to the police department's statistics office, the 2022 crime statistics for PRD #108 is 22, **well below the PRD average**. The applicable crime statistic of 22 for PRD # 108 is below 73.45 (PRD average of 61.21 + 20%), therefore making the subject site not in area of undue concentration for crime statistics per California Code, Business and Professions Code-BPC § 23958.4.

City of Salinas PRD #108 Year 2022	
Murder	0
Robbery	0
Burglary	4
Rape	0
Aggravated Assault	0
Simple Assault	2
Stolen Vehicles	1
Larceny	2
Part Two Crimes	13
Arson	0
TOTAL	22

***all charges include attempted**

PRD #108 is located within the area heavy commercial district. A majority of the crimes that occur in this area are Part Two crimes which include burglary, simple assault, theft and larceny. In this area are some unhoused population that reside along the Union Pacific railroad tracks near the South Sanborn bridge.

It is my opinion that there may not be an increase for police services for this project.

The Salinas Police Department does not object to the approval of CUP 2024-044, subject to the following recommendations:

- Digital surveillance system with **high quality** cameras focused on the points of sales, entrances/exits of the business and the parking lot, with the capability to store the digital images captured. The video/photos must be retained for 30 days and be made available to police upon request.
- Ample lighting in the parking lots, exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.