

July 7<sup>th</sup>, 2016

Offices of Councilmember Lori Zapf (District 2)  
202 "C" Street 10<sup>th</sup> Floor  
San Diego, CA 92101

Re: Alcohol Licenses issued in Ocean Beach Census Tracts

Dear Councilmember Zapf,

The Ocean Beach Planning Board is concerned about the excessive number of alcohol licenses that are issued in our community.

Ocean Beach is currently over-saturated with liquor licenses. When last counted by the OB Planning Board earlier this year, our small one square mile neighborhood had 63 total licenses. This is in excess of the amount authorized by ABC. The amount of liquor licenses authorized by ABC is determined by the population in the census tract. Ocean Beach has three census tracts: 75.01, 75.02, & 73.01. These 3 tracts allow for a total of 15 on-site and 7 off-site for a total of 22, as you can see above from the [ABC licenses allowed by census tract](#)

As Ocean Beach now has nearly three times the allowable number of authorized alcohol licenses per the census tract calculations, our community has become very concerned. In addition, as our community no longer has a police outpost, our concerns are amplified from the connection between alcohol and violent crime.

One large contributor to the increased number of alcohol licenses in Ocean Beach are the recently influx of beer and wine tasting rooms. As a lover of both beer and wine, and a strong supporter of local business, I am very happy to see this burgeoning craft community take shape in San Diego. On the other hand, there appears to be some land use conflicts in allowing brewery tasting rooms to be considered a retail use, instead of a restaurant use. The direct result of these new beer and wine businesses is a significant increase of patrons to these storefronts; an amount that was never realized or accommodated for in the previous retail use. The categorization of these businesses as a retail use, does not account for this significant increase in occupancy and the associated parking that would be required for a use of this type.



Please investigate the issuance of these alcohol licenses with ABC and State Assembly Member Tony Atkin's office to help us rectify the excessive number of licenses allowed in our census tract. In addition, please review the land use impacts of beer and wine tasting rooms, so that their use type properly aligns with the need for businesses of this type. Lastly, please work with ABC and Development Services to ensure any new licenses issues are thoroughly reviewed and recommended by both the Ocean Beach Planning Board and the Ocean Beach Town Council.

I am available if you would like to discuss further or have any questions regarding this letter. You may reach me via email at [johnambert@gmail.com](mailto:johnambert@gmail.com) or by phone at # 805.801.2015. Thank you.

Sincerely,



John Ambert,  
Chair, Ocean Beach Planning Board

Attachments:

- Department of Alcohol and Beverage Control – Number of Licenses Authorized by Census Tract

CC:

- Toni Atkins, California Assembly Speaker Emeritus
- Bob Vacchi, Director of Development Services
- Elyse Lowe, Deputy Director of Development Services
- Tony Kempton, San Diego City Planner for Ocean Beach
- Sara Toma, San Diego City Planner for Ocean Beach
- Conrad Wear, Council Representative District 2
- Victor Brown, Field Representative Office of Assembly Speaker Emeritus Tony Atkins

**An approved action by the Ocean Beach Planning Board on July 6<sup>th</sup>, 2016**



DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

NUMBER OF LICENSES AUTHORIZED

BY CENSUS TRACT

Ocean Beach Census Tracts  
73.01, 75.01, 75.02

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN DIEGO	3,227,496	790	1,564	69.00	5,148	6	3
SAN DIEGO	3,227,496	790	1,564	70.02	2,947	3	1
SAN DIEGO	3,227,496	790	1,564	71.00	5,029	6	3
SAN DIEGO	3,227,496	790	1,564	72.00	5,493	6	3
SAN DIEGO	3,227,496	790	1,564	73.01	4,948	6	3
SAN DIEGO	3,227,496	790	1,564	73.02	2,060	2	1
SAN DIEGO	3,227,496	790	1,564	74.00	6,590	8	4
SAN DIEGO	3,227,496	790	1,564	75.01	4,040	5	2
SAN DIEGO	3,227,496	790	1,564	75.02	3,227	4	2
SAN DIEGO	3,227,496	790	1,564	76.00	5,607	7	3
SAN DIEGO	3,227,496	790	1,564	77.01	3,703	4	2
SAN DIEGO	3,227,496	790	1,564	77.02	3,849	4	2
SAN DIEGO	3,227,496	790	1,564	78.00	5,724	7	3
SAN DIEGO	3,227,496	790	1,564	79.03	4,487	5	2
SAN DIEGO	3,227,496	790	1,564	79.05	2,584	3	1
SAN DIEGO	3,227,496	790	1,564	79.07	3,048	3	1
SAN DIEGO	3,227,496	790	1,564	79.08	2,819	3	1
SAN DIEGO	3,227,496	790	1,564	79.10	2,797	3	1
SAN DIEGO	3,227,496	790	1,564	80.02	2,522	3	1
SAN DIEGO	3,227,496	790	1,564	80.03	3,334	4	2
SAN DIEGO	3,227,496	790	1,564	80.06	3,805	4	2
SAN DIEGO	3,227,496	790	1,564	81.01	4,009	5	2
SAN DIEGO	3,227,496	790	1,564	81.02	3,395	4	2
SAN DIEGO	3,227,496	790	1,564	82.00	3,022	3	1
SAN DIEGO	3,227,496	790	1,564	83.01	3,094	3	1
SAN DIEGO	3,227,496	790	1,564	83.03	3,446	4	2
SAN DIEGO	3,227,496	790	1,564	83.05	10,482	13	6
SAN DIEGO	3,227,496	790	1,564	83.06	2,997	3	1
SAN DIEGO	3,227,496	790	1,564	83.07	3,794	4	2
SAN DIEGO	3,227,496	790	1,564	83.10	5,392	6	3
SAN DIEGO	3,227,496	790	1,564	83.11	2,884	3	1
SAN DIEGO	3,227,496	790	1,564	83.12	3,629	4	2
SAN DIEGO	3,227,496	790	1,564	83.13	2,225	2	1
SAN DIEGO	3,227,496	790	1,564	83.24	6,600	8	4
SAN DIEGO	3,227,496	790	1,564	83.27	5,775	7	3
SAN DIEGO	3,227,496	790	1,564	83.28	5,162	6	3
SAN DIEGO	3,227,496	790	1,564	83.29	6,347	8	4
SAN DIEGO	3,227,496	790	1,564	83.30	5,668	7	3
SAN DIEGO	3,227,496	790	1,564	83.31	2,466	3	1
SAN DIEGO	3,227,496	790	1,564	83.33	13,748	17	8
SAN DIEGO	3,227,496	790	1,564	83.35	10,541	13	6
SAN DIEGO	3,227,496	790	1,564	83.36	2,332	2	1
SAN DIEGO	3,227,496	790	1,564	83.37	4,316	5	2
SAN DIEGO	3,227,496	790	1,564	83.39	1,853	2	1
SAN DIEGO	3,227,496	790	1,564	83.40	8,988	11	5
SAN DIEGO	3,227,496	790	1,564	83.41	7,614	9	4
SAN DIEGO	3,227,496	790	1,564	83.43	4,587	5	2
SAN DIEGO	3,227,496	790	1,564	83.44	3,462	4	2
SAN DIEGO	3,227,496	790	1,564	83.45	3,254	4	2
SAN DIEGO	3,227,496	790	1,564	83.46	4,615	5	2
SAN DIEGO	3,227,496	790	1,564	83.47	6,358	8	4
SAN DIEGO	3,227,496	790	1,564	83.48	5,259	6	3