

3D Investment Group, Inc.
201 Monterey Street
Salinas CA, 93901
January 26, 2017



City of Salinas
Community Development Department
Megan Hunter
65 West Alisal Street
Salinas, CA 93901

RE: Appeal of Panning Commission Denial of Condition Use Permit 2016-019;

Dear Megan:

On behalf of 3D Investment Group, Inc. I would like to appeal the above referenced Planning Commission decision. This appeal will be provided in letter form. A description of the project being appealed and the bases for the appeal are set forth below.

On January 18, 2017 3D Investment Group, Inc. was denied approval of CUP to establish and operate an alcohol related use consisting of an off-sale Type-20 license. The Planning Commission has denied my project based on the analysis of areas of undue concentration & a 'one-for-one' policy.

On January 18, 2017 the staff report recommends the subject site be denied due to its location in an area of undue concentration with respect to high crime. The facts brought forward to the Planning Commission did not accurately make the association or rather a correlation between the off-sale of beer & wine and reported crimes in the downtown district. The report by Sergeant Heath Johnson concluded a higher crime rate in the downtown district; above the city average. Those reported crimes were organized into Part 1 & Part 2 crimes; each Part having their own lists defining each crime. I believe this report was not properly filtered to determine alcohol - related crimes in-relation to my requested use. The information provided to the Commission was not suitable to confidently make the correlation between alcohol-related use & the increase in crime.

The January 18, 2017 staff report also recommends denial because the site should be subject to a One-for-One policy. The report informed the Commission of a net gain of licenses in the City of Salinas. I understand the Commission may be in agreeance with the report. My response to the

Commission; the staff report lacked the Findings in determinant of population size and alcohol-related outlets. The staff report simply concluded that more alcohol outlets is a net gain of reported crime. Generally in most California cities with downtown districts you would very often see an increased number of alcohol related outlets for multiple reasons. Convenience, Population-size, more dining, casual shopping & nightlife are all determinants of successful downtown districts.

Lastly, I believe the Commission erred in its discretion of the public convenience factor. The staff report accurately made suggestions to limit use if CUP 2016-019 was approved. The limited restrictions would grant me use & forcibly eliminate the risk of associated crimes in gas station/alcohol related outlets. i.e. the report suggests' all use shall be limited to No "single-serving" sales virtually eliminating the possibilities of any on-site consumption. The intentions of 3D Investment Group, Inc. is to offer customers a clean & safe place to conveniently refuel, purchasing general merchandise, & replenish auto-related products.

I appreciate all the concerns brought forward by the staff report and Planning Commission. Please consider this letter as my request to appeal to city council. Thank you.

Sincerely,



Christopher Dabit

3D Investment Group, Inc.