

February 28, 2017

To: Department of Alcohol Beverage Control

Re: Letter of Public Convenience & Necessity

To whom it may concern,

The owners of Ocotes Grill, LLC, a restaurant located at 1439 23<sup>rd</sup> Street, Unit A, San Pablo, are requesting TYPE 41 – Beer & Wine On-Sale General Eating Place license.

*Business purpose:*

Ocotes Grill, LLC is a public eating establishment serving “bistro” styled Mexican American cuisine with table service of approximately 50 seated guests. Our restaurant will operate from 9:00 AM to 10:00 PM, Monday – Sunday, we will only be closed for special arrangements. The restaurant will have private dining area seating.

*Products and services:*

As with other restaurants of this style, both food and beverage are integral to the business plan and the overall environment of the restaurant. The recipes and menu items are prepared with consideration to the consumption of spirits, such as wines and beers to compliment the meal. We intend to provide our guests with a full range of culinary experience. In our experience, we have seen customers turn away unique, quality food due to non-sales of alcohol beverages.

*Revenue and management:*

We expect that approximately 70% of revenue to come from food, 15% from alcohol, and 15% from non-alcohol beverage sales. The management of Ocotes Grill, LLC are well suited and experienced in the restaurant industry. The staff of Ocotes Grill, LLC will be well trained for food safety, and beverage service. On average we expect that 3 floor staff, 3 kitchen staff, beverage staff over the age of 21 and 2 managers will be present during operating hours. Management and beverage staff will have any required ABC training.



*Uniqueness:*

Similar comparable restaurants within the area are La Selva, La Playita and La Chona additional food service establishments in the area differ fundamentally from style of service and type of cuisine. The menu selection of Ocotes Grill, LLC will differ from the comparable restaurants in the unique methods, experience and training of the chef and supporting kitchen staff.

*Positive impact:*

Ocotes Grill, LLC will add to the efforts to revitalize and improve the downtown economy in several positive ways, the owner's/family of Ocotes Grill, LLC have purchased the building and have invested considerable amount in remodeling and improving the space with upgrades to the exterior and interior. This investment is a commitment to the community to provide a quality product in a safe environment. Ocotes Grill, LLC will employ 6-8 new hires, and contribute to the tax revenues of the community.

We thank you for your consideration of our application to provide alcohol sales to the guests of Ocotes Grill.

Sincerely,

Raul Ledesma  
Ocotes Grill, LLC

*Attached:*  
Lunch and Dinner Menu



# Menu

## OCOTES GRILL

### Breakfast



Huevos con chorizo\*

Huevos con nopanes\*

Breakfast Burrito: rice, beans, cheese, scramble eggs, choice of meat : sausage, bacon, Hot link

Chilaquiles\*

Pancakes

Omelets: Ham & cheese, Vegetarian (tomatoe, mushroom, bell pepper, onion, cheese)\*

\*include rice and beans

\*\*guacamole and sour cream extra

### APPETIZERS

Nachos: Regular: Meat: Guac&Sc:

Choice of meat: Chicken, Beef

Quesadillas & Empanadas: Regular: Meat: Guac&Sc:

\*Regular: cheese only

Choice of meat: Chicken, Beef

Steak fries

French fries

Onion rings





# Menu

## OCOTES GRILL

Agua chile  
Ceviche

### DINNER

Barbacoa  
Carnitas  
Chile Verde  
Chile Colorado  
Enchiladas : Choice: cheese, chicken, beef  
Flautas: Choice: chicken, beef.  
Carne Asada

### SEAFOOD

Camarones al Mojo de Ajo  
Camarones ala Diabla  
Camarones ala Plancha  
Pescado entero Frito  
Ala Pina

\*Dinners include rice and beans  
Molcajetes







# Menu

## OCOTES GRILL

### HOUSE SPECIALITY

Gorditas: Choice: chicharron, cheese, beans

Tacos: Choice: asada, carnitas, chicken, shrimp, vegetarian.

Super Taco: asada, carnitas, chicken, shrimp, vegetarian, guacamole and sour cream.

\*super taco has one tortilla grilled and one deep fried.

Burritos: choice of meat: asada, chicken, carnitas, vegetarian (rice & beans, cheese, lettuce guac & sc extra)

\*Burritos come with rice, beans, lettuce, cheese.

\*\*Super Burrito includes Guac. & Sc.

### WEEKENDS

Birria

Menudo

Pozole

\*base on availability\*

Saturday & Sunday Brunch

From 9am-11am

Buffet Style





# Menu

## **OCOTES GRILL**

Tortillas Made in House Fresh Daily

### **DESERTS**

Churro

Flan Casero

Nieve

Galletas

### **DRINKS**

Sodas:

Agua Fresca:

Beer: Imported: Modelo, Corona

Domestic: Budlight, shocktop, pilsner

Tap : Modelo, Coors light

Wine: House wine

Chardonnay

Cabernet Sauvignon



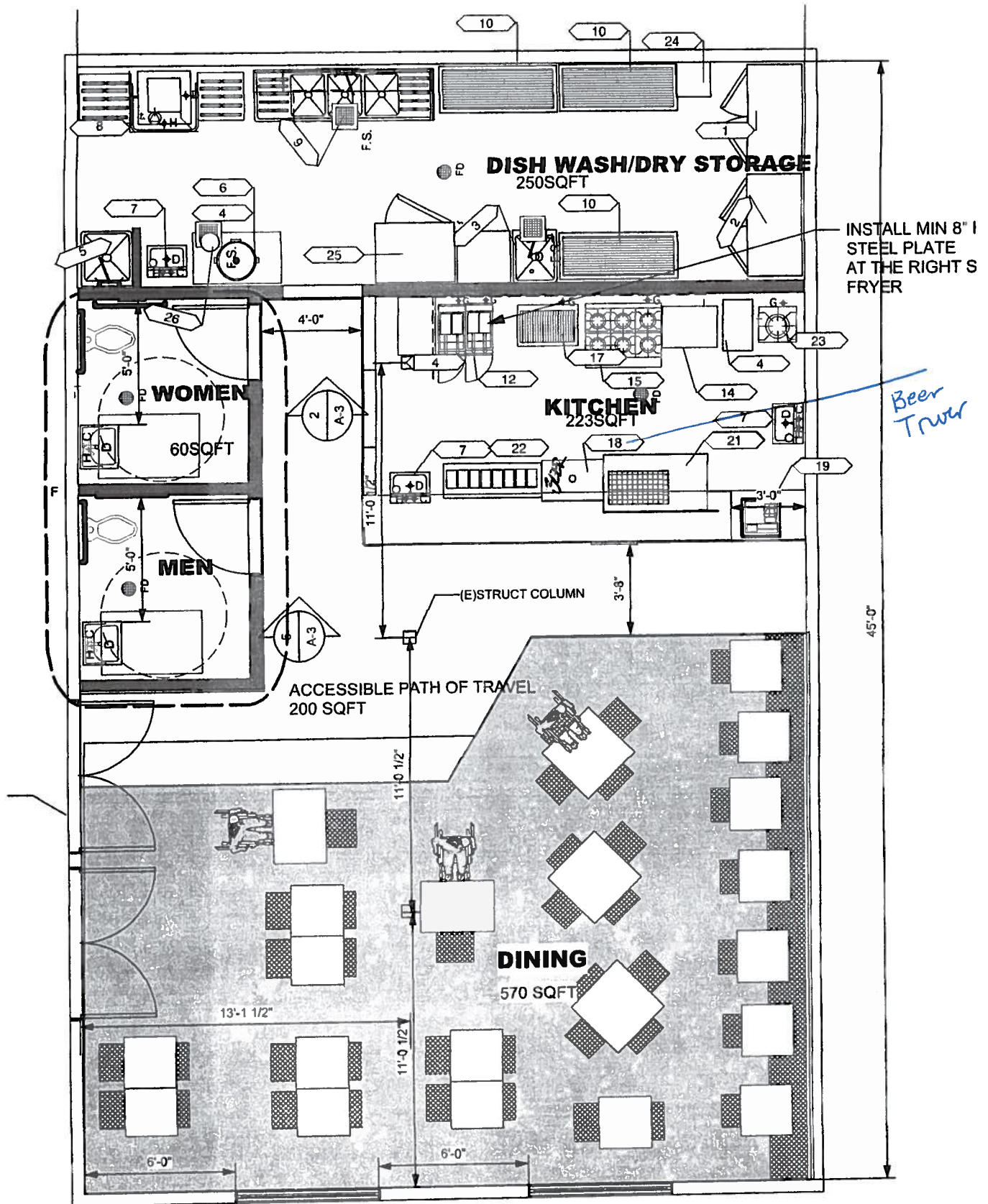


# Menu

OCOTES GRILL







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## EQUIPMENT SCHEDULE-

**OCOTES GRILL**

#	EQUIPMENT	MANUFACT	MODEL #	CASTER	ACCESSARY
1	REACH IN FREEZER	TRUE	T-49F		
2	REACH IN REFRIGERATOR	TRUE	T-35		
3	PREP SINK	GSW	SE1818R		
4	S/S TABLE	GSW	WTE3048		
5	MOP SINK	GSW	IP1826		
6	RICE COOKER	TOWN	RM55		
7	HAND SINK	GSW	HS1615SS		
8	DISH WASHING MACHINE				
9	3 COMPARTMENT SINK	GSW	SH24243C		GSW AA FAUCET
10	WIRE SHELF	GSW	WSC1848		
11					
12	DEEP FRYER	PITCO	35C	YES	DORMONT
13					
14	GRIDDLE	SOUTHBEND	HDG24	YES	DORMONT
15	6 BURNER	SOUTHBEND		YES	DORMONT
16					
17	CHARBROILER	SOUTHBEND	HDC-36	YES	DORMONT
18	BEER TOWER	TRUE	TDD2		
19	CASH REGISTER	BY OWNER			
20					
21	SANDWICH TABLE	TRUE	TSSU4512	YES	
22	STEAM TABLE	EAGLE	DHT4		
23	STOCK POT	WOLF	WSPR1		
24	EMPLOYEE'S LOCKER	GSW	EL6DR		
25	BAVARAGE COOLER	TRUE	GDM41LD		
KEF 1	EXAUST FAN FOR TYPE I HOOD				
KEF 2	EXAUST FAN FOR TYPE II HOOD				



## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

## PART 1 - TO BE COMPLETED BY ABC

## 1. APPLICANT'S NAME

RAUL LEDESMA - OCOTES GRILL, LLC

## 2. PREMISES ADDRESS (Street number and name, city, zip code)

1439 23RD STREET, UNIT A, SAN PABLO, CA

## 3. LICENSE TYPE

41

## 4. TYPE OF BUSINESS

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Full Service Restaurant     | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge               | <input type="checkbox"/> Private Club          |
| <input type="checkbox"/> Deli or Specialty Restaurant           | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club                    | <input type="checkbox"/> Veterans Club         |
| <input type="checkbox"/> Cafe/Coffee Shop                       | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer                  | <input type="checkbox"/> Fraternal Club        |
| <input type="checkbox"/> Bed & Breakfast:                       | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine           | <input type="checkbox"/> Wine Tasting Room     |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All |  |  |  |
| <input type="checkbox"/> Supermarket                            | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store                           | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input type="checkbox"/> Drug/Variety Store                     | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |  |
| <input type="checkbox"/> Other - describe:                      |  |  |  |

## 5. COUNTY POPULATION

## 6. TOTAL NUMBER OF LICENSES IN COUNTY

☐ On-Sale ☐ Off-Sale

## 7. RATIO OF LICENSES TO POPULATION IN COUNTY

☐ On-Sale ☐ Off-Sale

## 8. CENSUS TRACT NUMBER

## 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

☐ On-Sale ☐ Off-Sale

## 10. NO. OF LICENSES EXISTING IN CENSUS TRACT

☐ On-Sale ☐ Off-Sale

## 11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- ☐ Yes, the number of existing licenses exceeds the number allowed
- ☐ No, the number of existing licenses is lower than the number allowed

## 12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- ☐ Yes (Go to Item #13) ☐ No (Go to Item #20)

## 13. CRIME REPORTING DISTRICT NUMBER

## 14. TOTAL NUMBER OF REPORTING DISTRICTS

## 15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

## 16. AVERAGE NO. OF OFFENSES PER DISTRICT

## 17. 120% OF AVERAGE NUMBER OF OFFENSES

## 18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

## 19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all other reporting districts within the jurisdiction of the local law enforcement agency)

- ☐ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- ☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

## 20. CHECK THE BOX THAT APPLIES (check only one box)

- ☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- ☐ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- ☐ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: \_\_\_\_\_

## FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee) \_\_\_\_\_



**PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)**

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

SEE ATTACHED LETTER OF STATEMENT

22. APPLICANT SIGNATURE

23. DATE SIGNED

**PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)**

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

☐

Yes

☐

No

☐

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity)

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

