

Fee: \_\_\_\_\_

Planner: \_\_\_\_\_

*Official Use Only*

**CITY OF SALINAS**  
Community Development Department  
65 West Alisal Street  
Salinas, CA 93901  
(831) 758-7206

Permit No.: \_\_\_\_\_

Date Received: \_\_\_\_\_

*Official Use Only*

**DEVELOPMENT REVIEW  
APPLICATION**

- ☐ Site Plan Review  
☐ Conditional Use Permit  
☐ Rezoning  
☐ Planned Unit Development

- ☐ General Plan Amendment  
☐ Master Sign Plan  
☐ Subdivision Map (TM, Parcel, LLA, etc.)  
☒ Other (Please specify) Appeal of CUP

**APPLICANT INFORMATION**

Steerpoint Capital

Name

10880 Wilshire Blvd., Ste. 1280

Address

Los Angeles

CA

90024

City

State

Zip

Phone

Fax

E-mail

Jason Jaffe

Digitally signed by Jason Jaffe  
Date: 2015.07.25 18:04:01 -0700

Signature\*

Jason Jaffe, Dir. of Leasing and Asset Strategy

Printed Name

**PROJECT DESCRIPTION**

Site Address

1104 Northridge Mall, 93906

253-201-054-000

Assessor's Parcel Number

Description of Proposal:

Appeal of CUP granted for operation of a Dave & Buster's facility to be located at  
1104 Northridge Mall. See attached Exhibit A for detailed description of appeal.

**PROPERTY OWNER INFORMATION**

Bridge Group Investments, LLC and Mersho Investments, LLC (Steerpoint Capital)

Name

10880 Wilshire Blvd., Ste. 1280

Address

Los Angeles

CA

90024

City

State

Zip

E-mail

Jason Jaffe

Signature\*

Jason Jaffe, Dir. of Leasing and Asset Strategy

Printed Name

**RELATED FILES**

**COMMENTS**

Official Use Only

\* I/we declare under penalty of perjury that the information contained in this Application, including any plans and documents submitted herewith, are true and correct to the best of my/our knowledge. I/we further declare that I/we agree to the Standard Permit Conditions shown on the reverse side. I/we recognize that this application(s) may be subject to the California Environmental Quality Act, §21000 et seq. of the Public Resources Code.





## EXHIBIT A

### **Appeal of Conditional Use Permit No. 2024-24**

#### **Procedural Statement**

This appeal is submitted under protest and with full reservation of rights to supplement its contents. The City of Salinas has not afforded the appellant the required due process pursuant to the City's own code or general procedural due process requirements. The City claims that it approved the above-referenced conditional use permit (CUP) on July 15, 2025, yet, despite repeated requests from the appellant and its counsel, did not provide any project approval documents until 2:25 pm on Friday, July 25, 2025, the date an appeal is due. The City's code provides a 10-day appeal period from the date of project approval, which presumes the City has released the relevant approval documents.

Further, it is unclear how the City could have approved the CUP on July 15th when, per correspondence from the City, no approval documents had been drafted as of that date. On July 21, 2025, City Planning stated that "The Planning Commission Administrative Staff Report has been drafted and is currently being reviewed by the Planning Manager." Such a statement indicates that six days after the alleged approval, no final approval document existed. It is apparent that no such documents existed until July 25, 2025.<sup>1</sup> As such, the City's official action did not occur until July 25th. It is therefore improper for the City to run its appeal period from July 15, 2025.

#### **Grounds for Appeal**

The determination is not in accord with the purposes of the zoning code and the decision is not supported by the record

The use, a Dave and Buster's, would be detrimental to the public health, safety, and welfare of persons residing or working in the adjacent neighborhood, and detrimental to properties in the vicinity.

As conditioned, Dave and Buster's will serve a full line of alcoholic beverages and will be able to operate until 12:00 am or 2:00 am (depending on the night). There is a well-documented security and crime element in conjunction with the operation of a Dave and Buster's. *See*

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<sup>1</sup> Adding to the strangeness, the City's staff report is dated July 3, 2025, yet the City did not provide it until July 25th. Is the City back-dating documents to make it appear that it undertook decisions well before it did?



Attachment 1. As a known generator of crime, operation of a Dave and Buster's will endanger residents, workers, and patrons of the Mall. This is particularly concerning given the appellant's efforts to invest in the Mall and significant security resources. A large-format late night alcohol/entertainment use such as Dave and Buster's has the potential to overwhelm existing security at the Mall and degrade the Mall's viability.

The CUP approval contains no analysis of the pervasive crime created by the operation of a Dave and Buster's. As such, the findings are not supported by substantial evidence. Indeed, the drafted findings note that the crime rate for the project location is more than double the overall average for the City. There is no evidence in the record that an alcohol-fueled crime generator is appropriate for this location and will not be detrimental to residents, Mall patrons, or properties.

The CEQA exemption is improper

The CEQA exemption, under the "Existing Facilities" exemption, is improper. The exemption analysis states that the project involves "minor alteration of an existing private structure," but contains no discussion or analysis of the actual use. The use involves serving alcohol until 2:00 am to hundreds of patrons, who then will engage in significant drunken noise (among other activities), yet no mention of the use or the use's impacts is included in the CEQA determination.





## ATTACHMENT 1

<https://patch.com/maryland/odenton/bowie-man-accused-gunfire-arundel-mills-dave-busters-police>



### Gunfire At Arundel Mills Mall Prompts Bowie Man's Arrest: Police

Bowie Man Accused Of Gunfire at Arundel Mills Dave & Buster's: Police - Odenton-Severn, MD - A gunshot was fired at the Arundel Mills Dave & Buster's, police said. A Bowie man was arrested.

[patch.com](https://patch.com)

<https://www.amny.com/news/man-sentenced-deadly-stabbing-times-square-dave-busters/>



### Man sentenced for deadly stabbing at Times Square - amNewYork

Man sentenced for deadly stabbing at Times Square Dave & Buster's. Defendant receives 20 years for fatal attack during arcade dispute, closing case.

[www.amny.com](https://www.amny.com)

<https://www.fox13seattle.com/news/man-shot-outside-auburn-dave-busters>



### Man shot outside Auburn Dave & Buster's | FOX 13 Seattle

The man was taken to Harborview Medical Center with non-life-threatening injuries. Police have not located a suspect. Anyone with information is asked to call the Auburn Police Department's tip line at 253-288-7403. To get the best local news, weather and sports in Seattle for free, sign up for the daily FOX Seattle Newsletter. Download the free





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Store ...

[www.fox13seattle.com](http://www.fox13seattle.com)

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November 2023 - [Windows shattered by gunfire at Dave & Buster's in west Toledo | wtol.com](http://www.wtol.com)

November 2023 - [3 male suspects wanted after assaulting and robbing victims in Dave & Buster's restroom \(fox5dc.com\)](http://www.fox5dc.com)

November 2023 - [Third person arrested for 2022 fatal shooting of football star outside Sugarloaf Mills \(fox5atlanta.com\)](http://www.fox5atlanta.com)

August 2023 - [Man gets life without parole for killing a father in front of his daughter at Dave & Buster's near Spring Branch \(click2houston.com\)](http://www.click2houston.com)

August 2023 - [Guard slashed by woman in LI Dave and Buster's: NCPD \(pix11.com\)](http://www.pix11.com)

July 2023 - [Shots fired in Dave & Buster's parking lot in Homestead -- WPXI](http://www.wpxi.com)

