



**CONDITIONAL USE PERMIT 2025-023; APPEAL OF
PLANNING COMMISSION DENIAL OF AN OFF-SALE
ALCOHOL RELATED USE (TYPE 21 ABC LICENSE)
LOCATED AT THE LAUREL WEST SHOPPING CENTER AT
1018 NORTH DAVIS ROAD**

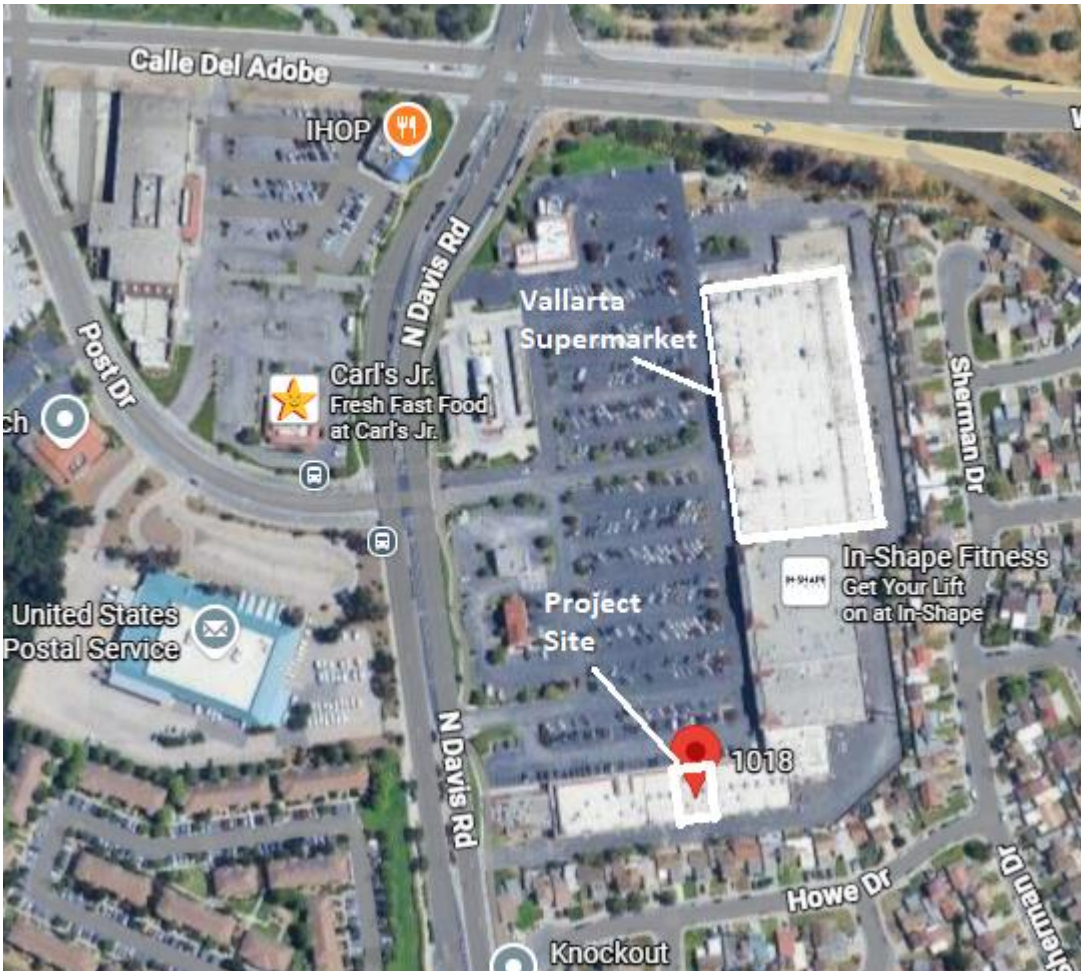
Tuesday, January 27, 2026

City Council

Thomas Wiles, Senior Planner

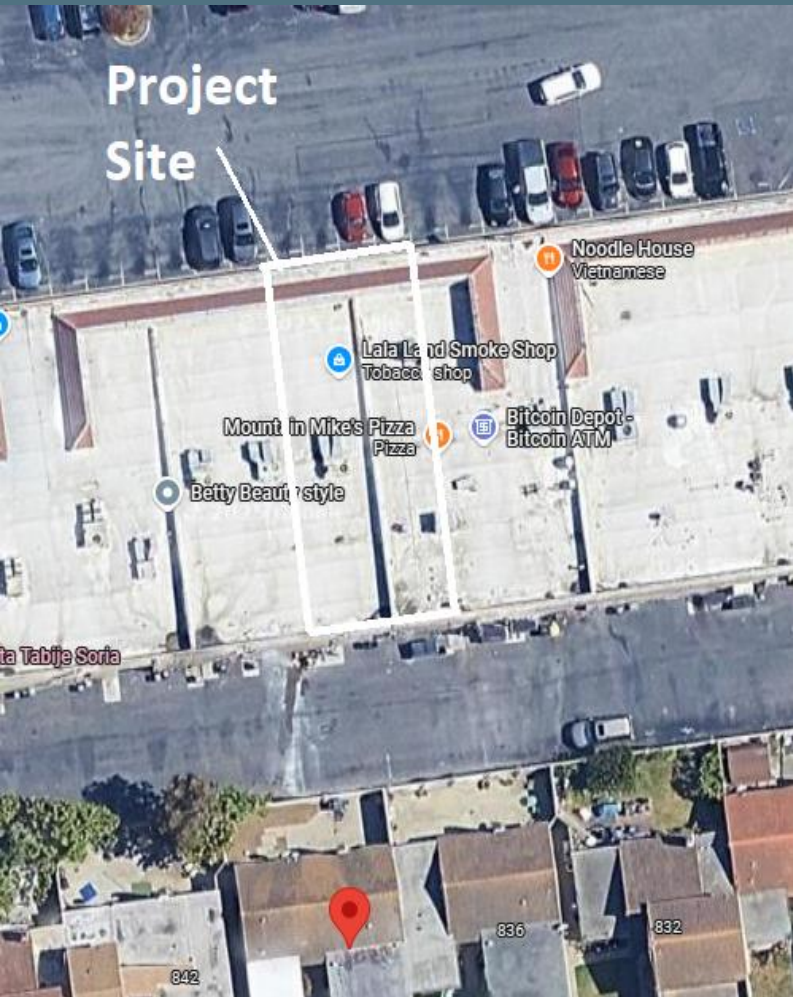
Community Development Department

Executive Summary



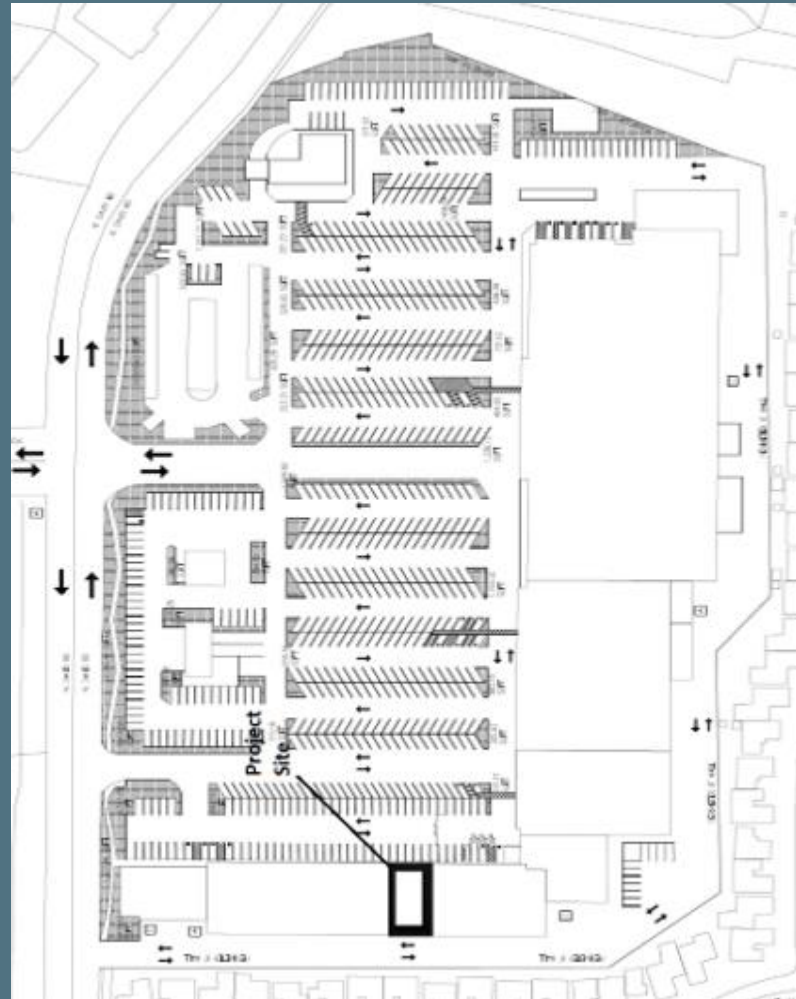
- Applicant: Simon Maida
- Rexford Title Inc., Property Owner
- Use: Off-sale alcohol
 - Type 21 ABC license – Beer, Wine, & Distilled Spirits
- Laurel West Shopping Center
 - Existing 2,618 sf. space
 - Clink Liquor Store

Background



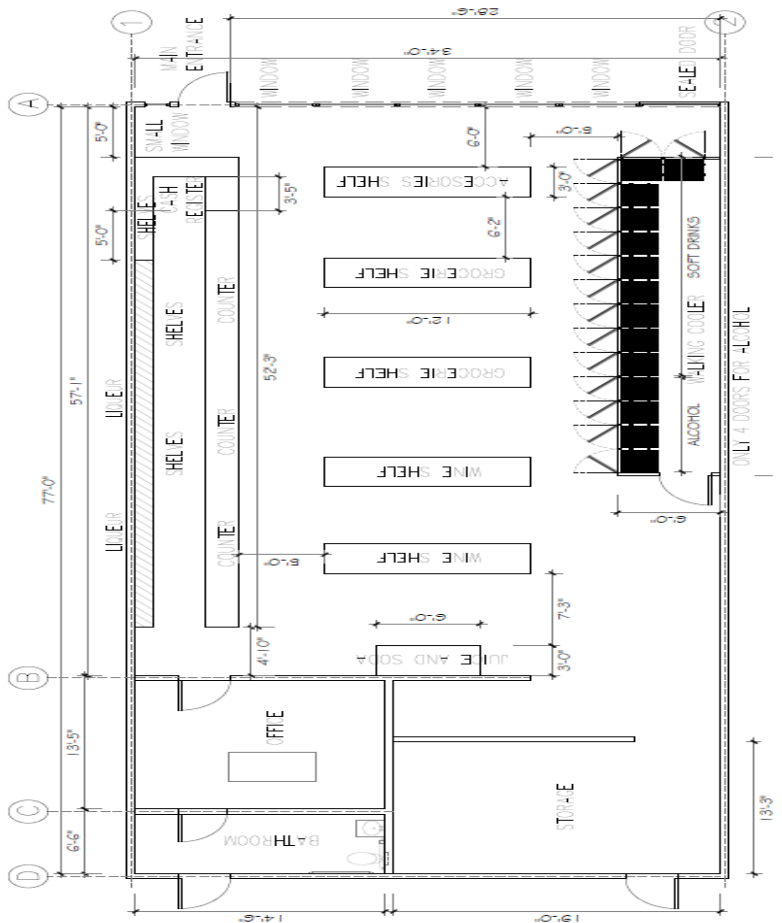
- Zone: Commercial Retail (CR)
- Surrounding uses:
 - Commercial, Government, & Residential

Background (cont.)



- November 19, 2025 – Planning Commission denied CUP
 - December 1, 2025 - Applicant appealed CUP denial
- January 13, 2026 - Original City Council Hearing date, and continued to January 27, 2026
- Public Notice:
 - December 19, 2025 – Mailed and posted on-site, City Hall, and Permit Center
 - December 25, 2025 – Published in the Monterey County Weekly

Discussion



- Undue Concentration
 - Number of Outlets in CT 18.02
 - Five (5) Allowed
 - Six (6) Active
 - Seven (7) if CUP approved
- Crime
 - PRD does not exceed undue concentration
- Salinas Police Department does not object
 - Anticipated increase in Police services

Planning Commission Denial/Appeal

- November 19, 2025 – Planning Commission denied the CUP
 - 3-2 vote
 - Finding of Public Convenience or Necessity was not established:
 - Too close to a similar off-sale alcohol related use
 - Too close to a school
 - Concerns of increased DUI accidents

Planning Commission Denial/Appeal (Cont.)

- Applicant's appeal cites Zoning Code Section 37-60-1280(a)(1-4):
 - (1) A determination or interpretation that is not in accord with the purposes of this article;
 - (2) There was an error or abuse of discretion;
 - (3) The record includes inaccurate information; or
 - (4) A decision is not supported by the record.

Conclusion

- Alternatives Available to Council
 - Uphold appeal and CUP remains denied
 - Overturn appeal and approve the CUP
- CEQA Determination:
 - If appeal upheld - Section 15270
 - If appeal overturned – Section 15061(b)(3)



Questions?