



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Justin Beranich, Assistant Planner

DATE: May 15, 2008

SUBJECT: Planning and Zoning Permit No. 07-510-13, (Special Use Permit) Located at 1601 South Victoria Avenue.

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 07-510-13 for a special use permit, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to allow on-site beer and wine consumption at a proposed restaurant known as Me and Ed’s Pizzeria, located on the southwest corner of Wooley Road and Victoria Avenue. The business is addressed at 1601 South Victoria Avenue, within the South Seabridge Marina Shopping Center (APN 188-0-272-205). Filed by Manuchar Manucharyan, 2390 Las Posas Road, Camarillo, CA 90015.
- 3) **Existing & Surrounding Land Uses:** The site contains two commercial buildings totaling 66,176 square feet. The restaurant occupies a 3,400 square foot tenant space.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Commercial Visitor-Serving	Visitor Serving	Commercial shopping center
North	Commercial Visitor-Serving	Visitor Serving	Residential
South	Commercial Visitor-Serving	Visitor Serving	Commercial shopping center
East	Garden Apartment Planned Development	Residential Medium	Residential apartments
West	Coastal Medium Density Multiple Family	Coastal Planned Unit Community	Residential

- 4) **Background Information:** On December 5, 2002, the Planning Commission approved Coastal Development Permit No. 01-500-93 (Resolution 2002-106) for the Seabridge Project, which includes 708 residential units and 169,000 square feet of commercial space.

5) Environmental Determination: In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving “minor alteration of existing...structures” may be found to be exempt from the requirements of CEQA. The request is for on-site consumption of beer and wine. There is no new development or expansion of development associated with this request. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment C).

6) Analysis:

a) General Discussion: The proposed hours of operation are Saturday through Thursday 11:00 a.m. – 10:00 p.m. and Friday 11:00 a.m. – 11:00 p.m. While outdoor patio furniture is anticipated in this commercial center, alcoholic beverages are not proposed or allowed in this area at this time. Should the applicant desire to provide alcoholic beverage service in the common patio area, a subsequent land use permit would be required for such expansion of use.

b) General Plan Consistency:

POLICY	DISCUSSION
<i>Safety Policy #35 (page IX-20) states that “The City should require the Police Department to review all proposed development projects for potentially dangerous situations, and implement its recommendations”</i>	The Police Department reviewed the proposed use for compliance with its safety and security requirements. The project is conditioned to include implementation measures that address their concerns.

c) Conformance with Zoning Development Standards: The proposed use is located in the Commercial Visitor-Serving Commercial (CVC) zone district. In accordance with the City Code, the proposed use may be allowed with an approved restaurant. The proposed sale of beer and wine for on-site consumption is accessory to the primary use of the restaurant and conforms to the permitted uses of the CVC.

d) Site Design: The tenant space can be accessed from the main entry doors on the east side and by an entry on the west side, facing the pedestrian walkway and marina. A third entry door is located on the west side, which is used by employees to access the kitchen area. The leasehold is 3,397 square feet and contains a combination of table seating and booths totaling 96 seats. The main entry opens into the front counter and main dining room. A second dining area is located in the rear and can be accessed from the main dining room or from the rear entry door. A line of site from the front counter to the main dining area and rear dining area is provided to monitor alcohol consumption.

The applicant is proposing to remove a second set of entry doors on the east elevation and finish to match the exterior building and an additional door on the west elevation to be replaced with a window to match adjacent.

- e) Request for Sale of Alcoholic Beverages for on-site consumption:** A license for Type 41, (On-sale Beer and Wine for Bona-Fide Public Eating Place), is pending with the State Department of Alcoholic Beverage Control (ABC) for the establishment. The ABC would require the maintenance of this facility as a bona-fide eating establishment.

The Oxnard Police Department provided a report with information required by City Council Resolution No. 11,896 for sale of alcoholic beverages (Attachment D). This report provides information regarding the number of incidents of police response, whether there is a presumption of undue concentration of establishments selling alcoholic beverages and whether approval of the special use permit is likely to significantly aggravate policing problems. There are currently no similar uses within 350 feet of the site and two alcohol outlets within 1000 feet.

Crime Statistics- For comparison purposes the Police Department calculates the average number of part I and II crimes that occur per reporting district (grid) during a selected 12-month period. The average city-wide, per grid base number of Part I and II crimes is currently 126.

The average number of Part I and II crimes in the *applicant's* reporting district and all other districts within 1000 feet of the applicant is 99 during the same 12-month time period. This is 21% lower than the average crime rate citywide. The heaviest concentration of incidents occurred across Victoria Ave. near the more densely populated apartments and condominiums. The majority of events were thefts or other property-related crimes and the area is generally not considered a police problem. The numbers of disturbance-related incidents that list alcohol as a contributing factor are below the citywide average.

Additional Police Input- The Police Department has no serious concerns about adding an alcohol outlet in this particular area other than what is noted below and that there will likely be more outlets proposed as the site becomes fully occupied and density may become an issue.

This particular development is situated alongside the newly constructed bay and has outdoor seating along the walkways and common areas throughout the complex. The floor plan for the restaurant indicates there is a rear door on the west side which accesses a common patio area and the walkway along the bay. One concern of the police department would be that customers purchasing alcohol at the proposed site may wish take their drinks outside via the rear door. Outdoor areas like this are generally unrestricted and unmonitored and allowing the consumption of alcohol under such circumstances could aggravate policing problems.

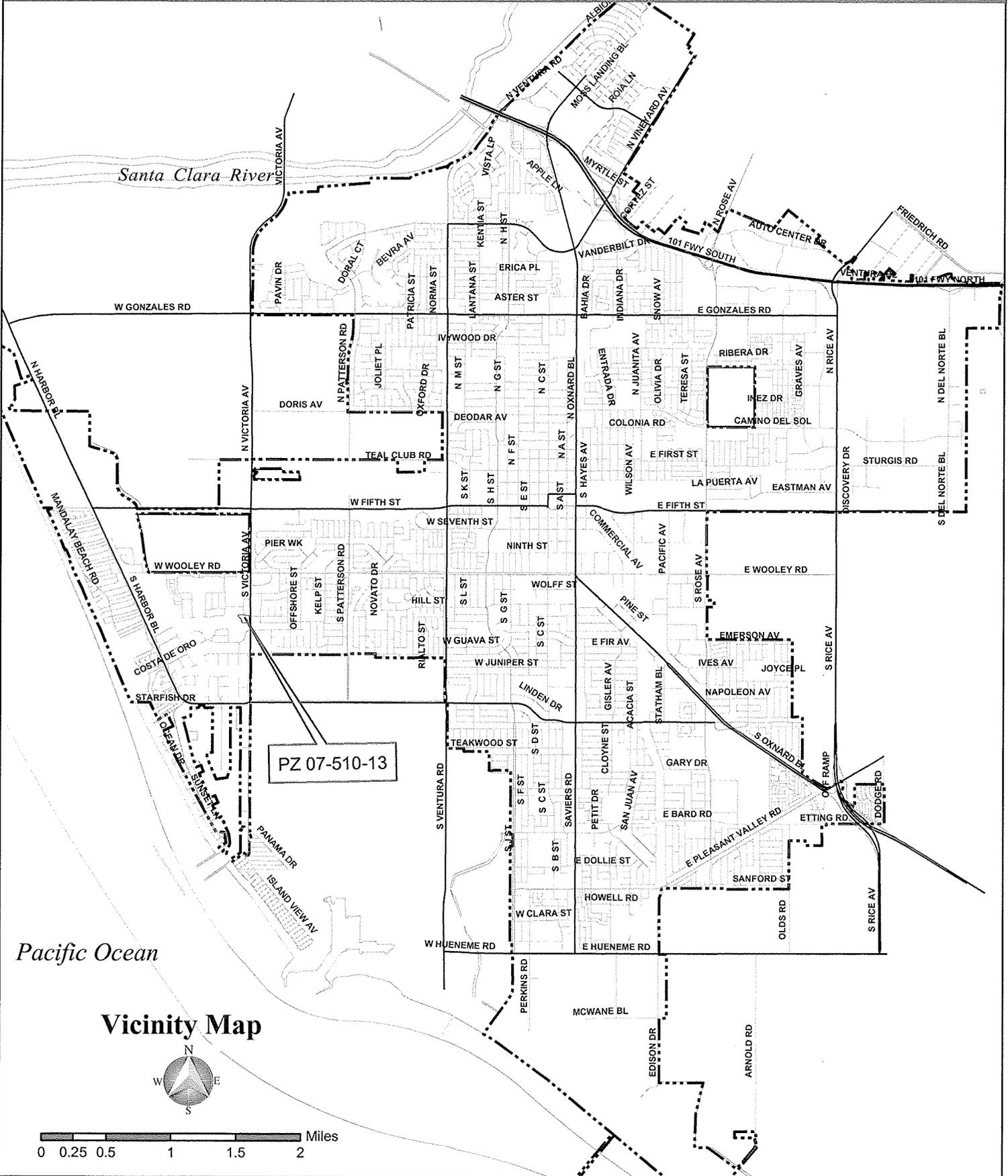
The Police Departments experience is that the proposed license (Type 41 - Restaurant), when properly regulated through conditions imposed by the Planning Commission, does not normally aggravate policing issues, as long as the establishment complies with these regulations and operates responsibly.

- f) Police Outreach to the Community:** At the time this report was submitted, the Responsible Alcohol Policy Action Coalition (RAPAC), who routinely comments on new applications, had not yet had the opportunity to discuss this particular proposal at their monthly meetings. The Police Department will seek out the group's leadership and provide them with details of this proposal so they may have the opportunity to voice their opinions at any upcoming hearings.
- 5) Community Workshop:** On April 10, the applicant mailed notices of the Community Workshop meeting to all property owners within the Via Marina and Channel Islands Neighborhoods. The applicant also provided notice on the project site with a brief description of the project and contact information for the Community Workshop, conducted on April 21. Those in attendance did not speak for or against the proposed project
- 7) Appeal Procedure:** In accordance with Section 17-58 (J) of the City Code, the Planning Commission's decision may be appealed to the City Council within 10 working days of the date of the commission's decision.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Police Report
- E. Resolution

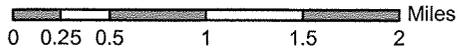
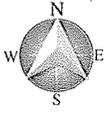
Prepared by: <u>JB</u> JB
Approved by: <u>SM</u> SM



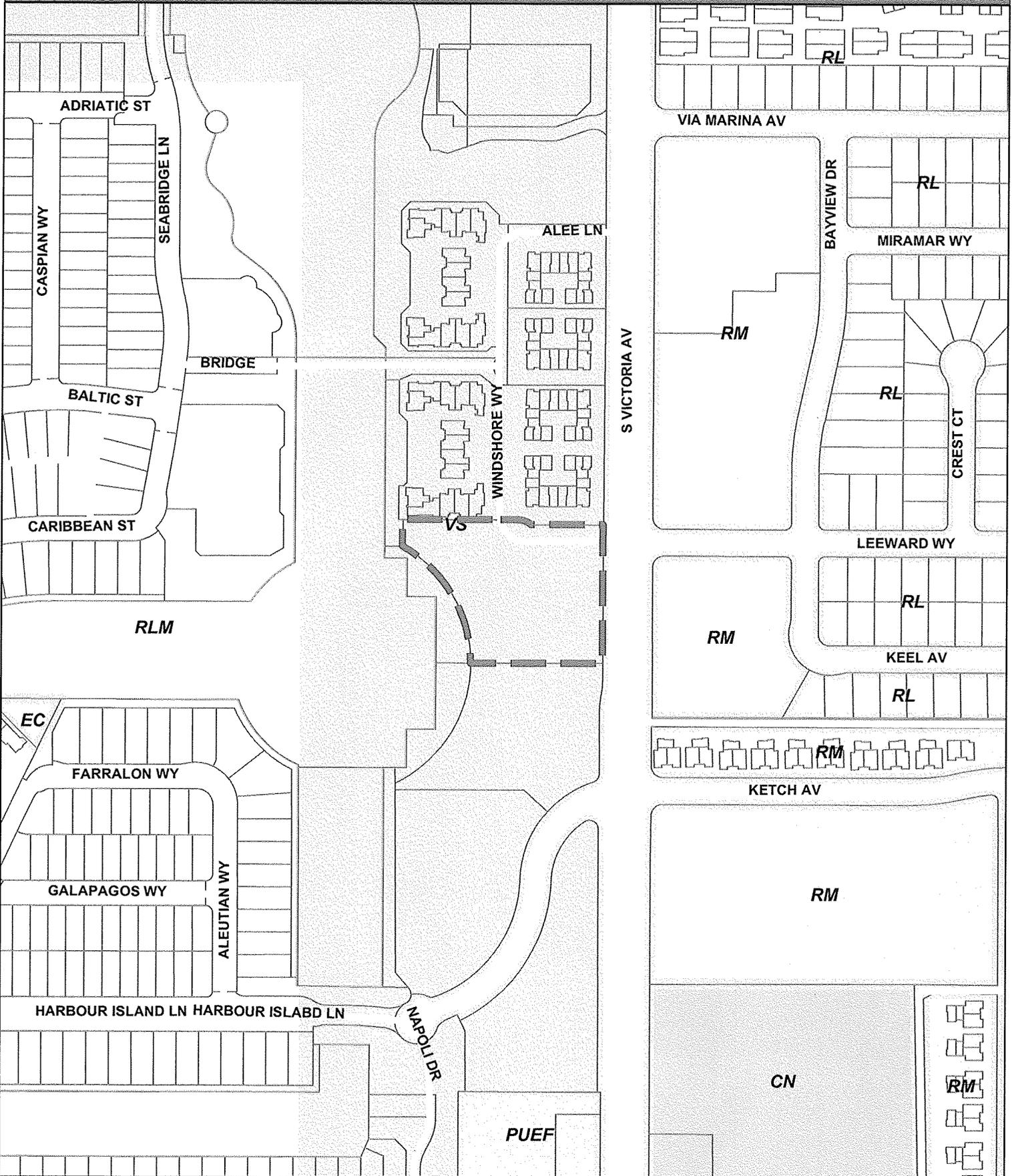
PZ 07-510-13

Pacific Ocean

Vicinity Map

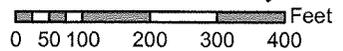


PZ 07-510-13
 Location: 1601 S. Victoria Av
 APN: 188027220
 Manuchar Manucharyan

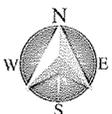


Oxnard Planning
January 16, 2008

PZ 07-510-13
Location: 1601 S. Victoria Av
APN: 188027220
Manuchar Manucharyan

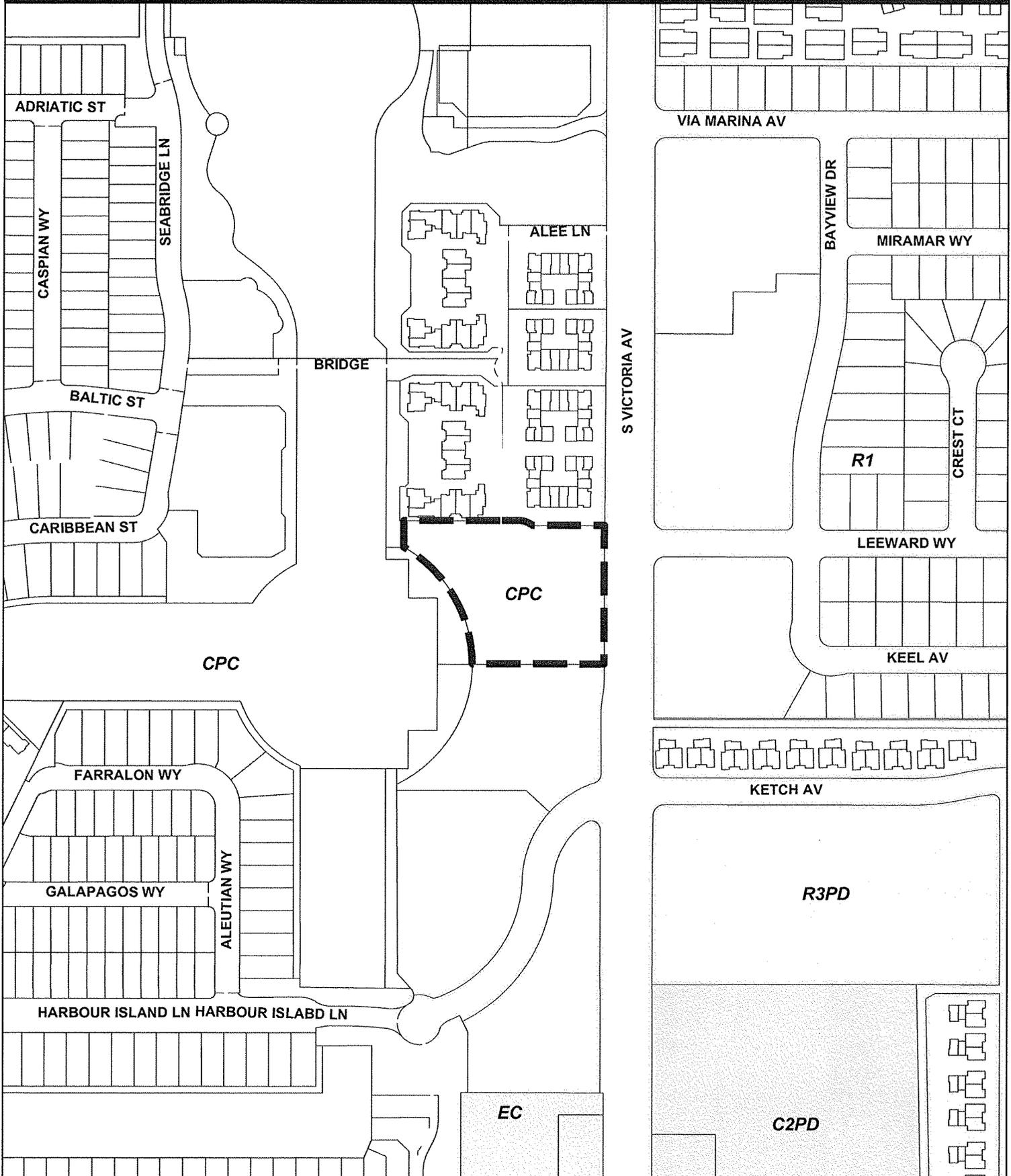


General Plan Map



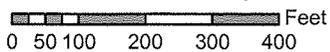
1:3,425

Zone Map

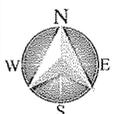


Oxnard Planning
January 16, 2008

PZ 07-510-13
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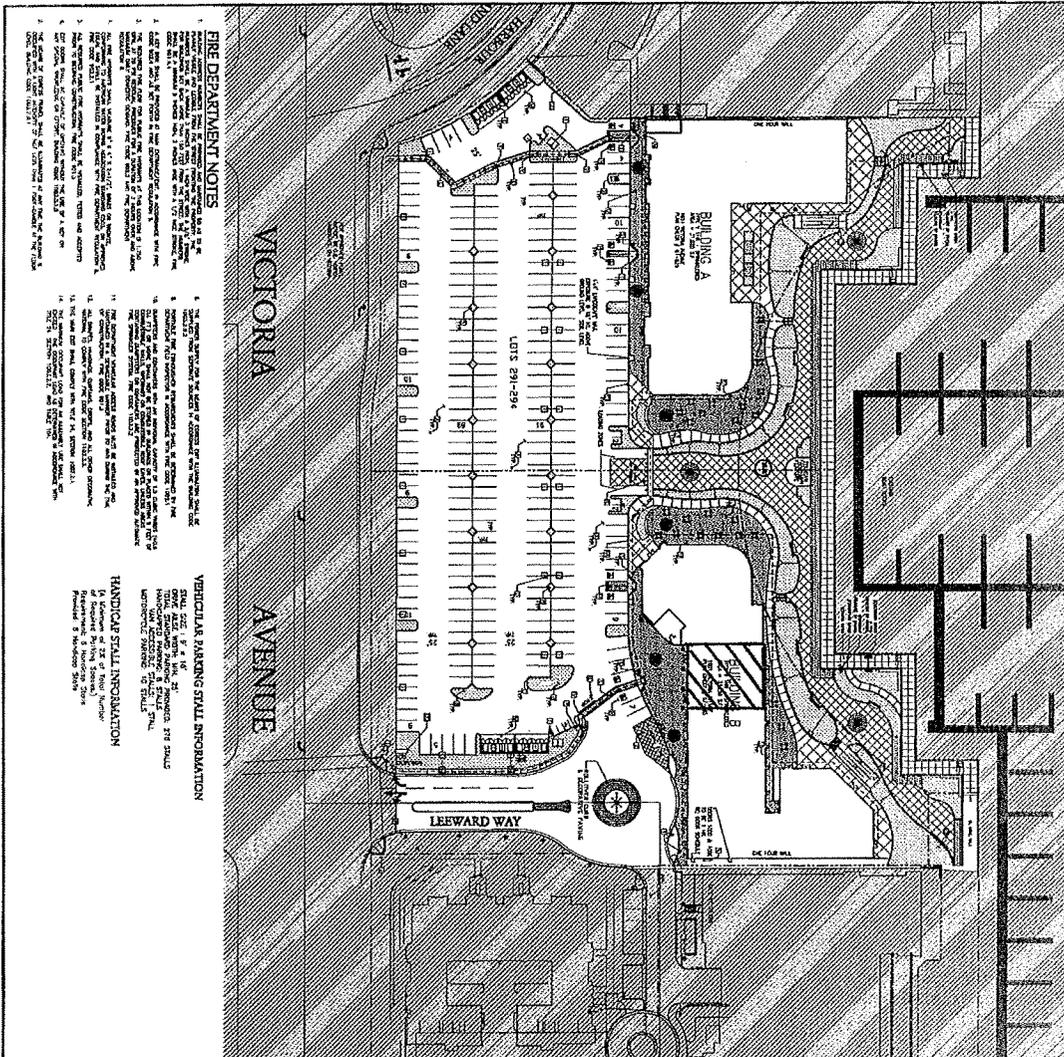


Zone Map



1:3,448

EXHIBIT A
SITE PLAN



- FIRE DEPARTMENT NOTES**
1. THE FIRE DEPARTMENT HAS REVIEWED THIS SITE PLAN AND HAS NO COMMENTS AT THIS TIME.
 2. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE ALARM SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 3. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE EXTINGUISHING SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 4. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE ESCAPE SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 5. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE HYDRANT SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 6. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE TOWER SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 7. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE TRUCK SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 8. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE PUMP SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 9. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE WATER SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 10. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE GAS SYSTEM AND HAS NO COMMENTS AT THIS TIME.
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 29. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE MEDICAL SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 30. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE VETERINARY SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 31. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE AGRICULTURAL SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 32. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE INDUSTRIAL SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 33. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE COMMERCIAL SYSTEM AND HAS NO COMMENTS AT THIS TIME.
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 39. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE SPACE SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 40. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE TIME SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 41. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE INFORMATION SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 42. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE COMMUNICATIONS SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 43. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE TRANSPORTATION SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 44. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE UTILITIES SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 45. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE ENVIRONMENTAL SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 46. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE SAFETY SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 47. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE SECURITY SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 48. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE HEALTH SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 49. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE WELFARE SYSTEM AND HAS NO COMMENTS AT THIS TIME.
 50. THE FIRE DEPARTMENT HAS REVIEWED THE FIRE QUALITY SYSTEM AND HAS NO COMMENTS AT THIS TIME.

- VEHICULAR PARKING STALL INFORMATION**
- STALL SIZE: 10' x 6' 0"
- STALL TYPE: STANDARD
- STALL MARKING: WHITE PAINT
- STALL SPACING: 10' 0"
- STALL WIDTH: 6' 0"
- STALL LENGTH: 10' 0"
- STALL AREA: 60 SQ. FT.
- STALL PERCENTAGE: 100%
- STALL TOTAL: 100
- STALL TYPE: STANDARD
- STALL MARKING: WHITE PAINT
- STALL SPACING: 10' 0"
- STALL WIDTH: 6' 0"
- STALL LENGTH: 10' 0"
- STALL AREA: 60 SQ. FT.
- STALL PERCENTAGE: 100%
- STALL TOTAL: 100

- HANDICAPPED STALL INFORMATION**
- STALL SIZE: 10' x 6' 0"
- STALL TYPE: STANDARD
- STALL MARKING: WHITE PAINT
- STALL SPACING: 10' 0"
- STALL WIDTH: 6' 0"
- STALL LENGTH: 10' 0"
- STALL AREA: 60 SQ. FT.
- STALL PERCENTAGE: 100%
- STALL TOTAL: 100
- STALL TYPE: STANDARD
- STALL MARKING: WHITE PAINT
- STALL SPACING: 10' 0"
- STALL WIDTH: 6' 0"
- STALL LENGTH: 10' 0"
- STALL AREA: 60 SQ. FT.
- STALL PERCENTAGE: 100%
- STALL TOTAL: 100

SCOPE OF WORK

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10/15/01
2	FINAL SITE PLAN	11/15/01
3	CONSTRUCTION PERMITS	12/15/01
4	CONSTRUCTION OF PARKING LOTS	01/15/02
5	CONSTRUCTION OF BUILDINGS	02/15/02
6	CONSTRUCTION OF UTILITIES	03/15/02
7	CONSTRUCTION OF LANDSCAPE	04/15/02
8	CONSTRUCTION OF SIGNAGE	05/15/02
9	CONSTRUCTION OF FURNITURE	06/15/02
10	CONSTRUCTION OF LIGHTING	07/15/02
11	CONSTRUCTION OF SECURITY	08/15/02
12	CONSTRUCTION OF SAFETY	09/15/02
13	CONSTRUCTION OF HEALTH	10/15/02
14	CONSTRUCTION OF WELFARE	11/15/02
15	CONSTRUCTION OF QUALITY	12/15/02
16	CONSTRUCTION OF COMMUNICATIONS	01/15/03
17	CONSTRUCTION OF TRANSPORTATION	02/15/03
18	CONSTRUCTION OF UTILITIES	03/15/03
19	CONSTRUCTION OF ENVIRONMENTAL	04/15/03
20	CONSTRUCTION OF SAFETY	05/15/03
21	CONSTRUCTION OF SECURITY	06/15/03
22	CONSTRUCTION OF HEALTH	07/15/03
23	CONSTRUCTION OF WELFARE	08/15/03
24	CONSTRUCTION OF QUALITY	09/15/03
25	CONSTRUCTION OF COMMUNICATIONS	10/15/03
26	CONSTRUCTION OF TRANSPORTATION	11/15/03
27	CONSTRUCTION OF UTILITIES	12/15/03
28	CONSTRUCTION OF ENVIRONMENTAL	01/15/04
29	CONSTRUCTION OF SAFETY	02/15/04
30	CONSTRUCTION OF SECURITY	03/15/04
31	CONSTRUCTION OF HEALTH	04/15/04
32	CONSTRUCTION OF WELFARE	05/15/04
33	CONSTRUCTION OF QUALITY	06/15/04
34	CONSTRUCTION OF COMMUNICATIONS	07/15/04
35	CONSTRUCTION OF TRANSPORTATION	08/15/04
36	CONSTRUCTION OF UTILITIES	09/15/04
37	CONSTRUCTION OF ENVIRONMENTAL	10/15/04
38	CONSTRUCTION OF SAFETY	11/15/04
39	CONSTRUCTION OF SECURITY	12/15/04
40	CONSTRUCTION OF HEALTH	01/15/05
41	CONSTRUCTION OF WELFARE	02/15/05
42	CONSTRUCTION OF QUALITY	03/15/05
43	CONSTRUCTION OF COMMUNICATIONS	04/15/05
44	CONSTRUCTION OF TRANSPORTATION	05/15/05
45	CONSTRUCTION OF UTILITIES	06/15/05
46	CONSTRUCTION OF ENVIRONMENTAL	07/15/05
47	CONSTRUCTION OF SAFETY	08/15/05
48	CONSTRUCTION OF SECURITY	09/15/05
49	CONSTRUCTION OF HEALTH	10/15/05
50	CONSTRUCTION OF WELFARE	11/15/05
51	CONSTRUCTION OF QUALITY	12/15/05
52	CONSTRUCTION OF COMMUNICATIONS	01/15/06
53	CONSTRUCTION OF TRANSPORTATION	02/15/06
54	CONSTRUCTION OF UTILITIES	03/15/06
55	CONSTRUCTION OF ENVIRONMENTAL	04/15/06
56	CONSTRUCTION OF SAFETY	05/15/06
57	CONSTRUCTION OF SECURITY	06/15/06
58	CONSTRUCTION OF HEALTH	07/15/06
59	CONSTRUCTION OF WELFARE	08/15/06
60	CONSTRUCTION OF QUALITY	09/15/06
61	CONSTRUCTION OF COMMUNICATIONS	10/15/06
62	CONSTRUCTION OF TRANSPORTATION	11/15/06
63	CONSTRUCTION OF UTILITIES	12/15/06
64	CONSTRUCTION OF ENVIRONMENTAL	01/15/07
65	CONSTRUCTION OF SAFETY	02/15/07
66	CONSTRUCTION OF SECURITY	03/15/07
67	CONSTRUCTION OF HEALTH	04/15/07
68	CONSTRUCTION OF WELFARE	05/15/07
69	CONSTRUCTION OF QUALITY	06/15/07
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73	CONSTRUCTION OF ENVIRONMENTAL	10/15/07
74	CONSTRUCTION OF SAFETY	11/15/07
75	CONSTRUCTION OF SECURITY	12/15/07
76	CONSTRUCTION OF HEALTH	01/15/08
77	CONSTRUCTION OF WELFARE	02/15/08
78	CONSTRUCTION OF QUALITY	03/15/08
79	CONSTRUCTION OF COMMUNICATIONS	04/15/08
80	CONSTRUCTION OF TRANSPORTATION	05/15/08
81	CONSTRUCTION OF UTILITIES	06/15/08
82	CONSTRUCTION OF ENVIRONMENTAL	07/15/08
83	CONSTRUCTION OF SAFETY	08/15/08
84	CONSTRUCTION OF SECURITY	09/15/08
85	CONSTRUCTION OF HEALTH	10/15/08
86	CONSTRUCTION OF WELFARE	11/15/08
87	CONSTRUCTION OF QUALITY	12/15/08
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89	CONSTRUCTION OF TRANSPORTATION	02/15/09
90	CONSTRUCTION OF UTILITIES	03/15/09
91	CONSTRUCTION OF ENVIRONMENTAL	04/15/09
92	CONSTRUCTION OF SAFETY	05/15/09
93	CONSTRUCTION OF SECURITY	06/15/09
94	CONSTRUCTION OF HEALTH	07/15/09
95	CONSTRUCTION OF WELFARE	08/15/09
96	CONSTRUCTION OF QUALITY	09/15/09
97	CONSTRUCTION OF COMMUNICATIONS	10/15/09
98	CONSTRUCTION OF TRANSPORTATION	11/15/09
99	CONSTRUCTION OF UTILITIES	12/15/09
100	CONSTRUCTION OF ENVIRONMENTAL	01/15/10

SYMBOLS LEGEND

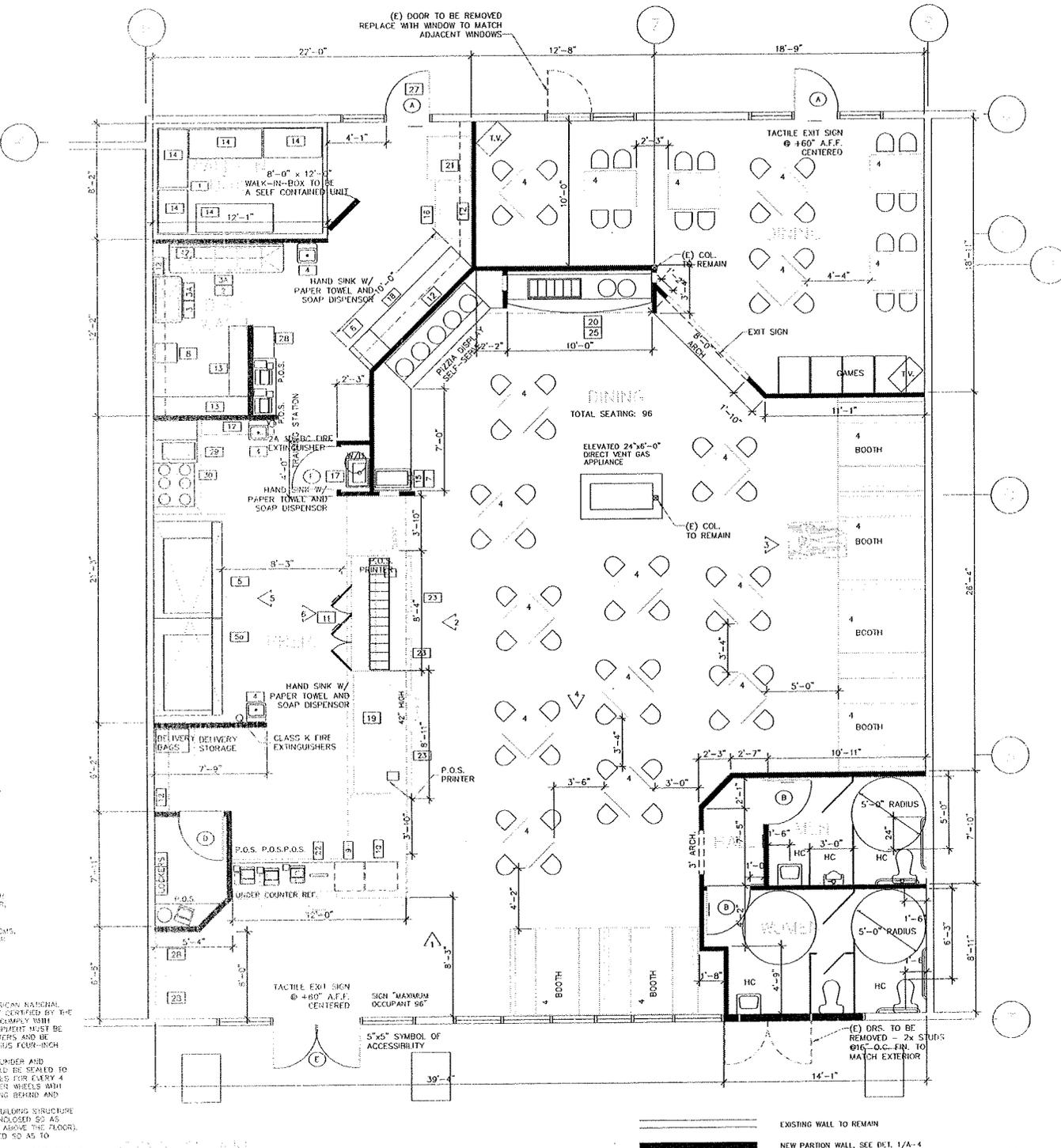
1. SITE PLAN

2. MASTER SITE PLAN

3. A-02

BICKEL UNDERWOOD
JAMES & BICKEL JR. ARCHITECTS
A CALIFORNIA CORPORATION
3600 Birch Street, Suite 110 - Newport Beach, CA 92660
949.757-0411 FAX 949.757-0511

SEABRIDGE SOUTH (MARINA RETAIL)
1601 & 1651 Victoria Avenue
Oxnard, California



(F) DOOR TO BE REMOVED
REPLACE WITH WINDOW TO MATCH
ADJACENT WINDOWS

TACTILE EXIT SIGN
Ø 460" A.F.F. CENTERED

DINING
TOTAL SEATING: 96

ELEVATED 24"x6'-0"
DIRECT VENT GAS
APPLIANCE

EXIT SIGN

BOOTH

BOOTH

BOOTH

BOOTH

TACTILE EXIT SIGN
Ø 460" A.F.F. CENTERED

SIGN "MAXIMUM
OCCUPANT 96"

5"x5" SYMBOL OF
ACCESSIBILITY

(E) DR. TO BE
REMOVED - 2x STUDS
Ø16" O.C. FIN. TO
MATCH EXTERIOR

EXISTING WALL TO REMAIN
NEW PARTITION WALL, SEE DET. 1/A-4

BUILDING DATA
OCCUPANCY A-3
TYPE OF CONSTRUCTION VNS
OVERALL SQUARE FOOTAGE 3,397 S.F.



REVISION	DATE

General Contractor
 LICENSE NO. 449087
 EXP. 08/31/03
 7370 N. Benedict Avenue
 Fresno, Ca. 93711 (559) 435-9399

333 W. NEWS AVE. #181
 FRESNO, CA. 93711

Consulting Engineer
 9075 N. Hazel Ave
 Fresno, CA 93711
 Ph. No. (559) 447-5259

DATE	11/4/07
SCALE	
DRAWN BY	
CHECKED BY	

DATE	11/4/07
SCALE	
DRAWN BY	
CHECKED BY	



NOTICE OF EXEMPTION

Project Description:

PLANNING & ZONING PERMIT NO. 07-510-13 (Special Use Permit), a request to permit on-site beer and wine consumption at a proposed restaurant, located on the southwest corner of Wooley Road and Victoria Avenue (1601 South Victoria Avenue), within the South Seabridge Marina Shopping Center (APN 188-0-272-275). The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Manuchar Manucharyan, 2390 Las Posas Road, Camarillo, CA 90015.

Finding:

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving “minor alteration of existing...structures” may be found to be exempt from the requirements of CEQA. The request is for entertainment and on-site consumption of beer and wine. There is no new development or expansion of development associated with this request. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

Date

Susan L. Martin, AICP
Planning Division Manager



Police Department

John Crombach, Police Chief

Date: April 2, 2008

To: Justin Beranich, Assistant Planner

From: Cliff Waer, Senior Alcohol Compliance Officer

Subject: 1601 S. Victoria Ave. (Me-N-Eds Pizza)

PZ-07-510-13

Site Information:

The proposed site is located within the Seabridge South Marina shopping center at 1601 S. Victoria Avenue. The shopping center is on the southwest corner of Victoria Ave. and Leeward Way and is currently under construction. The suite is situated near the center of the northern structure of the two-building complex, closest to Leeward Way. The front doors face east into the parking lot and the rear doors open to a pedestrian walkway that meanders behind the complex and alongside the harbor. The site is generally bordered by Victoria Ave. and residences to the east, the harbor and residences to the west, and residential to the north and south. There are currently no similar uses within 350 feet of the site a two alcohol outlets within 1000 feet. The applicant has requested to obtain an ABC License Type-41 which is a restaurant that allows for the sale of beer and wine.

Alcohol outlets located within 1000 feet of the establishment include:

BUSINESS NAME	LOCATION	LICENSE TYPE	LICENSE TITLE	LICENSE DESC.	ALCOHOL ALLOWED
1. Vons Grocery	1218 S. Victoria Ave.	Type 21	Off-Sale General	Grocery Store	Beer, Wine and Spirits
2. Old Dublin Pub	1900 S. Victoria	Type 47	On-Sale General (Eating Place)	Restaurant-Pub	Beer, Wine and Spirits

Crime Statistic Review:

For comparison purposes the Police Department calculates the average number of part I and II crimes that occur per reporting district (grid) during a selected 12-month period. The average city-wide, per grid base number of Part I and II crimes is currently 126.

The average number of Part I and II crimes in the *applicant's* reporting district and all other districts within 1000 feet of the applicant is 99 during the same 12-month time period. This is 21% lower than the average crime rate citywide. The heaviest concentration of incidents occurred across Victoria Ave. near the more densely populated apartments and condominiums. The majority of events were thefts or other property-related crimes and the area is generally not considered a police problem. The numbers of disturbance-related incidents that list alcohol as a contributing factor are below the citywide average.

For reference, the category of part I crimes include: murder, rape, robbery, theft, burglary, auto theft, assault, and arson. Part II crimes include: vandalism, weapons possession, sex offenses, drug abuse violations, driving under the influence, liquor laws, drunkenness, and disorderly conduct.

Police Department Input:

The Police Department has no serious concerns about adding an alcohol outlet in this particular area other than what is noted below and that there will likely be more outlets proposed as the site becomes fully occupied and density may become an issue.

This particular development is situated alongside the newly constructed bay and has outdoor seating along the walkways and common areas throughout the complex. The floor plan for the restaurant indicates there is a rear door on the west side which accesses a common patio area and the walkway along the bay. One concern of the police department would be that customers purchasing alcohol at the proposed site (and likely other future alcohol sites within this complex) may wish take their drinks outside via the rear door. Outdoor areas like this are generally unrestricted and unmonitored and allowing the consumption of alcohol under such circumstances could aggravate policing problems. Even under the best of circumstances, the Police Department does not typically recommend the use of a rear door for customer access as it creates a more difficult environment for employees to monitor. To add to our concern, internal access to the rear door is made through a portion of the restaurant that is largely separated by walls and lacks adequate visibility from the employee work stations. According to the applicant, this area is where more lively groups such as sports teams or private parties can gather and not be too disruptive to the other customers in the main dining area. This is also where several video arcade games are to be located. Due to the limited visibility and lack of adequate monitoring capability in this separate section, the Police Department recommends that the rear door be used as an emergency exit only and not as a means of customer access or egress.

Community Input:

At the time this report was submitted, the Responsible Alcohol Policy Action Coalition (RAPAC), who routinely comments on new applications, had not yet had the opportunity to

discuss this particular proposal at their monthly meetings. The Police Department will seek out the group's leadership and provide them with details of this proposal so they may have the opportunity to voice their opinions at any upcoming hearings.

Conclusion:

The statistical analysis shows the area to have a crime rate that is 21% lower than the city-wide average with most of the incidents being property crimes and very few violent or personal crimes. The Police Department does not consider this area to be a policing problem.

There are no similar uses within 350 feet so there is no local issue of undue concentration. There are two alcohol outlets located within 1000 feet of the site and there is very likely to be a few more similar uses as other spaces become occupied.

The primary issue regarding this proposal is the potential for customers to take their alcoholic beverages outside to the very accommodating outdoor tables. Since the site overlooks a scenic bay, customers are more likely to take advantage of the outdoor seating and businesses selling alcohol at this complex are going to face unique challenges to ensure that their customers do not contribute to problems by consuming alcohol outside. Also, this location has both front and rear customer access; however, the Police Department does not recommend the use of a rear door for customer access as it creates a more difficult environment for employees to monitor.

The Police Departments experience is that the proposed license (Type 41 - Restaurant), when properly regulated through conditions imposed by the Planning Commission, does not normally aggravate policing issues, as long as the establishment complies with these regulations and operates responsibly. Listed below are the Police Department's recommended operating conditions for the Planning Commission Resolution.

Police Standard Operating Conditions

- 1) Permittee and all sellers or servers shall complete a course in Responsible Beverage Service (RBS) within sixty days of license granting and/or date of employment. Training can be arranged through the Oxnard Police Department. Applicant can contact Senior Officer Cliff Waer at cliffwaer@oxnardpd.org to make arrangements (PL/PD)
- 2) Permittee and all general managers, managers or policy makers shall complete a course in the Responsible Alcohol Policy Program (available through the Oxnard Police Department) within 12 months of license granting and/or date of employment. (PD)
- 3) Sales of alcoholic beverages shall be incidental to the sale of food. It shall not be considered a violation of this condition if customers are served alcoholic beverages in any lounge, bar or staging area and who are waiting to be seated for the service of food. Employees shall make a good faith effort to ensure that all customers being served alcoholic beverages are also on the premises for the purpose of consuming food items. (PD)
- 4) When security personnel are present or required per Oxnard City Code, Permittee shall maintain accurate records of all security personnel on the premise at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations.
- 5) The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit if the Chief finds that there have been significant violations of the use permit conditions and/or ABC permit, or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operation of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing on the revocation of the permit by the Planning Commission to be held no more than 30 days after the suspension begins. (PD)
- 6) The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area.
- 7) The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. Permittee shall at all times maintain records which reflect

separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)

- 8) Permittee shall comply with the provisions of Section 23038 of the Business and Professions Code and acknowledges that incidental, sporadic, or infrequent sales of meals or a mere offering of meals without actual sales shall not be deemed sufficient to consider the premises in compliance with the aforementioned section.(PL/PD)
- 9) The premises shall be equipped and maintained in good faith as a bonafide restaurant and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)
- 10) The premises shall possess the necessary utensils, table service, and the condiment dispensers with which to serve meals to the public.(PL/PD)
- 11) The use of any amplifying system or device shall not be audible outside the premise nor shall it be disruptive to neighboring uses. (PD)
- 12) There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
- 13) The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
- 14) Sales of alcohol shall not occur between the hours of 12:00 a.m. and 6:00 a.m. (PL/PD)
- 15) Alcoholic beverages shall not be offered at significantly reduced prices (typically more than 25% reduction) that are meant to encourage greater consumption of alcohol such as during “happy hour” type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. *Promoting a “happy hour” or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and are actually encouraged.* (PD)
- 16) Alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher, “bucket” or similar high capacity amounts.
- 17) In the areas surrounding the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverages is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee’s reasonable control. (PD)

- 18) Prominent signs shall be posted stating, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase alcoholic beverages". (PD)
- 19) Employees shall not be allowed to consume alcoholic beverages at any time during their shift or at any time within eight (8) hours prior to the beginning of their shift.
- 20) Permittee shall not create any bar, lounge or other area in which the exclusive use would be the service of alcoholic beverages. Food shall be made available in all areas where customers are seated. An area designated for customers who are waiting to be seated at a food service table shall not be considered a violation of this condition as long as the area is not used primarily for the service of alcohol. Condition number 3, above, shall be adhered to regardless of where customers are seated. (PD)
- 21) The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without review and approval by the Police Chief or his designee, Planning Commission or City Council.
- 22) Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, Police Department may initiate Planning Commission review the existing SUP and apply or remove conditions as appropriate to mitigate existing or potential problems.
- 23) Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within twenty-four (24) hours of being applied. (PL/PD)
- 24) Permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which Permittee has reasonable control. (PL/PD)
- 25) The area surrounding premises under the reasonable control of Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons in or about the area. (PL/PD)
- 26) No pay phone on the exterior of the premises shall be allowed within 100 feet of the front or rear doors and any pay phones installed inside shall be blocked from incoming calls. (PL/PD)
- 27) Permittee shall regularly police the area under Permittee's control in an effort to prevent the loitering of persons about the premises. (PL/PD)
- 28) Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)

- 29) Permittee shall establish cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
- 30) Permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall, at a minimum, monitor the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. (PD)
- 31) Permittee shall install an electronic intrusion detection system that detects portal openings, glass break, and interior motion. (PD)
- 32) Permittee shall bolt down all cash registers to service counters in order to prevent the entire device from being stolen during a burglary or robbery. (PD)
- 33) A copy of these conditions must be maintained on the premises and made available upon the demand of any peace officer at all times. (PL/PD)

Police Special Conditions

- 1) Permittee shall post prominent signs near each of the exits indicating that it is unlawful to remove alcohol from the premises and that violators may be cited.
- 2) If alcoholic beverages are to be sold and consumed in any patio area, the patio must be properly licensed through the Department of Alcoholic Beverage Control and the entire patio shall be adequately enclosed to the satisfaction of the Police Chief. Low or excessively wide spaced fencing will not be considered sufficient.
- 3) The rear door (west side) shall not be used as a method of customer access or egress and shall be maintained as an emergency exit only. The door shall have emergency exit hardware and a sounding device to alert employees when the door is opened.

RESOLUTION 2008 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-510-13 (SPECIAL USE PERMIT), TO ALLOW THE ON-SITE CONSUMPTION OF BEER AND WINE (ABC LICENSE TYPE 41) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 1601 SOUTH VICTORIA AVENUE, (APN 188-0-272-205), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY MANUCHAR MANUCHARYAN, 2390 LAS POSAS ROAD, CAMARILLO, CA 93010.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-510-13, a special use permit to allow the on-site consumption of beer and wine in an existing commercial building located at 1601 South Victoria Avenue, filed by Manuchar Manucharyan, in accordance with sections 16-530 through 551 of the Oxnard City Code and City Council Resolution No. 11,896; and

WHEREAS, section 15301 of the California Code of Regulations exempts the project from the requirements for the preparation of documents imposed by the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. That the proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. That the proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. That the site for the proposed project is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. That the site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. That the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.
6. The presumption of undue concentration has been rebutted by a preponderance of the evidence, which shows that the establishment is in a retail center where restaurant establishments selling alcoholic beverages for consumption on the premises are appropriate.
7. The proposed use is not likely to create or significantly aggravate police problems within 1,000 feet of the location for which the special use permit is applied.

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-530 through 551 of the Oxnard City Code.

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated May 15, 2008 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

4. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
5. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
7. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
8. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
9. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
10. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

PLANNING DIVISION STANDARD CONDITIONS

11. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
12. If the project property is already occupied or use has already been initiated, Developer shall comply with all conditions of this permit within 30 days of approval thereof. (PL/B, PL-6)
13. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
14. Within 30 days of approval of this permit, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).

15. Within 30 days of approval of this permit, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, PL-50)

PLANNING DIVISION SPECIAL CONDITIONS

16. This permit shall automatically be null and void 12 months from the date of issuance, unless Developer has received from the State Department of Alcoholic Beverage Control a license to sell alcoholic beverages on the project property. (PL)

POLICE STANDARD CONDITIONS

17. Permittee and all sellers or servers shall complete a course in Responsible Beverage Service (RBS) within sixty days of license granting and/or date of employment. Training can be arranged through the Oxnard Police Department. Applicant can contact the Police Department's Alcoholic Compliance Officer to make arrangements (PL/PD)
18. Permittee and all general managers, managers or policy makers shall complete a course in the Responsible Alcohol Policy Program (available through the Oxnard Police Department) within 12 months of license granting and/or date of employment. (PD)
19. Sales of alcoholic beverages shall be incidental to the sale of food. It shall not be considered a violation of this condition if customers are served alcoholic beverages in any lounge, bar or staging area and who are waiting to be seated for the service of food. Employees shall make a good faith effort to ensure that all customers being served alcoholic beverages are also on the premises for the purpose of consuming food items. (PD)
20. When security personnel are present or required per Oxnard City Code, Permittee shall maintain accurate records of all security personnel on the premise at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations.
21. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit if the Chief finds that there have been significant violations of the use permit conditions and/or ABC permit, or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operation of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing on the revocation of the permit by the Planning Commission to be held no more than 30 days after the suspension begins. (PD)

22. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area.
23. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. Permittee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)
24. Permittee shall comply with the provisions of Section 23038 of the Business and Professions Code and acknowledges that incidental, sporadic, or infrequent sales of meals or a mere offering of meals without actual sales shall not be deemed sufficient to consider the premises in compliance with the aforementioned section.(PL/PD)
25. The premises shall be equipped and maintained in good faith as a bonafide restaurant and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)
26. The premises shall possess the necessary utensils, table service, and the condiment dispensers with which to serve meals to the public.(PL/PD)
27. The use of any amplifying system or device shall not be audible outside the premise nor shall it be disruptive to neighboring uses. (PD)
28. There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
29. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
30. Sales of alcohol shall not occur between the hours of 12:00 a.m. and 6:00 a.m. (PL/PD)
31. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than 25% reduction) that are meant to encourage greater consumption of alcohol such as during "happy hour" type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. *Promoting a "happy hour" or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and are actually encouraged.* (PD)
32. Alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher, "bucket" or similar high capacity amounts.

33. In the areas surrounding the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverages is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)
34. Prominent signs shall be posted stating, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase alcoholic beverages". (PD)
35. Employees shall not be allowed to consume alcoholic beverages at any time during their shift or at any time within eight (8) hours prior to the beginning of their shift.
36. Permittee shall not create any bar, lounge or other area in which the exclusive use would be the service of alcoholic beverages. Food shall be made available in all areas where customers are seated. An area designated for customers who are waiting to be seated at a food service table shall not be considered a violation of this condition as long as the area is not used primarily for the service of alcohol. Condition number 3, above, shall be adhered to regardless of where customers are seated. (PD)
37. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without review and approval by the Police Chief or his designee, Planning Commission or City Council.
38. Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, Police Department may initiate Planning Commission review the existing SUP and apply or remove conditions as appropriate to mitigate existing or potential problems.
39. Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within twenty-four (24) hours of being applied. (PL/PD)
40. Permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which Permittee has reasonable control. (PL/PD)
41. The area surrounding premises under the reasonable control of Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons in or about the area. (PL/PD)
42. No pay phone on the exterior of the premises shall be allowed within 100 feet of the front or rear doors and any pay phones installed inside shall be blocked from incoming calls. (PL/PD)
43. Permittee shall regularly police the area under Permittee's control in an effort to prevent the loitering of persons about the premises. (PL/PD)

44. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)
45. Permittee shall establish cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
46. Permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall, at a minimum, monitor the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. (PD)
47. Permittee shall install an electronic intrusion detection system that detects portal openings, glass break, and interior motion. (PD)
48. Permittee shall bolt down all cash registers to service counters in order to prevent the entire device from being stolen during a burglary or robbery. (PD)
49. A copy of these conditions must be maintained on the premises and made available upon the demand of any peace officer at all times. (PL/PD)

POLICE SPECIAL CONDITIONS

50. Permittee shall post prominent signs near each of the exits indicating that it is unlawful to remove alcohol from the premises and that violators may be cited.
51. No sale or consumption of alcoholic beverages is permitted are proposed in any outdoor patio area. Permittee shall post signs, to the satisfaction of the Police Chief, inside the building adjacent and visible to the doorways, to clarify no alcoholic beverages are allowed in the patio area.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of May, 2008, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary