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PLN180538

November 29, 2018

Elizabeth Gonzales, Senior Planner
County of Monterey
Resource Management Agency
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901



Hello Elizabeth,

As you are aware, I am assisting Alex El Yousseoufi with the process to upgrade his ABC license from a Type 20 (Beer & Wine) to a Type 21 (Beer, Wine & Distilled Spirits) license. Per ABC Section 23958.4 B&P Public Convenience or Necessity (PCN) is required when either there is an overconcentration of licenses in the census tract and/or if the census tract is noted as a high crime area.


In this particular case no crime stats are maintained by the Sheriff's Department for census tract 0110. Mr. El Yousseoufi obtained the new Type 21 license through the ABC Priority process, which occurs once a year in September. Because Mr. El Yousseoufi plans to surrender his Type 20 license and not cancel it, it adds another license to the already over concentrated tract. He may consider opening another business and reactivate the license at a later time. Per the ABC-245, five licenses are allowed and there are 8 currently existing in the tract.

Mr. El Yousseoufi owns a small grocery market in Carmel Valley (CV), located on CV Road. There are liquor stores, gas stations with food, etc. located in CV, but there are no major grocery store chains in town. Mr. El Yousseoufi has offered a convenience to the local residents by providing a market which offers, a variety of grocery items, fruits, vegetables and dairy products, a deli with freshly made sandwiches and other items, along with prepackaged items and a variety of non-alcoholic drinks. He also carries a variety of beer and wine. He would like to upgrade his license to provide distilled spirits, which is the purpose of this application, to make shopping at his market a one-stop convenience to and for his customers verses the inconvenience of leaving his market to make another stop to get a desired "liquor" item. With this license, he will provide a public convenience to his customers and local residents in the area, whom he and his employees know by name.

For this reason, Mr. El Yousseoufi has submitted a request for PCN from the Monterey County Planning Department and has submitted the required (estimated) fee of \$1350.00. ABC cannot proceed with approving the application without receiving the PCN approval from Planning.

If you need any additional information or have any questions, please contact me at the number below.

Thank you,


Chiquita Walker
(831) 262-0434

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