

Irma Glidden

From: Trish Spencer
Sent: Monday, February 6, 2023 5:14 PM
To: Irma Glidden
Subject: Fwd: Re: Liquor store referral

----- Forwarded message -----

From: Trish Spencer <tspencer@alamedaca.gov>
Date: Feb 6, 2023 4:34 PM
Subject: Re: Liquor store referral
To: Lara Weisiger <lweisiger@alamedaca.gov>
Cc:

From: Allen Tai <ATai@alamedaca.gov>
Date: January 20, 2023 at 2:15:16 PM PST
To: Linda Asbury <linda@westalamedabusiness.com>, Brian McGuire <bmcguire@alamedaca.gov>
Cc: Andrew Thomas <athomas@alamedaca.gov>
Subject: Re: [EXTERNAL] Re: Liquor store ordinance

Linda - A variance wouldn't apply here. Under California law we can't approve a variance to waive zoning regulations on business activities, and this limit on liquor stores we have here is a type of "use regulation." Instead, variances only apply to development standards, or rules that govern the physical circumstances of how a building fits on the property. They are different distinctions.

Allen Tai, AICP | City Planner

City of Alameda

Planning, Building & Transportation Dept.

510-747-6888 (direct)

From: Linda Asbury <linda@westalamedabusiness.com>
Sent: Friday, January 20, 2023 7:48 AM
To: Brian McGuire
Cc: Andrew Thomas; Allen Tai
Subject: Re: [EXTERNAL] Re: Liquor store ordinance

Is there any wiggle room for a variance? It seems the distance from 1401 Webster to 1542 Webster is about 950 feet. As always, sorry! Linda

Linda Asbury
Executive Director
West Alameda Business Association
408.888.6747

On Jan 19, 2023, at 7:59 AM, Brian McGuire <bmcguire@alamedaca.gov> wrote:

There are currently three, including Santos. It looks like about 2100 feet between Dave's and Better Buy. I think the current ordinance could possibly allow a 3rd again at the midpoint were the Santos location cease to be a liquor store.

If Santos were to move to the proposed location, the property owner of the current location may have a legal right to open a new liquor store at the existing location. In which case there would be three within 1,000 feet. Any change in the ordinance would need to facilitate that possibility.

Just a few years ago when Circle K opened, this same issue came up and the neighbors and Council were not in favor of allowing the change.

Brian McGuire

Planner II
Planning, Building and Transportation Department | City of Alameda
bmcguire@alamedaca.gov | 510.747.6819

From: Linda Asbury <linda@westalamedabusiness.com>
Sent: Thursday, January 19, 2023 6:43:02 AM
To: Andrew Thomas
Cc: Brian McGuire; Allen Tai
Subject: Re: [EXTERNAL] Re: Liquor store ordinance

As always, I'm sorry to be a pest.....clarification: Santos Liquors has found another location, 1542 Webster. It is approximately 750 feet from Dave's Liquors and 750 feet from Better Buy Liquors. Under the current ordinance, Webster Street will never accommodate more than 2 liquor stores. ?? Linda

Linda Asbury
Executive Director
West Alameda Business Association
408.888.6747

On Jan 18, 2023, at 8:13 PM, Andrew Thomas
<athomas@alamedaca.gov> wrote:

Hi Linda.

Yes. This ordinance is old but apparently not that outdated. When staff recommended getting rid of a similar ordinance for bars, WABA members, neighbors, and the council argued against getting rid of it because it would result in an over concentration of bars.

Now we are talking about liquor stores. There is no reason for staff to believe that council or WABA members are in support of getting rid of it.

So apparently WABA and at least one business want the ordinance adjusted to accommodate one business. So how does WABA want it adjusted? And do all WABA members support it?

I talked to Bobec. He is not supportive of the liquor store moving next door to Cafe Jolie.
I assume he is a member of WABA.

Here is my point. This is going to take time and resources. The "applicant" needs to cover these costs and they need to know it is not a "slam dunk" and that even if the application get denied by council, there is no refund.

Does the applicant really have district wide support? If so, the process will be quick, relatively cheap, and less risky. If there isn't district wide support, the process will be long, expensive and risky.

Either way, somebody needs to cover the costs.

Andrew Thomas,
510-774-5361 (c)

On Jan 18, 2023, at 5:40 PM, Linda Asbury
<linda@westalamedabusiness.com> wrote:

Sorry, I'm not understanding. This very outdated ordinance is forcing an Alameda 40 year business to move from Webster, their solid base. Please advise. Linda

Linda Asbury
Executive Director
West Alameda Business Association
408.888.6747

On Jan 18, 2023, at 4:40 PM, Brian
McGuire
<bmcguire@alamedaca.gov>
wrote:

Hello Linda,

The instructions and link are on our
Planning Division webpage:
<https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division>

The fees for a Zoning Text Amendment are not a set amount like some permits. The City Council adopted deposit is \$8,820 and staff and public hearing costs get billed against that. I'm sure you've been in contact with Allen and/or Andrew about the topic, but at the moment I do not know what the staff recommendation would be on something like this.

Thanks,

Brian

From: Linda Asbury
[mailto:linda@westalamedabusiness.com]
Sent: Wednesday, January 18, 2023
4:25 PM
To: Brian McGuire
<bmcguire@alamedaca.gov>
Subject: [EXTERNAL] Re: Liquor store ordinance

Linda Asbury

Executive Director

West Alameda Business Association

408.888.6747

On Jan 15, 2023, at
4:31 PM, Linda
Asbury
<linda@westalamedabusiness.com>
wrote:

Brian, where can I
find the application
to amend and the
fees? Thanks. Linda

Linda Asbury

Executive Director

West Alameda
Business Association

408.888.6747

Begin forwarded
message:

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