



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Douglas Spondello, Assistant Planner

DATE: December 15, 2011

SUBJECT: Planning and Zoning Permit No. 11-510-07 (Special Use Permit - Alcohol),
Located at 508 East Date Street.

- 1) **Recommendation:** That the Planning Commission deny Planning and Zoning Permit No. 11-510-07, as the proposal to sell alcohol from 4-Way Meat Market:
 - Would result in an overconcentration of alcohol outlets;
 - Is in the vicinity of an elementary school, church, and public park; and
 - Is located in an area with a crime rate that is 23% above the citywide average.

- 2) **Project Description and Applicant:** A request to sell beer and wine for off-site consumption at an existing 3,300 square foot market (4-Way Meat Market), located at 508 East Date Street. The market operates between 8:00 a.m. and 9:00 p.m., daily. Filed by Salvador Ayala, 508 East Date Street, Oxnard, CA 93033.

- 3) **Existing & Surrounding Land Uses:** The subject property is developed with a neighborhood grocery store with one attached apartment at the rear of the building.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	General Commercial (C-2)	Commercial General (CG)	Market with Attached Apartment
North	Single-Family Residential (R-1) and C-2	Residential Low (RL) and CG	Single-Family Residence and Auto Parts Store
South	Garden Apartment (R-3) and C-2	Residential Medium (RM) and CG	Garden Apartments and Parking Lot
East	C-2	CG	Motel (Palace Inn)
West	R-3 and R-1	RL and RM	Apartments and Single-Family Residential

- 4) Background Information:** On November 15, 1948, the subject commercial building was approved via Building Permit Nos. 1122 and 1456. On August 26, 1955, Building Permit No. 6512 approved the addition of two apartments to the rear of the building.

On May 20, 1999, the Planning Commission approved Special use Permit (SUP) No. 99-500-09, via Resolution No. 99-11 for the demolition of two motels at the rear of the subject property and the construction of a 106-unit apartment complex (Gateway Apartments), in their place. The subject commercial building was retained and the parking lot and access way improvements immediately northeast of the commercial building were installed.

On March 8, 2000, the Development Services Director approved a lot line adjustment resulting in the subject lot's current configuration separating the market property from the apartment complex. A reciprocal parking and access agreement was established between the Gateway Apartments and the subject property granting the market use of 24 parking stalls to the immediate northeast of the building.

On October 18, 2006, the Planning Manager approved a minor modification to SUP No. 99-500-09 granting the expansion of the market into one of the apartment units located at the adjacent market.

On June 18, 2005, the Planning Division received an application by Mr. Salvador Ayala to sell beer and wine for off site consumption. Due to an unfavorable police report at that time, that application was withdrawn prior to a public hearing on the matter.

In 2007, Mr. Ayala again applied for a special use permit to sell beer and wine for off site consumption. The Planning Commission approved SUP No. 07-510-03. However, on November 7, 2007 and with Resolution No. 13,364, the City Council denied the SUP, on an appeal supported by neighborhood concerns. The Council's findings for denial cited the proximity of Elm Street Elementary School, an area crime rate of 56% higher than the citywide average, and an overconcentration of alcohol sales outlets within 350 feet of the project site.

- 5) Environmental Determination:** In accordance with Section 15270(a) of the California Environmental Quality Act (CEQA), projects which are to be denied or rejected are statutorily exempt from the requirement for environmental review.

Should the Planning Commission recommend this request for approval, staff should be directed to re-analyze and modify this environmental determination.

6) Analysis:

- a) General Discussion:** The request to sell beer and wine for offsite consumption is equivalent to a State of California Department of Alcoholic Beverage Control (ABC)

License Type-20, which the Applicant would obtain if this special use permit is granted.

- b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is for Commercial General uses. Commercial General land uses include "retail centers and free-standing commercial uses along arterials, may also include... mixed uses". No development is proposed with this request and the existing market is consistent with this designation.

Within the Public Facilities and Services element of the 2030 General Plan's Goals and Policies, Goal ISC-19.2 identifies the desire to "Continue to require the Police Department to review proposed development projects and provide recommendations that enhance public safety." The Police Department reviewed the proposed use for compliance with its safety and security requirements and provided a report (Attachment C), which is summarized in Section 6(f).

- c) Conformance with Zoning Development Standards:** The project is located in the General Commercial (C-2) zone district. Markets are a permitted use in this zone and the sale of beer and wine for offsite consumption may be permitted with an approved special use permit.

City Code Section 16-534(B) prohibits submitting an application for a special use permit within 12 months of a denial for the same request, at the same property. As the previous application to sell beer and wine was denied by the City Council in 2007, the subject application conforms to the Code regulations pertaining to permit reapplication.

- d) Site Design, Circulation, and Parking:** The market is located on a 12,800 square foot parcel and is developed with a parking lot and one residential apartment unit, which is attached to the market. Vehicles access the property via a one-way driveway at East Date Street. Egress back onto Date Street is provided by an alley. Delivery vehicles park on Date Street, adjacent to the market or in the parking lot.

Twelve parking spaces are provided on-site with additional parking available at the adjoining lot to the northeast. The Code requires that the market provide 11 spaces.

- e) Building Design:** The 3,300 square foot market is accessed through the on-site parking, at the east of the building. The interior features numerous merchandise racks, a produce area, beverage coolers, and a butcher service counter and facilities.
- f) Police Department Review:** The Oxnard Police Department provided a report (Attachment C) with information required by City Council Resolution No. 11,896 for the sale of alcoholic beverages.

Local Concentration of Alcohol Outlets- The police report indicates that there is a liquor store (Fiesta Liquor/Type-21), a restaurant (Type-41), and a bar (type-42) serving

alcohol within 350 feet of the project site. Within 1,000 feet, there is an additional restaurant (Type-47) selling alcoholic beverages. While there is a presumption of undue concentration proposed by the proximity of the market to Fiesta Liquor, the Police Department notes:

“...the “types of business and the clientele typically served are arguably very different. Fiesta Liquor operates with alcohol sales as the focal point of their business and many residents tend to avoid such environments due to the traditional perception often associated with liquor stores as being an unsafe, uninviting setting that can be a magnet for problems. Customers may feel safer and less intimidated when visiting a legitimate neighborhood store such as the 4-Way Meat Market where residents primarily shop for products other than alcoholic beverages. The Police Department makes this point not to be an advocate for the approval of this permit, rather to recognize that the inherent risks associated with having two off-site alcohol outlets so close together may be outweighed by the benefit and convenience to the inner neighborhood who prefer to avoid settings such as a liquor store”.

Crime Statistics- For comparison purposes the Police Department calculated the average number of Part I and II crimes that occur per reporting district (grid), during a selected 12-month period. For reference, Part I crimes include: murder, rape, robbery, theft, burglary, auto theft, assault, and arson. Part II crimes include: vandalism, weapons possession, other sex offenses, drug abuse violations, driving under the influence, liquor laws, drunkenness, and disorderly conduct.

The average citywide, per grid base number of Part I and II crimes, is currently 117. The average number of Part I and II crimes occurring within the applicant’s reporting district and all other districts within 1,000 feet of the applicant is 144 during the same 12-month time period. This is 23% higher than the average crime rate citywide which is on the threshold of what the Police Department considers to be significant. The current crime rate is down nearly 33% from the 2007 totals, when this site last applied for a special use permit to sell alcohol and was denied on appeal.

The numbers and types of police calls for service were spread relatively evenly throughout the neighborhood and were predominately petty and property related crimes. Disturbance calls were highest along South Oxnard Boulevard, both north and south of Date Street. Disturbance calls involving alcohol or drugs and are generally consistent with citywide averages.

Conclusion- The Police Department’s experience is that the Type-20 License, when properly regulated through conditions imposed by the Planning Commission, does not normally aggravate police and community issues, as long as the establishment complies with these regulations and operates responsibly. However, there is a presumption of

undue concentration given the vicinity of the proximity of Fiesta Liquor and the crime rate in the vicinity remains 23% higher than the Citywide average.

Should the Planning Commission approve this request, it is suggested that they adopt the conditions recommended by staff (Attachment H).

7) Other Considerations: The market is located approximately 360 feet to the north of Elm Street Elementary School, 900 feet north of Lathrop Park, and 1,100 feet from a church (though this building is currently vacant). While these are not required by Resolution No. 11,896 for consideration, staff recognizes that these are concerns that formed the basis of the City Council's previous denial of this request in 2007.

8) Community Workshop Meeting and Public Input: On August 5, 2011, the applicant mailed notices of the Community Workshop meeting to all property owners within the Cal Gisler Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on August 15, 2011. Approximately 30 people attended the meeting and 19 people spoke about the subject application. Supporters of the project praised the business as a well-managed, full-service market whose owners show an interest in the community. The applicant provided a petition of support with more than 345 signatures, supposedly by customers and residents living within 300 feet of the market (Attachment E).

The majority of the attendees opposed the use, citing concerns about overconcentration and the proximity to Elm Street Elementary School, Lathrop Park, and a church. The Planning Division received letters in opposition to the project from the Oxnard School District and a local resident (Attachment D). As such, staff recommends denial as the findings which the City Council had made when they previously denied the appeal have not changed.

9) Appeal Procedure: In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

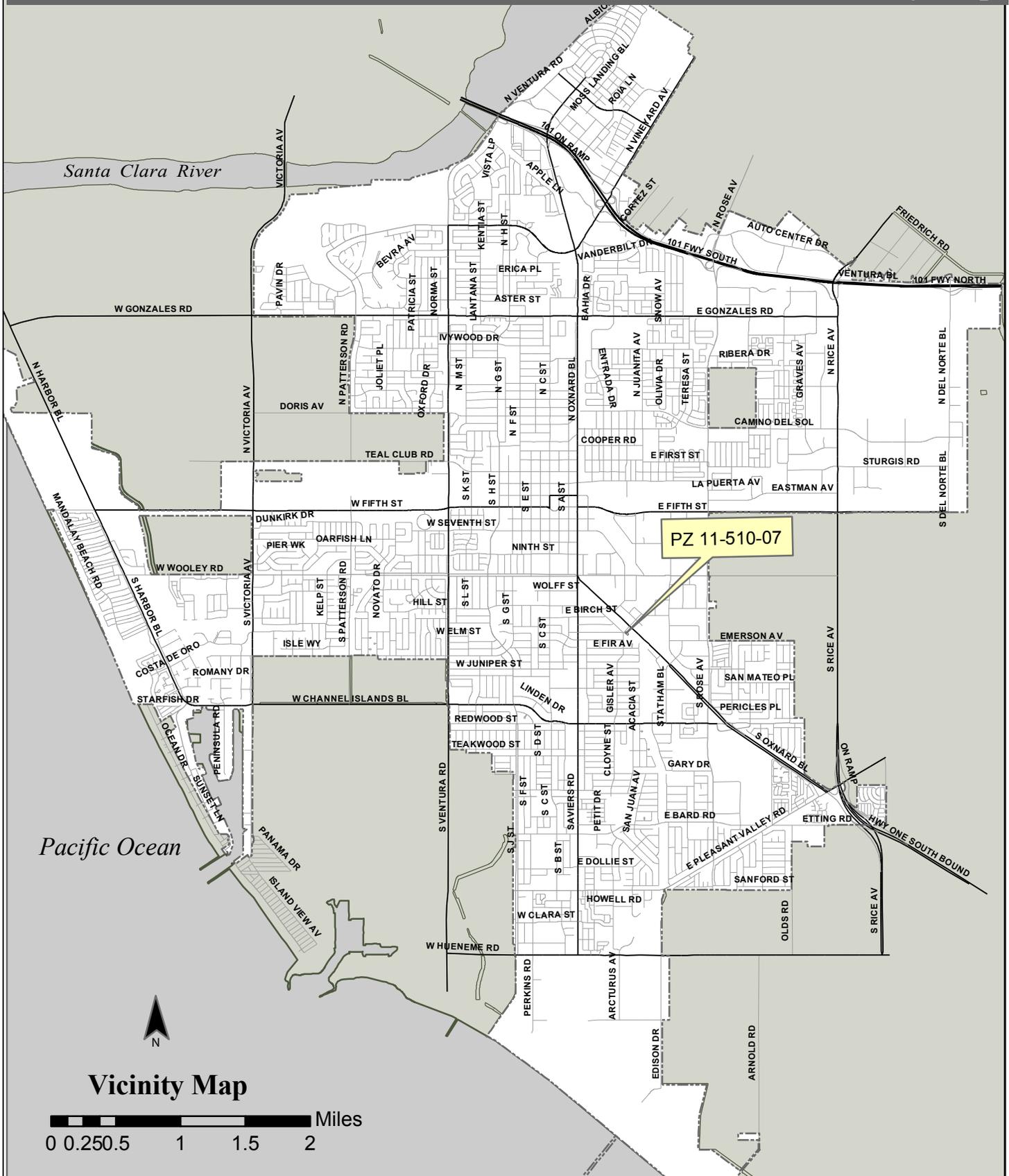
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Police Report
- D. Public Correspondence
- E. Petition
- F. Resolution No. 13,364
- G. Resolution of Denial
- H. Draft Conditions (if approved)

Prepared by: _____
DJS

Approved by: _____
SM

Vicinity Map



PZ 11-510-07

Vicinity Map

0 0.250.5 1 1.5 2 Miles

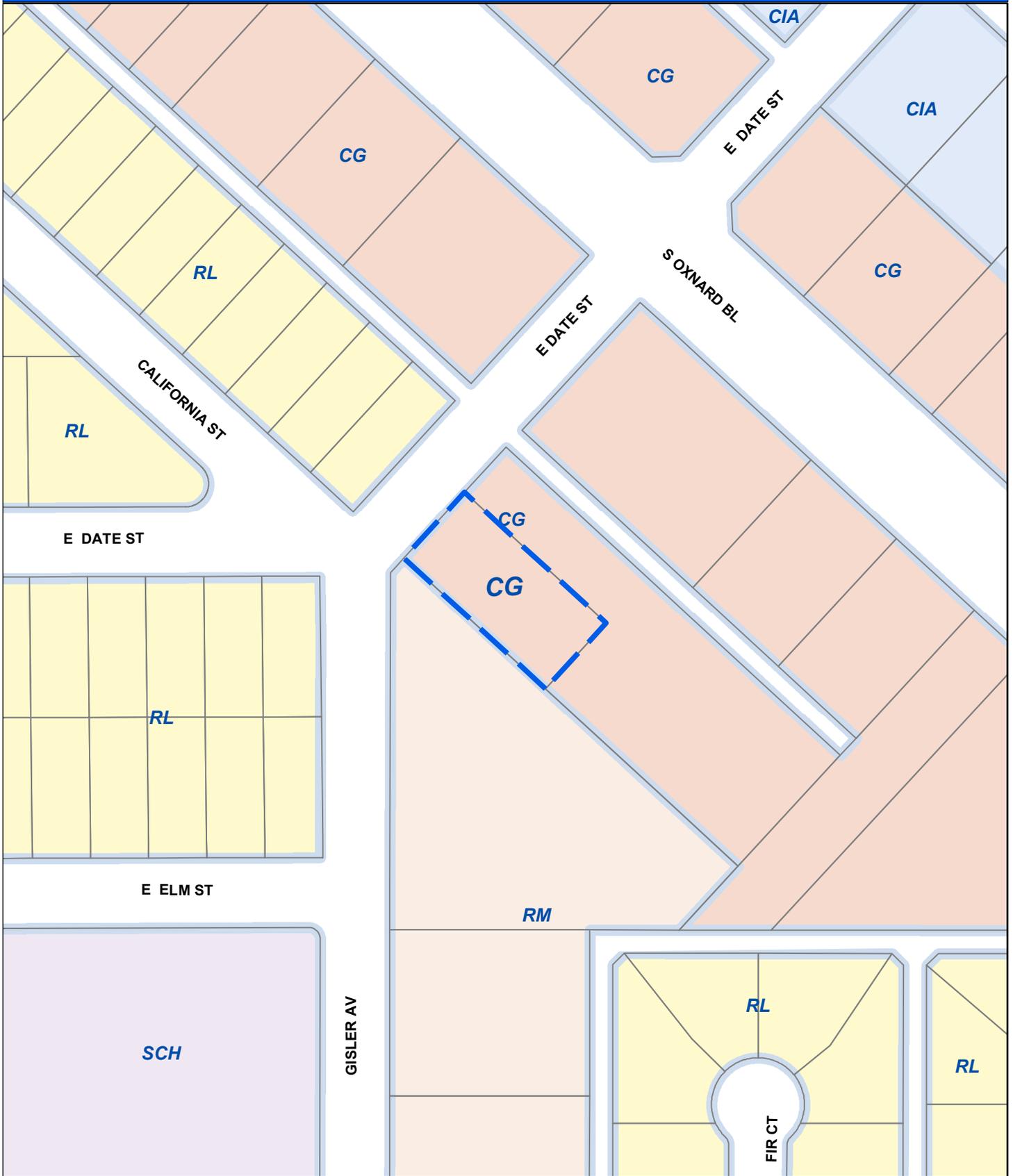


Oxnard Planning

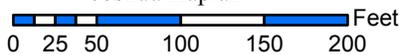
July 29, 2011

PZ 11-510-07
Location: 508 E Date St
APN: 204005114
Joshua Kaplan

General Plan Map



PZ 11-510-07
Location: 508 E Date St
APN: 204005114
Joshua Kaplan

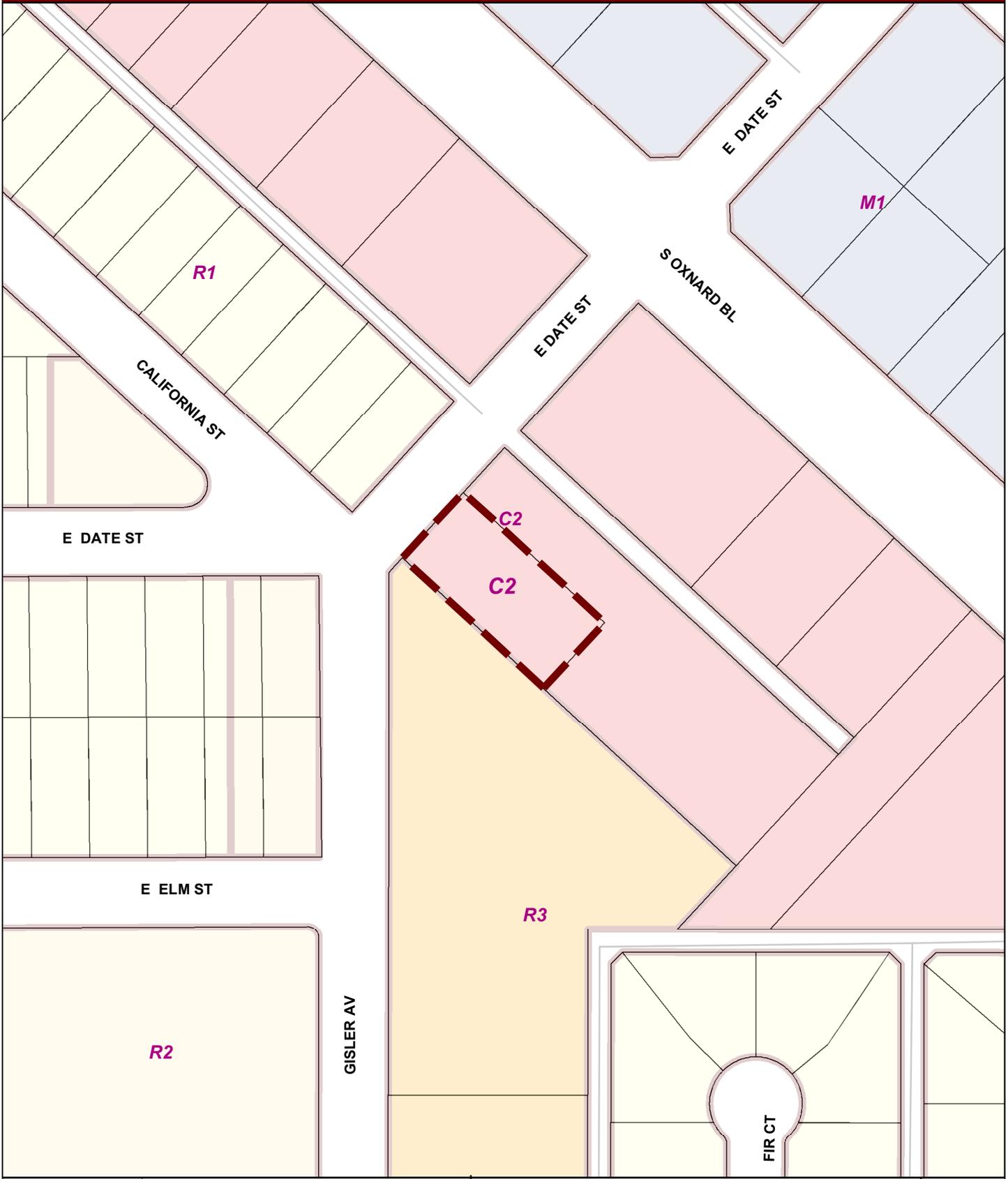


General Plan Map



1:1,372

Zone Map



PZ 11-510-07
Location: 508 E Date St
APN: 204005114
Joshua Kaplan



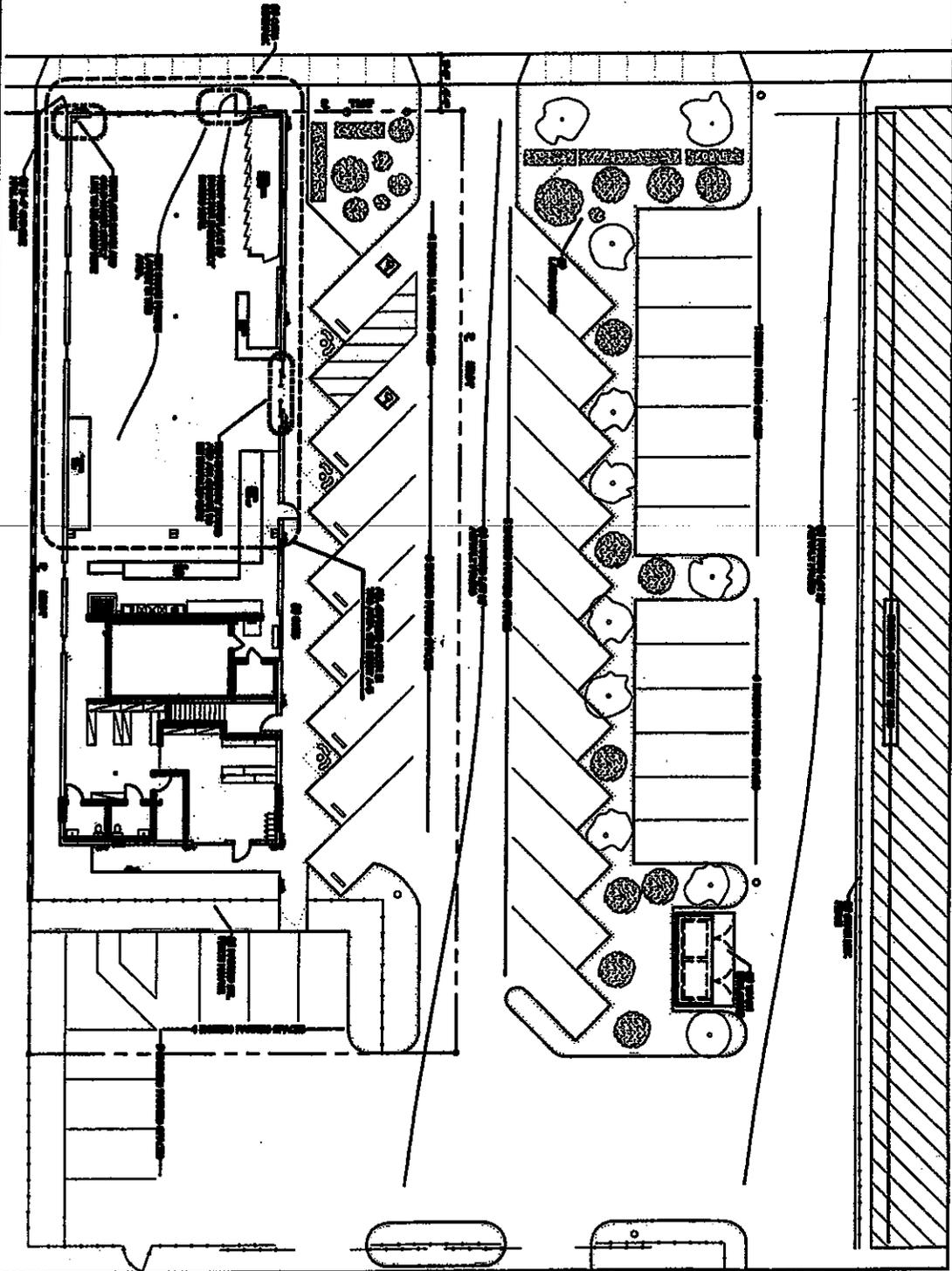
Zone Map



1:1,380

Attachment B: Reduced Project Plans

6 DATE STREET

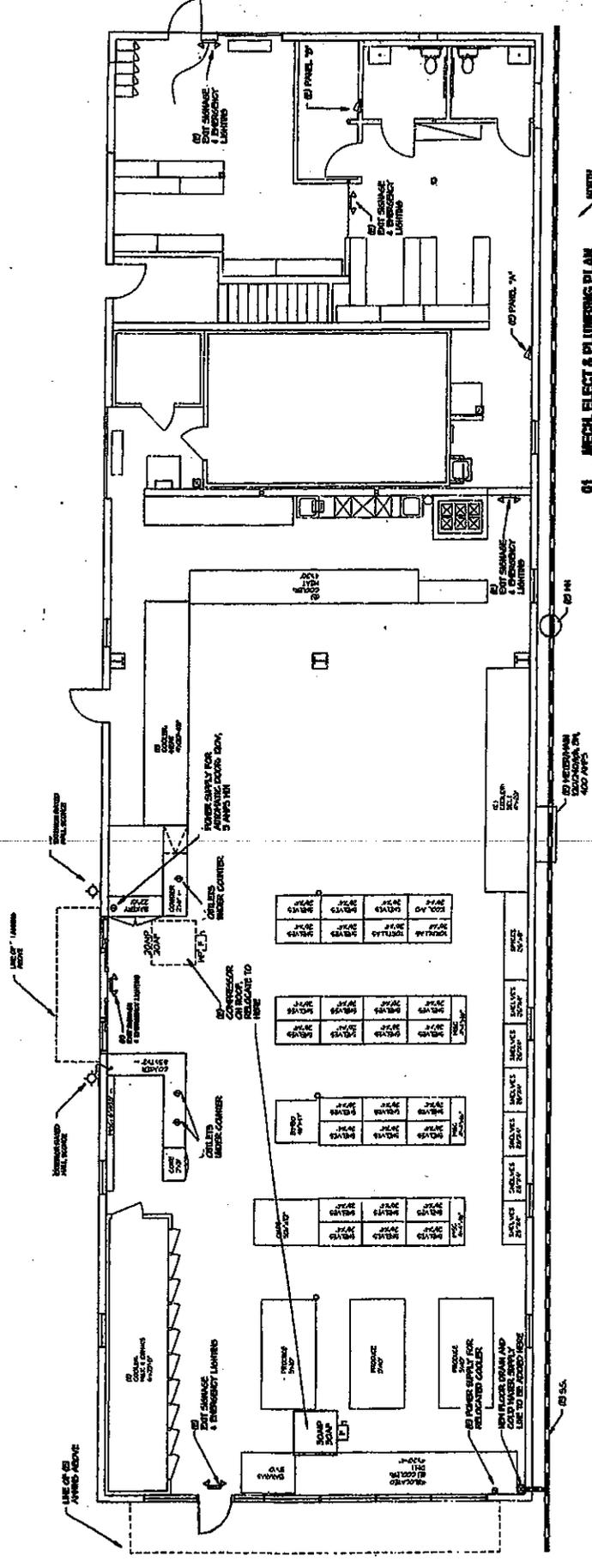


01 SITE PLAN & SCOPE OF WORK

Power & Lighting Schedule

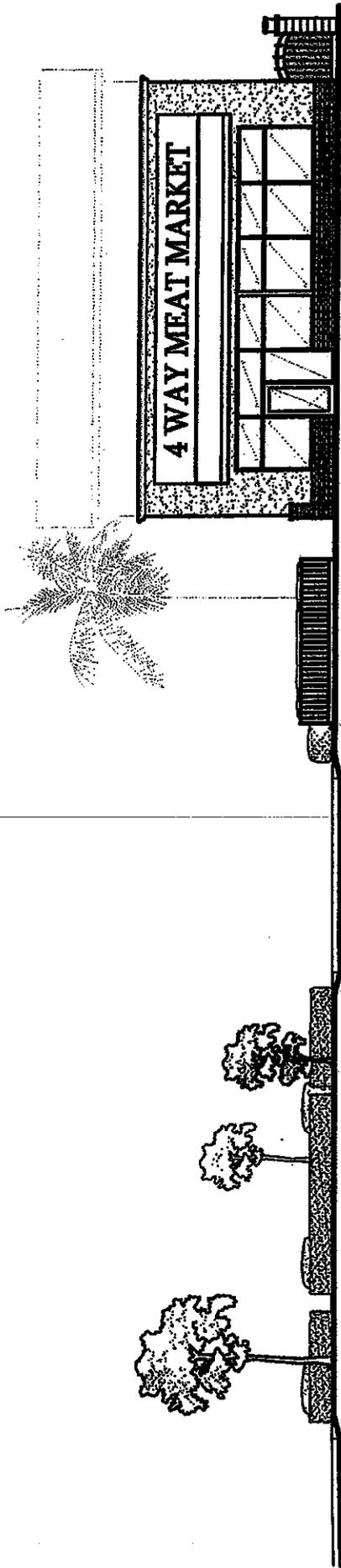
1	100V AC	15 AMP	150 WATT
2	100V AC	20 AMP	200 WATT
3	100V AC	25 AMP	250 WATT
4	100V AC	30 AMP	300 WATT
5	100V AC	35 AMP	350 WATT
6	100V AC	40 AMP	400 WATT
7	100V AC	45 AMP	450 WATT
8	100V AC	50 AMP	500 WATT
9	100V AC	55 AMP	550 WATT
10	100V AC	60 AMP	600 WATT
11	100V AC	65 AMP	650 WATT
12	100V AC	70 AMP	700 WATT
13	100V AC	75 AMP	750 WATT
14	100V AC	80 AMP	800 WATT
15	100V AC	85 AMP	850 WATT
16	100V AC	90 AMP	900 WATT
17	100V AC	95 AMP	950 WATT
18	100V AC	100 AMP	1000 WATT

NOTE:
SEE ELECTRICAL SHEETS
E-1 & E-2 FOR ELECTRICAL
NOTES, CIRCUITING AND
SPECIFICATIONS

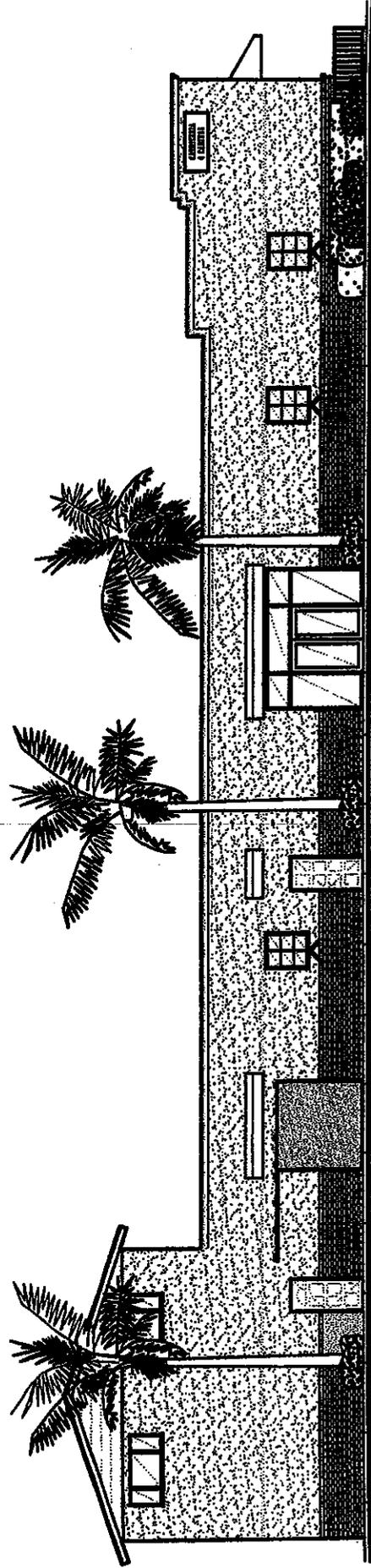


01 MECH. ELECT. & PLUMBING PLAN

NOTED
DATE: 10/10/10



02 ELEVATION LOOKING WEST



01 ELEVATION LOOKING SOUTH

Attachment C: Police Report



Police Department

Jeri Williams, Police Chief

Date: October 10, 2011

To: Douglas Spondello, Assistant Planner

From: Cliff Waer, Senior Alcohol Compliance Officer

Subject: 508 E. Date Street (4-Way Meat Market)

Re: PZ 11-510-07

Site Information:

The proposed site is an existing, occupied 5500 square foot building doing business as the Four Way Meat Market located at 508 E. Date Street. The site is situated on the northeast corner of the intersection of California Street and Date Street and is currently operating as a convenience store/meat market without the sale of alcohol. The front doors face east toward the parking lot which is separated from the adjacent Palace Inn Motel by a block wall.

The site is generally bordered by Date Street to the north, California Street to the west, The Palace Inn Motel and State Route 1 (Oxnard Blvd.) to the east and residences to the south. Other businesses nearby include the motel which offers primarily extended stay accommodations. The nearest similar alcohol outlet is the Fiesta Liquor store at 1637 S. Oxnard Boulevard which is east of the site next to the motel. The nearest residences are apartment complexes approximately 50 feet south of the site and single-family homes directly across the street to the west. The applicant has requested to obtain an ABC License Type-20 which is an Off-Sale License that allows for the sale of beer and wine.

Alcohol outlets located within 350 feet of the establishment include:

BUSINESS NAME	LOCATION	LICENSE TYPE	LICENSE TITLE	LICENSE DESC.	ALCOHOL ALLOWED
1. Fiesta Liquor	1637 S. Oxnard Blvd..	Type 21	Off-Sale General	Liquor Store	Beer, Wine and Spirits
2. Fiesta Mexican Grill	1635 S. Oxnard Blvd.	Type-41	On-Sale Beer and Wine	Restaurant	Beer and Wine
3. Snooky's	1657 S.	Type 42	On-Sale Beer	Bar (Public	Beer and

	Oxnard Blvd.		and Wine	Premise)	Wine
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Alcohol outlets located within 1000 feet of the establishment also include:

BUSINESS NAME	LOCATION	LICENSE TYPE	LICENSE TITLE	LICENSE DESC.	ALCOHOL ALLOWED
1. Sal's Mexican Inn	1450 S. Oxnard Blvd.	Type 47	On-Sale General	Restaurant	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 117.

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 144 during the same 12-month time period. This is 23% higher than the average crime rate citywide which is on the threshold of what the Police Department considers to be significant. This current crime rate is down nearly 33% from the 2007 totals when this site last applied for a Special Use Permit to sell alcohol and was ultimately denied. The area is not generally considered to be a policing problem.

The numbers and types of police calls for service were spread relatively evenly throughout the neighborhood and were predominately petty and property crimes. Disturbance calls were highest along South Oxnard Boulevard, both north and south of date Street. Alcohol was listed as a contributing factor at a rate consistent with citywide averages.

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, other sex offenses, drug abuse violations, driving under the influence, liquor laws, drunkenness, and disorderly conduct.

Police Department Input:

The Beat Coordinator who is responsible for monitoring and managing the day-to-day police activity near the location said that the area immediately surrounding the proposed site is not considered to be a policing problem. While there is some concern about the proximity to the Fiesta Liquor store, the area is generally not considered to have an undue concentration of alcohol outlets as the next closest Off-Sale outlet is nearly one-half mile away along Saviers Road. The Police Department is typically very cautious when there are similar off-site uses within 350 feet of each other and that close proximity is generally not desirable. In this case, the types of businesses and the clientele they typically serve are arguably very different. Fiesta Liquor operates with alcohol sales as the focal point of their business and many residents tend to avoid such environments due to the traditional perception often associated with liquor stores as being an unsafe, uninviting setting that can be a magnet for problems. Customers may feel safer and less intimidated when visiting a legitimate neighborhood store such as the 4-Way Market

where residents primarily shop for products other than alcoholic beverages. The Police Department makes this point not to be an advocate for the approval of this permit, rather to recognize that the inherent risks associated with having two off-site alcohol outlets so close together may be outweighed by the benefit and convenience to the inner neighborhood who prefer to avoid settings such as a liquor store.

An additional concern of the Police Department is the site's close proximity to an elementary school that is approximately 250 to the south (Elm Street School) and a public park that is 800 feet away. Generally, it is not desirable to have alcohol outlets so close to schools due to the potential for youth exposure and access to alcohol. Numerous studies have shown that youth exposure to alcohol significantly impacts underage consumption. Increased access and exposure to alcoholic beverages are directly related to incidences of youth consumption and should be carefully considered when determining appropriate locations for new outlets.¹⁻²

That being said, elementary school-aged students are not necessarily the most at-risk category of youth when considering the potential conflict with an alcohol outlet. The ages for typical students at an elementary school range from approximately age five to age eleven. Exposure to alcohol for this age group is of the greatest concern while access is not as critical. This age group is not the most likely to attempt to steal or purchase alcohol and employees can easily recognize that they are significantly underage. However, exposure to alcohol advertisements and "in your face" alcohol marketing practices can be problematic and is not desirable. There are now many preventative conditions that can help to minimize exposure to young people and to also reduce the access to alcohol. Prohibiting alcohol advertisements, limiting the types and sizes of alcoholic beverages and positioning the alcohol displays to be separate from other, non-alcoholic products and placed where they can be easily monitored by employees should minimize the likelihood for conflicts.

There are a few other locations in Oxnard where there are alcohol outlets near schools, including two that are in very close proximity to high schools where the students are at the highest risk of exposure and access to alcohol. One is literally across the street from a high school which posed some very unique challenges when determining the most appropriate and effective operating conditions to minimize the potential for conflicts. Fortunately, the preventative conditions we included with each of these sites appears to have been effective at preventing problems as there have been no alcohol/student related incidents at any one of the four businesses considered to be in close proximity to the high schools.

It is the conclusion of the Police Department that, while cautious and mindful of the potential for conflict with students, that the concerns can be effectively mitigated with the addition of comprehensive operating conditions and close oversight of the activity at the business. The Police Department strongly recommends that each of the preventative conditions listed below be included in the resolution.

Community Input:

¹ G. Hastings, S. Anderson, E. Cooke, and R. Gordon, "Alcohol advertising and marketing and young people's drinking: a review of the research," *Journal of Public Health Policy* 26 (2005):296-311.

² L.B. Snyder, F.F. Milici, M. Slater, H. Sun, and Y. Strizhakova, "Effects of alcohol advertising exposure on drinking among youth," *Archives of Pediatrics and Adolescent Medicine* 160 (2006):18-24.

Several residents who live in the Cal-Gisler neighborhood contacted the Police Department with questions and concerns about this proposal. A few were involved the last time this applicant attempted to obtain a permit to sell alcohol in 2007 and, as they were then, were still opposed to the proposal. Specifically, residents seemed most concerned about the proximity to Elm Street School and the lack of necessity for another alcohol outlet in the immediate area. Residents were given information on how they can voice their concerns with the Planning Department and at the Planning Commission hearing.

Conclusion:

The statistical analysis shows the area to have a crime rate that is approximately 23% higher than the city-wide average which is of some concern; however, the area is not considered to be a policing problem. The overall crime rate has dropped nearly 33% during the past four years reflecting a decade-long plunge in crime for the area which was once plagued with problems. Drug and alcohol related problems had previously dominated the neighborhood and were heavily concentrated along South Oxnard Boulevard. Currently, disturbance calls and those that involve alcohol or drugs are generally consistent with citywide averages. There is one similar use within 350 feet of the proposed site (Fiesta Liquor) so there is a local presumption of undue concentration.

The primary concerns of both the Police Department and the community are how close the site is to an existing alcohol outlet and a nearby elementary school. Typically, schools are considered a sensitive use and having an alcohol outlet nearby is not desirable. In this case, the school serves students aged 5-11 which are generally not the ages most at risk from exposure and access to alcohol. There are several regulations that can be included with the resolution that can help to minimize the likelihood for conflicts with the students such as restricting advertising, prohibiting single servings, requiring alcohol displays be easily monitored by staff and prohibiting flavored malt beverages or energy drinks with alcohol that are most popular with underage drinkers.

The fact that the outlet is a successful meat market already suggests that the business will not need to rely upon excessive sales of alcohol to remain profitable and they are offering the product as a convenience to their customers. The Police Departments experience is that this type of license (Type 20 – Off-Sale Beer and Wine), when properly regulated through conditions imposed by the Planning Commission, does not normally aggravate police and community issues, as long as the establishment complies with these regulations and operates responsibly. This particular proposal has a few unique concerns which is why the Police Department recommends adoption of all of the standard and special conditions listed in the attached Planning Commission resolution.

Police Standard Conditions (Off-Sale Alcohol Establishments)

- 1) All managers or supervisors who are responsible for the daily coordination, supervision or managing of employees, shall complete an approved course in Responsible Beverage Sales and Service (RBSS) within sixty days of license granting and/or date of employment. Training can be arranged through the Oxnard Police Department. (PL/PD)
- 2) 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)
- 3) 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, after due process that shall include communication with the owner, 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)
- 4) Any signs, advertisements or decorations placed upon the windows shall not exceed 20% of the overall window area. Additionally, there shall be no other obstructions placed near the windows that exceed 20% of the overall viewing area including display racks, stored products, shades or blinds.
- 5) 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 by Oxnard City Code, the Police Department may initiate Planning Commission review of the existing SUP and the Planning Commission may apply or remove conditions as appropriate to mitigate existing or potential problems.
- 6) Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within twenty-four (24) hours of being applied. (PL/PD)
- 7) Permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control. This includes the rear of the business. (PL/PD)
- 8) 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 or disposal of trash does not constitute a violation. (PD)

- 9) Employees involved in the sale or service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances. (PD)
- 10) The parking lot and adjacent areas of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the area. This includes the rear of the business. (PL/PD)
- 11) There shall be no pay phones installed inside the premises nor shall there be any pay phones installed outside within 100 feet of the premises. (PL/PD)
- 12) Permittee shall regularly police the area under Permittee's reasonable control (including the rear of the business) and shall not permit the loitering of persons about the premises. (PL/PD)
- 13) In the areas surrounding the business the Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverages is prohibited. This includes the parking lot and other adjacent areas under Permittee's reasonable control. (PD)
- 14) Coolers or displays containing alcoholic beverages shall be separated from other, non-alcoholic products and shall be positioned so as to allow maximum visibility to cashiers, clerks, associates or employees. Unless otherwise approved by the Police Department, alcohol displays shall not be positioned near customer entry/exit doors, nor shall they be in a location that allows for an easy and unobstructed path to any entry or exit. It is recommended that the alcohol displays or coolers be positioned where employees have a clear view from their normal work stations of the activity of persons in the alcohol isle. (PD)
- 15) There shall be no amusement machines or video devices maintained on the premises at any time. (PD)
- 16) Beer, malt beverages and wine coolers, in containers of 40oz in volume or less, cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
- 17) No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles (Port, Sherry, Saki, Marsala, Madiera, Muscat and Vermouth are permitted). (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". These signs shall, at a minimum, be posted at each point of sale and near any alcohol display or areas. (PD)
- 19) No open floor displays of alcoholic beverages are allowed, including but not limited to "beer mountains" and portable coolers. (PD)

- 20) Alcoholic beverages shall not be sold between the hours from 10:00 PM to 7:00 AM. (PD)
- 21) There shall be no self-service displays of any type of tobacco product including, but not limited to cigarettes, cigars and smokeless tobacco.
- 22) Security cameras shall be installed to monitor the premises and be positioned to monitor at minimum the entry/exit, all points of sale, alcohol coolers and the areas immediately surrounding the exterior of the business. The camera system shall comply with the following minimum standards: (PD)
 - a. The cameras shall be color cameras, made by a reputable manufacturer and maintained to current industry standards. They shall have low light capability and be capable of identifying persons conducting transactions at the stores' registers or entering/exiting the business.
 - b. The system shall utilize a Digital Video Recorder (DVR). The use of videocassette recorders (VHS and other formats) is prohibited. The DVR shall allow recording, live viewing and playback of recorded video for a period of least 30 days. DVR shall perform all recording, viewing (local and remote), playback (local and remote), queries and backup functions simultaneously, with no interruption of any other function.
- 23) Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts.
- 24) Permittee shall bolt down or otherwise secure all cash registers to service counters in order to prevent the entire device from being stolen during a burglary or robbery.
- 25) Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically \$50).
- 26) When used, Permittee shall install signage which indicates that employees do not possess keys to safes and that minimal levels of cash are available in register.
- 27) Permittee shall install height gauges at all exit doors.
- 28) Permittee shall install an electronic intrusion detection system (burglary alarm) that detects portal openings, glass break, and interior motion.
- 29) Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk.
- 30) 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. Coolers or displays containing alcoholic beverages shall be maintained in such a way as to allow for them to be locked or inaccessible during hours of prohibited sale and shall, in fact, be secured during the hours from 9:00 PM to 8:00 AM. (PD)
2. The sale of flavored malt beverages (commonly referred to as alcopops) is prohibited. Such products are generally sweetened, carbonated alcoholic beverages made with malt or spirits-based alcohol. Examples of such products include Smirnoff Ice, Mike's Hard Lemonade, Bacardi Silver and Jack Daniel's Lynchburg Lemonade. (PD)
3. The sale of energy drinks that contain any amount of alcohol is prohibited.
4. The self-checkout of alcoholic beverages is strictly prohibited. All transactions involving alcohol shall be completed by an employee who is responsible to ensure the customer is aged 21 or older and that they are not obviously intoxicated.

Attachment D: Public Correspondence

August 09, 2011

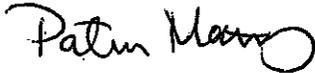
To Whom it May Concern:

I Patricia Martinez and family disapprove of permit for alcohol sales at 4 Way Meat Market for the following reasons; First of all Elm Street Elementary School is very close to this market. This is where one of my three children attends school, therefore being a child hazard, possibly a child being hit by car which might be a driver who is under the influence of alcohol. I see this too often since I'm an RN at VCMC Trauma Center. Second of all there already is a liquor store located at 1637 S. Oxnard blvd; walking distance from 4 Way Meat Market.

Finally, this will attract a lot more homeless and/or criminals to our neighborhood, since the 4 Way Market is the neighborhood market that families that live with in this area go grocery shopping. For the good and safety of my community 4 Way Meat Market should not be allowed to sell liquor.

Thank you for your time.

Sincerely,



Patricia Martinez

RECEIVED

AUG 12 2011

PLANNING DIVISION
CITY OF OXNARD



OXNARD SCHOOL DISTRICT

1051 South "A" Street | Oxnard, California 93030 | 805/487-3918 | www.oxnardsd.org

RECEIVED

August 26, 2011

AUG 29 2011

PLANNING DIVISION
CITY OF OXNARD

BOARD OF TRUSTEES

ERNEST MORRISON
President

DENIS O'LEARY
Clerk

ANA DEL RIO-BARBA
VERONICA ROBLES-SOLIS
ALBERT DUFF SR.

ADMINISTRATION

JULIAN T. LOPEZ, Ph.D.
Interim Superintendent

SEAN GOLDMAN
Assistant Superintendent
Human Resources and
Support Services

CATHERINE KAWAGUCHI
Assistant Superintendent
Chief Academic Officer

LISA CLINE
Assistant Superintendent
Business and Fiscal Services

Mayor and Members of the City Council
City of Oxnard
c/o City Manager Edmund F. Sotelo
305 West Third Street
Oxnard, CA 93030

Re: In Opposition of Liquor License Request by 4 Way Market

Dear Honorable Mayor Holden and Honorable Members of the City Council:

This letter is to formally inform City Council that the Board of Trustees of the Oxnard School District is in opposition of granting a request for a liquor license to 4 Way Market located at 508 E. Date Street in Oxnard, Ca. 93033. This market is located very close to Elm School which provides education to kindergarten through sixth grade children.

If you have any questions, please call the Superintendent's Office at 805-487-3918, ext 202.

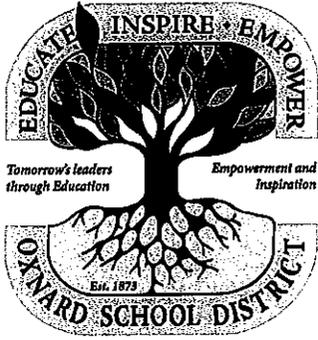
Sincerely,

Julian T. Lopez, Ph.D.
Interim Superintendent

JTL/sc

Copy to: Board of Trustees Oxnard School District
Oxnard City Planning Commission
Oxnard City Clerk, Mr. Daniel Martinez

Mission: "We guarantee that each student is academically competitive and inspired to perseverant hope."



OXNARD SCHOOL DISTRICT

1051 South "A" Street · Oxnard, California 93030 · 805/487-3918 · www.oxnardsd.org

November 22, 2011

RECEIVED

NOV 23 2011

PLANNING DIVISION
CITY OF OXNARD

BOARD OF TRUSTEES

ERNIE "MO" MORRISON
President

DENIS O'LEARY
Clerk

ANA DEL RIO-BARBA
ALBERT "AL" DUFF SR.
VERONICA ROBLES-SOLIS

Susan L. Martin, AICP
Planning Division Manager
Oxnard Planning Commission
214 South "C" Street
Oxnard, CA 93030

**RE: PLANNING AND ZONING PERMIT NO. 11-510-07
(Special Use Permit – Alcohol)**

Dear Ms. Martin,

ADMINISTRATION

JEFF CHANCER
Superintendent

SEAN GOLDMAN
Assistant Superintendent
Human Resources and
Support Services

CATHERINE KAWAGUCHI
Assistant Superintendent
Chief Academic Officer

LISA CLINE
Assistant Superintendent
Business and Fiscal Services

The purpose of this letter is to inform the Oxnard Planning Commission that the Board of Trustees of the Oxnard School District is in opposition of granting approval of a special use permit to sell beer and wine for off site consumption to the 4-Way Math Market located at 508 East Date Street. This market is located approximately one block from Elm Street School which provides education to kindergarten through sixth grade children.

If you have any questions, please feel free to give me a call at (805) 385-1501 ext. 2032.

Sincerely,

Jeff Chancer
District Superintendent

JC/sc

Cc: Oxnard School District Board of Trustees
Mayor of Oxnard
Oxnard City Council

Mission: "We guarantee that each student is academically competitive and inspired to perseverant hope."

Attachment E: Petition

Residents WITHIN 200 FT FROM STORE

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

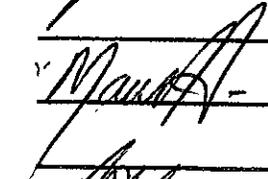
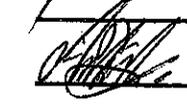
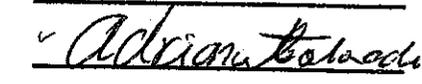
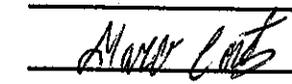
THE UNDERSIGNED DECLARE, UNDER PENALTY OF PERJURY, that they are in support of the application for an Off-Sale Beer and Wine license at 508 Date Street, Oxnard, California. The undersigned further declare that granting such a license would satisfy the public convenience or necessity and would be consistent with public welfare and morals. Such a license would not interfere with the quiet enjoyment of the community nor any of its sensitive uses in the area nor would it tend to create any social or law enforcement problems. The grant of the license would not adversely effect or be materially detrimental to any adjacent uses, buildings or structures nor to the public health, safety or general welfare. The market has always been a benefit to that neighborhood and operated with care. Providing a full range of products there would further benefit the community.

<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-11-11</u>	<u>Guillermo Garcia</u> <u>1614 C.A. St</u>	<u>Guillermo Garcia</u>
<u>6-11-11</u>	<u>Moises Ortiz</u> <u>1612 C.A. St</u>	<u>Moises Ortiz</u>
<u>6-11-11</u>	<u>Miguel Angel Flores</u> <u>1626 #6 C.A. St</u>	<u>Miguel Angel Flores</u>
<u>6-11-11</u>	<u>Maria Ramos</u> <u>1626 #5 C.A. St</u>	<u>Maria Ramos</u>
<u>6-11</u>	<u>Jose Suarez</u> <u>1626 #17 C.A. St</u>	<u>Jose F Suarez</u>
<u>6-11</u>	<u>Maria Martinez</u> <u>1628 #7 C.A. St</u>	<u>Maria Martinez</u>
<u>6-11</u>	<u>Elizabeth Negrete</u> <u>1634 #18 C.A. St</u>	<u>Elizabeth Negrete</u>

Residents WITHIN 300 FT
FROM STORE

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
6-11-11	Maria Ramirez 1636 #11 CIA. St	
6-11-11	Maria Hernandez 1636 #12 CIA. St	
6-11-11	Armando Rodriguez 1642 #23 CIA ST	
6-11-11	Adriana Toskado 1642 #22	
6-11-11	Fabiola Rodriguez 1644 #15	Fabiola Rodriguez
6-11-11	Martin Cano 1644 #24 CIA ST	
6-11-11	Marco Cortez 450 Date St	

Resident WITHIN-500 ft
FROM-STORE

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-11-11</u>	<u>Alvaro Solis</u> <u>1543 CIA ST</u>	<u>Alvaro Solis</u>
<u>6-11-11</u>	<u>Maria Eugenia Correa</u> <u>447 E Date st</u>	<u>Maria Eugenia Correa</u>
<u>6-11-11</u>	<u>Adrión Villanueva</u> <u>435 E Date St</u>	<u>Adrión Villanueva</u>
<u>6-11-11</u>	<u>Vicky Rodriguez</u> <u>1560 CIA ST</u>	<u>Vicky Rodriguez</u>
<u>6-11-11</u>	<u>Martin Gonzalez</u> <u>1528 CIA ST</u>	<u>Martin Gonzalez</u>
<u>6-13-11</u>	<u>James Rodriguez</u> <u>1504-CIA ST</u>	<u>James Rodriguez</u>
<u>6-13-11</u>	<u>Linda Ayala</u> <u>1504 CIA ST</u>	<u>Linda Ayala</u>

Residence WITHIN 300 FT FROM STORE

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET, OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-13-11</u>	<u>Cecilia Jimenez</u> <u>1700 Gisher Ave Apt 16</u>	<u>Cecilia Jimenez</u>
<u>6-13-11</u>	<u>Rosalia Martinez</u>	<u>16366 EAST APT H20</u>
<u>6/13/11.</u>	<u>JORGE ALONZO</u> <u>1694 GISLER AVE # 14.</u>	<u>Jorge Alonzo</u>
<u>6/13/11.</u>	<u>ANITA BERRONES.</u> <u>458 E. DATE ST.</u>	<u>Anita Berrones</u>
<u>6/13/11</u>	<u>ALFONSO RAMOS.</u> <u>418 E DATE ST.</u>	<u>Alfonso Ramos</u>
<u>6/13/11</u>	<u>427 E DATE ST</u> <u>JUAN QUINTERO</u>	<u>Juan Quintero</u>

Resident WITHIN 300 FT FROM STORE

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET, OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-13-11</u>	<u>Rafaela Rivera 1700 Gister Ave #1</u>	<u>Rafaela</u>
	<u>Maria Ramirez 1110 California St Apt #1</u>	
<u>6-13-11</u>	<u>ART VILLA 1605 CALIFORNIA ST. OX. CA ⁹³⁰³³</u>	<u>Art Villa</u>
<u>6-13-11</u>	<u>Mayra Becerra</u>	
	<u>1607 California St Oxnard 93033</u>	<u>Mayra Becerra</u>
<u>6-13-11</u>	<u>ANTONIO G. TRONCOSO GOMEZ</u>	<u>[Signature]</u>
	<u>1627 CALIFORNIA ST. OX, CA 93033.</u>	
<u>6-13-11</u>	<u>Juan Esquivel</u>	<u>Juan Esquivel</u>
	<u>1609 California St Oxnard, Ca.</u>	
<u>6-13-11</u>	<u>Sandra Ramirez 1700 G. Gister Ave #25</u>	

Customers

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
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OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6/13/2011</u>	<u>640 GRAN WAY - OXNARD CA</u>	<u>[Signature]</u>
<u>6/13/20</u>	<u>262 E. Birch ST</u>	<u>[Signature]</u>
<u>6/13-11</u>	<u>2104 Alexander st.</u>	<u>[Signature]</u>
<u>6/13-2011</u>	<u>Date 434 - Joseph E</u>	<u>[Signature]</u>
<u>6/13-2011</u>	<u>Eligio Chavez Luis Raza</u>	<u>401 Mary Herrera LN HN 516 E IRIS ST</u>
<u>6-13-2011</u>	<u>Alfredo Magana</u>	<u>3746 Orange Grove Avenue</u>
<u>6-13/2011</u>	<u>Enrique Calleros</u>	<u>463 E Guadalupe</u>

Customers

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-13-11</u>	<u>1450 LETS ST</u>	<u>Angel Perez</u>
<u>6-13-11</u>	<u>1626 CALIFORNIA ST</u> <u>304 E. DAVIS RD.</u> <u>OXNARD, CA</u>	<u>John E. West</u> <u>David ...</u>
<u>6-13-11</u>	<u>ARTURO LOPEZ</u>	<u>[Signature]</u>
<u>6/13/11</u>	<u>Luis Flores Becerra</u>	
<u>6/13/11</u>	<u>1241 Elder St</u> <u>Laura Aguilera</u>	<u>[Signature]</u>
<u>6/13/11</u>	<u>Robert Ramirez</u>	<u>[Signature]</u>
<u>6/13/11</u>	<u>Holl Auto Pl. ^{Oxnard} Ca 93030</u>	
<u>6/13/11</u>	<u>1840 La puerta</u>	<u>Francisco R</u>

Customers

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-13-11</u>	<u>JESUS VAZQUEZ</u>	<u>[Signature]</u>
<u>6/13/11</u>	<u>Willa [Signature]</u>	<u>2621 Terrace Dr. Oxnard, CA 93033</u>
<u>6-13-11</u>	<u>523 E poplar st</u>	<u>Norma Avila P.</u>
<u>6-13-11</u>	<u>1251 W KAMAIA LUIS VAZQUEZ</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>Elizabeth [Signature]</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>1257 Kanaka St.</u>	<u>[Signature]</u>
<u>6-3-11</u>	<u>349 E DATE ST</u>	<u>[Signature]</u>
	<u>1941 Gister Ave</u>	<u>Monica [Signature]</u>
<u>6-3-11</u>	<u>1750 Gister Ave.</u>	<u>Ruben O.</u>

Customers

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-12-11</u>	<u>491 E 51st St Oxnard</u>	<u>[Signature]</u>
<u>6-12-11</u>	<u>1719 S. OXNARD BLVD</u> <u>ANTONIO CARVALHO</u>	<u>ANTONIO CARVALHO</u>
<u>6-13-11</u>	<u>566 Olive</u> <u>COMMERCIAL BL 114</u>	<u>Maria Serrato</u>
<u>6-13/11</u>	<u>Adriana Campa</u> <u>COMMERCIAL 96</u>	<u>Adriana Campa</u> <u>Rafael Vera</u>
<u>6/13/11</u>	<u>2150 Hancock pl</u> <u>FRANCISCO VASQUEZ</u>	<u>Maria G Calleros</u>
<u>6-13-11</u>	<u>487 Channel Island 2</u> <u>[Signature]</u>	
<u>6/13/11</u>		
<u>6-13-11</u>	<u>1719 So. Oxnard Blvd #327</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>3050 S S St</u>	<u>Alicia Gusman</u>

Customers

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-12-2011</u>	<u>Alberto Vazquez 900 W. Cedar ^{ct}</u>	<u>A. Vazquez</u>
	<u>Maria Estrada</u>	<u>Maria Estrada</u>
<u>6-12-2011</u>	<u>Enrique Cruz 706 E</u>	<u>Enrique Cruz</u>
	<u>Guava St</u>	
<u>6-12-2011</u>	<u>Jose Vazquez</u>	<u>Jose Vazquez</u>
<u>6-12-11</u>	<u>FRANCISCO Alatorre</u>	<u>Francisco Alatorre</u>
<u>6-12-11</u>	<u>5032 Sabrina Ave ^{oxnard, CA}</u>	<u>Juan Jimenez</u>
<u>6-12-11</u>	<u>550 Westside ^{OXNARD CA 93033} MARTINEZ</u>	<u>Fidel Angeles</u>
<u>6-12-11</u>	<u>1243 Oxnard BLV. Oxnard</u>	<u>Teresa Rivera</u>

Customers

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-12-11</u>	<u>4520 Hamilton ave.</u> <u>oxnard C.A</u>	<u>Irena Guerrero F.</u>
<u>6-12-11</u>	<u>340 E. Cedar st</u> <u>Patricia M</u>	<u>Ricardo Lopez</u> <u>Patricia M</u>
<u>6/12/11</u>	<u>318 WOLFE ST</u> <u>Francisca Aguilar</u>	<u>Francisca Aguilar</u> <u>[Signature]</u>
<u>6/12-11</u>	<u>3775 Dufferin RD Apt 9</u> <u>IRENA ECHAURI</u>	
<u>6/12-11</u>	<u>1793 6th St Port Hueneme</u> <u>1619 5th St Port</u>	<u>Irena Echaury</u> <u>Francisco Chavez</u>
<u>6/12-11</u>	<u>pablo 132 IRIS ST</u> <u>319 w fir</u>	<u>pablo Gracida</u> <u>Luis H. [Signature]</u>
<u>6-12-11</u>	<u>Jose 1150 W. Guava st.</u> <u>Juan Martinez 155 Wolff</u>	<u>Jose Garcia</u> <u>Juan Martinez</u>

Customers

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

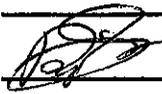
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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-12-11</u>	<u>Margarita 3757 DUFAL RD</u>	<u>Margarita Miranda</u>
	<u>Flores Canseco 1700 Cypress</u>	<u>Flores Canseco</u>
<u>6/12/11</u>	<u>Rafael Manzo</u>	
	<u>3141 Dufau R.D</u>	<u>RAFAEL MANZO</u>
<u>10-12-11</u>	<u>claudia Alvarez</u>	<u>claudia Alvarez</u>
	<u>1558 Cypress</u>	
<u>6-12-11</u>	<u>GENARO CERBANITES</u>	<u>Genaro Cerbanites</u>
	<u>1853 WES 151</u>	
<u>6-12-11</u>	<u>BAITAZAR</u>	<u>[Signature]</u>
	<u>1211 SUR ST.</u>	
<u>6-12-11</u>	<u>Hector</u>	<u>Hector</u>
	<u>1211 SUR ST</u>	
<u>6-12-11</u>	<u>PEDRO FLORES</u>	<u>[Signature]</u>
	<u>1301 COMMERCIAL AVE</u>	

Customers

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<u>6-12-11</u>	<u>Oswalda Ramirez</u> <u>1612 California St #7</u>	<u></u> <u>swald</u>
<u>6-12</u>	<u>Juan BLANCO</u> <u>1301 Comercial #26</u>	<u>Juan</u>
	<u>Luis udaldo Solis</u> <u>1961 Sanbenito St.</u>	<u>Luis u. S.</u>
<u>6-12-11</u>	<u>Rogelia Ordoñez</u> <u>1961-Sanbenito st</u>	<u></u>
<u>6-12-11</u>	<u>José Fina Espinoza</u> <u>1301 Commercial HWY-67</u>	<u>José Fina</u>
<u>6-12-11</u>	<u>1301-Commercial-FHWY</u> <u>ANTONIO ZACHECO</u>	<u>ANTONIO ZACHECO</u>
<u>6-12-11</u>	<u>MARCELINE DIER</u> <u>Reaper 144</u>	<u></u>

Customers

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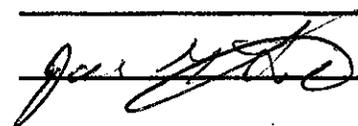
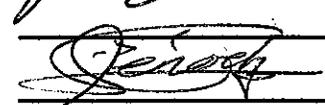
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<u>6/12/11</u>	<u>250 S Benita Ave</u> <u>1861 S. F. St.</u>	<u>Quirino Gonzalez</u> <u>Martin Lopez</u>
<u>6.12.11</u>	<u>_____</u>	<u>Leticia</u>
<u>6.12.11</u>	<u>3011 paula St</u>	<u>Esteban Jimenez</u>
<u>6.12.11</u>	<u>3011 Merced Pl</u>	<u>Arminda Corone</u>
<u>6.12.11</u>	<u>318 CEDAR</u>	<u>FULLIANO TERANON</u>
<u>6-12-</u>	<u>1835 NAPOLEON</u>	<u>Gregory Lopez</u>
<u>6/12-11</u>	<u>1000 Euston Pl</u>	<u>Leticia Salazar</u>

Customers

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
6-11-11	1750 Gistler Ave	
6-11-11	1210 PEAR	JX CA
0-11-11	Jorge Lopez Siete	charoa
6-11-12	Jorge Lopez	
06-11-12	TENOCH RUIZ GERONIMO	
06-12-11	3316 Sycamore St	Maria de la Paz Perez
6-12-11	234 PAIM DR	OFELIA ORTIZ

Customers

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-11-2011</u>	<u>ESMAGARDO 256 DATE</u>	<u>Esma...</u>
<u>6-11-2011</u>	<u>Jaime Ortiz Sanchez 1301-Commercial Ave unit 122</u>	<u>Jaime Ortiz S.</u>
<u>6-11-2011</u>	<u>Vivian Diaz 2400 E pleasant</u>	<u>Vivian Diaz</u>
<u>6-11-2011</u>	<u>Maddalena Juencles 11455n</u>	<u>Maddalena Juencles</u>
<u>6-11-2011</u>	<u>Pablo Morales</u>	<u>Pablo Morales</u>
<u>6-11-2011</u>	<u>Rancho Barraza Morales Blanca E. Varga 865 E. Cypress</u>	<u>Rancho Barraza Morales</u>
<u>6-11-2011</u>	<u>MAR R. EYES 635 META ST OXNARD</u>	<u>MAR R. EYES</u>
<u>6-11-2011</u>	<u>Alberto Avila Bustos 544 Joniper E</u>	<u>Alberto Avila Bustos</u>
<u>6-12-11</u>	<u>ANASTASIA 915 CHEYENNE WAY</u>	<u>ANASTASIA 915 CHEYENNE WAY</u>
<u>6-12-11</u>	<u>Oscar Marquez</u>	<u>Oscar Marquez</u>

Customers

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-14-11</u>	<u>Felipe Villas</u> <u>574 La Lurel St.</u>	<u>[Signature]</u>
<u>6/14/11</u>	<u>Amelia Arellano</u> <u>1247 Mercantile St. Ox.</u>	<u>[Signature]</u>
<u>6</u>	<u>[Signature]</u> <u>1235 San Marino</u>	<u>[Signature]</u>
<u>6-14-2011</u>	<u>[Signature]</u> <u>237 N. 2nd St. Apt 9A</u>	<u>Mario Navarro</u>
<u>6/14/2011</u>	<u>1015 Grader Way Oxnard</u>	<u>[Signature]</u>
<u>6/14-2011</u>	<u>1131 - W Chanel Island</u>	<u>[Signature]</u>
<u>6-14-2011</u>	<u>Anna Belonges</u> <u>2710 Tulace Pl</u> <u>Oxnard, CA 93033</u>	<u>[Signature]</u>

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<u>6/12/11</u>	<u>1021 W 7 ST. AP. 3</u>	<u>Juan Rizo</u>
<u>6-12/11</u>	<u>511 F Bay. Rd</u>	<u>José Rizo</u>
<u>6-12-11</u>	<u>Abraham Gomez</u>	<u>Abraham Gomez</u>
<u>6/12/11</u>	<u>P.O. Box 46 Figueras</u>	<u>Levina Gomez</u>
<u>6/12/11</u>	<u>560 Hobson Way Oxn Apt 63</u>	<u>Gustavo Ramirez</u>
<u>6/12/11</u>	<u>Vicron Casero</u>	<u>[Signature]</u>
<u>6-12-11</u>	<u>IRVIN LEON 454 E. FIR AVE.</u>	<u>[Signature]</u>
<u>6-12-11</u>	<u>2108 2108 E Plaza Valc #120</u>	<u>ANGELICA Garcia</u>
<u>6-12-11</u>	<u>Orster 1700</u>	<u>Artemio Sanchez</u>
<u>6-12-11</u>	<u>119 James</u>	<u>Hocle Solis</u>
<u>6-12-11</u>	<u>2108 arcadia st</u>	<u>[Signature]</u>
<u>6-12-11</u>	<u>ELM 5403</u>	<u>Maria A. Bera</u>

Customers

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<u>6-12-11</u>	<u>116 Rainbow Dr</u>	<u>Israel Arzola</u>
<u>6-12-11</u>	<u>CIPRESS. RD</u>	<u>[Signature]</u>
<u>6-12-11</u>	<u>PO. BOX 20215 OXNARD. CA 93034</u>	<u>Jose A. Fernandez</u>
<u>6-12-11</u>	<u>790 Collins</u>	<u>[Signature]</u>
<u>6-12-11</u>	<u>204 Carmel CT</u> <u>585 CHANNEL</u>	<u>[Signature]</u> <u>Hortencia Cruz</u>
<u>6-12-11</u>	<u>[Signature]</u>	
<u>6-12-11</u>	<u>XXXXXXXXXX COLLEGE ST</u> <u>2007 mariposa st</u>	<u>FARFIELD CRISTINA</u>

Customers

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<u>6-14-11</u>	<u>Maria Sarmiento</u> <u>1462 Pine St #5 Oxnard</u>	<u>Maria Sarmiento</u> <u>CA 93030</u>
<u>6.14.11</u>	<u>Jesus Evangelista</u> <u>309 W Hill St.</u>	<u>J. Jesus Evangelista I</u>
<u>6/14/11</u>	<u>Mayra Zapata</u> <u>403 Pine St.</u>	<u>[Signature]</u>
<u>6-14-11</u>	<u>Adrian Rodriguez</u> <u>144 W Sierra St</u>	<u>[Signature]</u>
<u>6-14-11</u>	<u>Golda Vawter</u> <u>1657 La Oza Blvd</u>	<u>Golda Vawter</u>
<u>6-14-11</u>	<u>Manuela Pina</u> <u>Aick Hudge 443 Broadway</u>	<u>Manuela</u> <u>Adrian Rodriguez Hernandez</u>
<u>6-14-11</u>	<u>Santiago Reich</u> <u>1233 Commercial Ave</u>	<u>[Signature]</u>

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6/13/11	1824 ALEXANDER ST Gloria Martinez	<i>[Signature]</i>
6/14/11	1221 W 7th St Apt 4 maria Ruiz	<i>[Signature]</i>
6/14/11	3700 olds Rd Maria Cristina Melgosa	ma Guadalupe Gonzalez <i>[Signature]</i>
6/14/11	480 Hill Ismail Salinas	<i>[Signature]</i> Ismail Salinas
6/14/11	1301 Commercial AVE SP. 69 Hilberta M. Gonzalez	<i>[Signature]</i>
6/14/11	480 Hill Anastasio Salas	<i>[Signature]</i>
6/14/11	1200 Hill Maura Oros 577 E. tract Or-	<i>[Signature]</i>
	Jonathan Ataroke	

Customers

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DATE NAME & ADDRESS SIGNATURE

ALBERTO 1853 AV. Manda Box to Blar ed
1853 IVES #138 OXNARD CA 93033

Daniel 1 Saxon 645 Alexa Boer

6-14-11 357 Cedar St. Abigail Nunez
405 E Hemlock St Maria Cruz

6-14-11 405 E Hemlock St Juan Luis
Abraham

6-14-11 2200 Churchill dr. B.

6-14-11 1500 CYPRESS ST. OX-CA Antonio Lopez
1032 Cheyenne Way Ox 93033 Lopez
Marcelina Marandey

6-14-11 2320 ALEXANDER ST. W. M.
OXNARD CA 93033

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6-14-11	California St 1372	Alberto Mirales Jr
6-14-11	Joaquin Koller 2300	Joaquin Koller
6-14-11	Pamela Escutia	Pamela Escutia
6-14-11	Alicia Reed	Alicia Reed
6-14-11	ANTONIA CARVALHO	ANTONIA CARVALHO
6-14-11	1840 ONEILL	Jose Alvarado
6-14-11	205 Driffill Blvd sp 152	Sandra Robles
6-14-11	205 Driffill Blvd sp 152	Cecilia Robles
	205 Driffill Blvd sp	Oswaldo Morales

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6-14-11	492-WOLFF-TS	Juventina Antonio
6-14-11	FERN Barranco 301 Commercial Ave	[Signature]
6-14-11	Adriana Mireres 1028 1/2 Mountain View	Adriana Mireres
6-14-11	Juan Quezad 1801 Farragut Dr 1853 Ives ave	Juan Quezad Ivise Perez
6-14-11	1456 California St Pablo Rivas	Pablo Rivas
6-14-11	Veronica Scrvin W Kamala 1401 Angelica Vera Oxnard 93033 3615 LASTUNAS PL	Angelica Vera
6-14-11	Altras St 1640	[Signature]
6-14-11	Antonio Plator	[Signature]

Customers

PETITION OF LOCAL COMMUNITY IN SUPPORT OF APPLICATION FOR AN
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<u>6/14/11</u>	<u>Channel Island 730</u> <u>Raymundo Fernandez</u>	<u>Raymundo Fernandez</u>
<u>6-14-11</u>	<u>GILBERTO Z.</u>	
<u>6-14-11</u>	<u>840 W CEDAR ST. D</u> <u>Felipe Camarena</u> <u>Channel Island 701</u>	<u>Felipe Camarena</u>
<u>6-14-11</u>	<u>Gose Martinez</u>	<u>Camarena 150</u>
<u>6-14-11</u>	<u>Mackynly A-V</u> <u>Lois Fort</u>	<u>Candelaria Vasquez</u> <u>Lois Fort</u>
<u>6-14-11</u>	<u>JOSE BECERRA</u> <u>CHRISTIAN BECERRA</u>	<u>Jose Becerra</u> <u>Christian</u>
<u>6-14-11</u>	<u>Jenny Romero</u>	<u>Jenny</u>
<u>6-14-11</u>	<u>1700 Gistler AV</u>	<u>Sara Alatorre</u>
<u>6-14-11</u>	<u>Jackeline Lopez</u>	<u>Jackeline Lopez</u>

Customers

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

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DATE NAME & ADDRESS SIGNATURE

6-14-11 865 LA CANADA [Signature]

6-14-11 DUSO RD #13
~~FRANCISCO MARRO~~ FRANCISCO MARRO

6-14-11 Elizabeth Lopez
1719 S. Oxnard Blvd. [Signature]

6-14-11 Oscar Moreno
1719 S. Oxnard Blvd. [Signature]

6-14-11 Bernard do castanedo
1030 E. Colonia Rod Bernard do castanedo
[Signature]

6-19-11 Adelina Santana
[Signature]

6-14-11 Jose Santana 357E Elm _____

Jorge 2334 Dupont 2334 Dupont

6-14-11

Customers

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-13-11</u>	<u>Rosbel Perez</u> <u>1400 California st</u>	<u>[Signature]</u>
<u>6/14/11</u>	<u>SCOTT HEARN</u> <u>1310 N. CALIFORNIA</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>Claudia G. Felix</u> <u>1511 California st</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>Ver0 Ruiz</u> <u>1519 California st</u>	<u>[Signature]</u>
<u>06/13/11</u>	<u>Ydanda Mejia</u> <u>247 E. DATE ST.</u>	<u>[Signature]</u>

Customers

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-11-11</u>	<u>250. E Pleasant v of 101 #108</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>Woodland St. Oxnard 93030</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>1101 W. KAMAKA St.</u>	<u>[Signature]</u>
	<u>805 TOROY 07</u>	
<u>6-13-11</u>	<u>Juan Carlos</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>11800 Carnegie St.</u>	<u>[Signature]</u>
	<u>St. Oxnard</u>	
	<u>Juan Hedes</u>	<u>[Signature]</u>
<u>6-13-11</u>	<u>Raul Camarero</u>	<u>[Signature]</u>

Customers

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
6/13/2011	Paula Rangel 264 E Fir Ave 254 E Guadalupe St Oxnard Ca 93033	Paula Rangel Rito Macias
6/13/2011	Rito Macias JUAN CEJA	Juan ceja
6/13-11	1462 pine st apt 3 4775-105 PL Port	
6/13/11	263 E cedars st cesar Topic	Alicia Alatorre
6/13/11	1301 Commercial ave #159 Rayne Alcantara	Cesar Topic
6-13-11 ¹⁰²⁵	Cypress st Oxnard Jose Pina	Rayni A.
6/13/11	3751 DALLAS DR OXNARD CA 93033	

FT

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
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6-19-11	Schwarzman 7 Ave	Miguel Gomez
6-19-11	522 E. IRIS ST. 2125 - Alexander	ALFREDO PADILLA T. Waldo Gutierrez
6-19-11	1462 pine st #6 930 W Cedar #1A	Juan Marquez Javier Hernandez
6-19-11	155 Fashion Park #12 1603 CHERRY AVE	Roberto A. Escobar Huellana Lopez
6-19-11	1421 GILBERT ST Jesus Manzanera	Jesus Manzanera
6-19-11	159 E Robert Ave. 224 Wolff St	Adelle Gutierrez
6-19-11	1022 Corte Primavera Oxnard CA 2046 SUTTER PLACE OXNARD CA.	Jose Gutierrez Jose Gutierrez

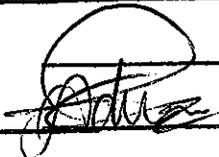
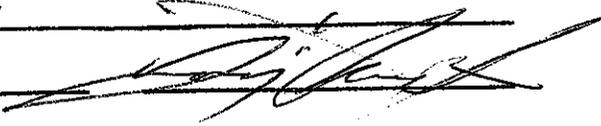
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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
6/17/11	Carlos Calabrese	[Signature]
6/17/11	Maria G. Gonzalez 1853 Juvos Ave.	Maria G. Gonzalez
6/17/11	Miguel Angel 1853 Juvos Ave.	Miguel
6-17-11	Leis [unclear] 1929 San Bernado St Oxnard Ca. 93033	Leis [unclear]
06/17/11	Blanca Ceyá 861 La Canada Ave	[Signature]
6/17/11	4001 Petst Dr Oxnard, Ca.	[Signature]
6-17-11	Maria Garibay 1464 California St.	[Signature]

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
6/16/11	N. Alford 2731 Shaw Dr.	
6/16/11	Claudia Alvarez 1558 Cypress St	
6-16-11	93030 Alvora Jacobo	
10-16-11	93030 Suzanne	
6-16-11	SAN FERNANDO VALLEY	JOSE HERNANDEZ
6-16-11	161 N. Grand	
6-16-11	Maria Ramirez 551 G # port Humble	

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<u>6-14-11</u>	<u>5401 Roland way Oxnard, Ca</u>	<u>Jose G. Navarro</u>
<u>6/14/11</u>	<u>431 W. REDWOOD ST.</u>	<u>MARINA MONTEZ</u>
<u>6/14/11</u>	<u>9856 JAMES STOW</u>	<u>Juan P. Lopez</u>
<u>6-14-11</u>	<u>1706 VICTOR MTZ L</u>	<u>[Signature]</u>
<u>6-14-11</u>	<u>1706 Alejandro Gonzalez</u>	
<u>6-14-11</u>	<u>334 Fir av Jose muruz</u>	
<u>6-14-11</u>	<u>LUCIO ARTAGA</u>	
<u>6-14-11</u>	<u>1500 S. CYPRESS ST #5</u>	
<u>6-14-11</u>	<u>Raudel Robles</u>	
<u>6-14-11</u>	<u>250 Hancock Pl</u>	

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<u>06-14-11</u>	<u>DASOBERTO NATARAS</u> <u>1853 IVES AVE. SB 149. OXNARD CA 93033.</u>	<u>DASOBERTO NATARAS</u>
<u>06-14-11</u>	<u>Fresdiano Gallegos</u> <u>225 Channel Island</u>	<u>Fresdiano Gallegos</u>
<u>6.14-11</u>	<u>800 Saratoga St Jessica Lopez</u> <u>OXNARD. CA. 93035</u>	<u>Jessica Lopez</u>
<u>6-14-11</u>	<u>1220 Mercantile</u>	<u>Ernesto Garcia</u>
<u>6-14-11</u>	<u>Jose Alfontar</u> <u>Goadalupe A Adez</u>	<u>Jose Alfontar</u>
<u>6-14-11</u>	<u>1410 Berkshire St OX CA. 93033</u>	<u>Ernesto Garcia</u>
<u>6-14-11</u>	<u>1931 JS ST</u> <u>1301 Compton #2 #57</u>	<u>Ernesto Garcia</u>
<u>6-14-11</u>	<u>1700 Tyisler ST</u>	<u>Ernesto Garcia</u>

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<u>6-15-11</u>	<u>Roberto Hernandez P. 741 Ave Ct. OX. 93033</u>	<u>Roberto P.</u>
<u>6-16-11</u>	<u>1853 Ives Ave spc 37 93033</u>	<u>Guidino M.</u>
<u>6-16-11</u>	<u>1853 Ives Ave spc 38 93033</u>	<u>Rodolfo Quereza</u>
<u>6-16-11</u>	<u>635 DATE MATE AVE</u>	<u>JOSUE GONZALEZ</u>
<u>6-16-11</u>	<u>ERASMO ESPINOZA R</u>	<u>Erasm Espinoza R</u>
<u>6-16-11</u>	<u>JOSEFINA DOMINGUEZ</u>	<u>562. VIV ST.</u>
<u>6-16-11</u>	<u>JOEL SAUCIER 417 E. FINAVA STREET</u>	<u>Joel</u>
<u>6-16-11</u>	<u>Roberto meyer 3012 CEDAR ST</u>	<u>Roberto Meyer</u>
<u>6-16-11</u>	<u>Asalia Barrera</u>	<u>1853 Ives Ave sp 89 OXNARD 93033</u>

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<u>6-16-11</u>	<u>204 E. BIRCH ST</u> <u>601 E. Green</u>	<u>Vince Garcia</u> <u>Felipe Martin (805) 816-3960</u>
<u>6-16-11</u>	<u>Guillermo Guzman</u>	<u>462 Pine St.</u>
<u>6-16-11</u>	<u>California # 12</u> <u>Gerardo Beldras</u> <u>1724 Arcadia St</u>	<u>Ramaldo Rodriguez</u> <u>George B.</u>
<u>6-16-11</u>	<u>411 E EIM ST</u>	<u>Jose Rizo</u>
<u>6-16-11</u>	<u>411 E EIM ST</u>	<u>Martina Rizo</u>
<u>6-16-11</u>	<u>411 E EIM ST</u>	<u>Guadalupe Garcia</u>
<u>6-16-11</u>	<u>625 E. LAUREL</u>	<u>Miguel Paj</u>

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-16-11</u>	<u>1450th Juniper St.</u> <u>Andres Cuevas</u>	<u>(Andres Cuevas)</u>
<u>6-16-11</u>	<u>2005 Follen St. Oxnard.</u> <u>Angel Alatorre 424 E Kama St</u>	
<u>6-16-11</u>	<u>More A Gonzalez</u> <u>Mauro Navarro</u> <u>1750 Gistler</u>	
<u>6-16-11</u>	<u>Alejandra Gomez</u>	<u>3033 S M St.</u>
<u>6-16-11</u>	<u>Leaquin 1209th Commercial ave Oxnard, ca 93030</u> <u>ROBERTO GARDIA</u> <u>3860 A ST OX CA 93030</u>	<u>(Roberto Gardia)</u>
<u>6-16-14</u>	<u>MARIA CACENAS</u> <u>1372 California St. OX. CA. 93033</u>	<u>MARIA CACENAS</u>
<u>6-16-14</u>	<u>Lizbeth Hndz.</u> <u>1501 Sophia Ct OX CA 93030</u>	

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<u>6-16-11</u>	<u>4451 Browning drw</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>211 W. Lusk St Oxnard CA</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>565 First Oxnard</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>CA 93033 (805) 844-1163</u>	<u>Ramiro Mazariegos</u>
<u>6-16-11</u>	<u>Maria Riva</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>212 E. Birch St 483 6805</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>Jose A. Jimenez 487-7109</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>Juan Lopez</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>Gerardo Cruz</u>	<u>Gerardo Cruz</u>
<u>6-16-11</u>	<u>2331 EARHART CT</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>1700 GISTER AVE</u>	<u>[Signature]</u>
<u>6-16-11</u>	<u>Hector Rodriguez</u>	<u>[Signature]</u>
	<u>3706 Giscamal</u>	

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<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6/18/11</u>	<u>Concepcion Mendez</u> <u>508 E IRS ST Oxnard CA 93033</u>	<u>[Signature]</u>
<u>6/18/11</u>	<u>Roberto Gonzalez</u> <u>508 E IRS ST Oxnard CA 93033</u>	<u>[Signature]</u>
<u>6-18-11</u>	<u>Victor Barrogo</u> <u>1301 Commercial Av</u>	<u>[Signature]</u>
<u>6-18-11</u>	<u>Alfred Arroyo</u> <u>Oxnard 93033</u>	<u>[Signature]</u>
<u>6-18-11</u>	<u>Daisy F. Bradley</u> <u>1119 S. Ox Blvd #333</u>	<u>[Signature]</u> OK
<u>6-18-11</u>	<u>Carlos Gonzalez</u> <u>438 E. Guava St.</u>	<u>[Signature]</u>
<u>6-18-11</u>	<u>Cristina Garcia</u> <u>438 E. Guava St.</u> <u>Oxnard, CA 93033</u>	<u>[Signature]</u>

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<u>06/19/11</u>	<u>José Zamudio</u>	<u>720 E MARCO ST</u>
<u>06-17-11</u>	<u>Walter Hernandez</u>	<u>486-3499</u>
<u>06/17/11</u>	<u>Elisabeth</u>	<u>2630 El Dorado</u>
<u>0/17/11</u>	<u>Mario Lopez</u>	<u>2640 El Dorado</u>
<u>6-17-11</u>	<u>Gloria Reyes</u>	<u>2400 E 1st Street</u>
<u>ZTO</u>	<u>RAEA</u>	<u>Victor Lee</u>
<u>6-17-11</u>	<u>Maryra Acenedo</u>	<u>Maryra Acenedo</u>
<u>6-17-11</u>	<u>Maria Orozco</u>	<u>Maria Orozco</u>

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

THE UNDERSIGNED DECLARE, UNDER PENALTY OF PERJURY, that they are in support of the application for an Off-Sale Beer and Wine license at 508 Date Street, Oxnard, California. The undersigned further declare that granting such a license would satisfy the public convenience or necessity and would be consistent with public welfare and morals. Such a license would not interfere with the quiet enjoyment of the community nor any of its sensitive uses in the area nor would it tend to create any social or law enforcement problems. The grant of the license would not adversely effect or be materially detrimental to any adjacent uses, buildings or structures nor to the public health, safety or general welfare. The market has always been a benefit to that neighborhood and operated with care. Providing a full range of products there would further benefit the community.

<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-17-11</u>	<u>Juan Guerrero</u>	<u>Juan Guerrero</u>
	<u>JESUS FLORES</u>	<u>JESUS FLORES</u>
<u>6-17-2011</u>	<u>Antonio Morales</u>	<u>Antonio Morales</u>
<u>6-17-11</u>	<u>Eduardo Vega</u>	<u>Eduardo Vega</u>
<u>6-17-11</u>	<u>Eduardo Melgarejo</u>	<u>Eduardo Melgarejo</u>
<u>6/17</u>	<u>648 E. Hamlock St</u>	<u>[Signature]</u>
<u>6-17</u>	<u>Carlos Martinez</u>	<u>[Signature]</u>
	<u>11550 Grant Ave OX</u>	
	<u>Refugio Valencia</u>	
<u>6-17</u>	<u>2400 E. Pleasant Valley</u>	<u>Refugio Valencia</u>

10-17-11

10-17-11

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

THE UNDERSIGNED DECLARE, UNDER PENALTY OF PERJURY, that they are in support of the application for an Off-Sale Beer and Wine license at 508 Date Street, Oxnard, California. The undersigned further declare that granting such a license would satisfy the public convenience or necessity and would be consistent with public welfare and morals. Such a license would not interfere with the quiet enjoyment of the community nor any of its sensitive uses in the area nor would it tend to create any social or law enforcement problems. The grant of the license would not adversely effect or be materially detrimental to any adjacent uses, buildings or structures nor to the public health, safety or general welfare. The market has always been a benefit to that neighborhood and operated with care. Providing a full range of products there would further benefit the community.

<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>6-17-11</u>	<u>401 east yuccast</u> <u>3831 SAVIER'S RD</u>	<u>Alvare Pupo</u>
<u>6-17-11</u>	<u>102 CALIFORNIA ST</u> <u>PEDRO GARCIA</u>	<u>[Signature]</u>
<u>6-17-11</u>	<u>RAVIOS Hernandez</u>	
<u>6-17-11</u>	<u>Salvador Hernandez</u> <u>1545 N 8th place</u>	<u>Salvador Hernandez</u>
<u>6-17-11</u>	<u>Jesús. Soria</u>	<u>[Signature]</u>
<u>6-17-11</u>	<u>Jessica Ruiz</u> <u>1250 Gilder Ave.</u>	<u>[Signature]</u>
<u>6-17-11</u>	<u>ROMAN BARRON</u> <u>508 1/2 N'S ST OXNARD CA 93033</u>	

DRAFT

PETITION OF PROXIMATE RESIDENTS IN SUPPORT OF APPLICATION FOR AN
OFF-SALE BEER AND WINE LICENSE AT 508 DATE STREET,
OXNARD, CALIFORNIA 93033 - 4 WAY MEAT MARKET

THE UNDERSIGNED DECLARE, UNDER PENALTY OF PERJURY, that they are in support of the application for an Off-Sale Beer and Wine license at 508 Date Street, Oxnard, California. The undersigned further declare that granting such a license would satisfy the public convenience or necessity and would be consistent with public welfare and morals. Such a license would not interfere with the quiet enjoyment of the community nor any of its sensitive uses in the area nor would it tend to create any social or law enforcement problems. The grant of the license would not adversely effect or be materially detrimental to any adjacent uses, buildings or structures nor to the public health, safety or general welfare. The market has always been a benefit to that neighborhood and operated with care. Providing a full range of products there would further benefit the community.

<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
<u>17-06-11</u>	<u>1719 OXNARD BLV.</u>	<u>[Signature]</u>
<u>17-06-11</u>	<u>2502 1719 OXNARD BLV. RICHARDE MANZANO</u>	<u>[Signature]</u>
	<u>1620 Mono St.</u>	
<u>6-17-11</u>	<u>Maria Amara</u>	<u>Maria Amara</u>
<u>6/17/11</u>	<u>Margt Arellano</u>	<u>Margt Arellano</u>
	<u>1410 Crawford</u>	
	<u>Oxnard CA 93030</u>	
<u>6/17/11</u>	<u>Alexis Arellano</u>	<u>[Signature]</u>
	<u>1910 Crawford St</u>	
<u>6-17-11</u>	<u>1804 1719 OXNARD BLV.</u>	<u>[Signature]</u>
	<u>Richard Manzano</u>	
<u>6-17-11</u>	<u>361 E GUNN STS</u>	

Attachment F: Resolution No. 13,364

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 13,364

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD GRANTING THE APPEAL OF THE PLANNING COMMISSION'S DECISION AND DENYING THE SPECIAL USE PERMIT (PZ NO. 07-510-03) TO PERMIT THE SALE OF BEER AND WINE AT THE 4-WAY MEAT MARKET LOCATED AT 508 EAST DATE STREET. FILED BY SALVADOR AYALA, 508 EAST DATE STREET, OXNARD, CA 93033.

WHEREAS, the Planning Commission of the City of Oxnard approved Resolution No. 2007-39 filed by Salvador Ayala to permit the sale of beer and wine at the 4-Way Meat Market; and

WHEREAS, City Councilmember John Zaragoza appealed the decision of the Planning Commission; and

WHEREAS, the City Council conducted a hearing and received evidence in favor of and opposed to the application for a special use permit for the sale of beer and wine; and

WHEREAS, the California Code of Regulations does not require the preparation of environmental documents imposed by the California Environmental Quality Act when a project is denied.

NOW, THEREFORE, the City Council of the City of Oxnard finds as follows:

1. The denial of this permit will not affect the preservation and enjoyment of substantial property rights of the applicant.
2. The 4-Way Meat Market is located within 350 feet of Elm Elementary School.
3. The 4-Way Meat Market is located within 350 feet of a liquor store, a bar, and a restaurant serving alcohol. There is an undue concentration of alcohol sales in the area.
4. The 4-Way Meat Market is located in an area that has a crime rate 56% higher than the citywide crime rate.
5. The granting of this permit would, under the circumstances of this particular case, adversely affect or be materially detrimental to adjacent uses, buildings, or structures, to the health or safety of persons residing in or working in the neighborhood, or to the general welfare, in that it would increase minor's exposure to alcohol and have a negative impact on public safety.

6. The granting of this permit would be inconsistent with the 2020 General Plan and other adopted standards of the City in that it would add to an undue concentration of facilities selling alcohol in the area of the subject market and exacerbate the problem of policing an area that already has an elevated crime rate as it relates to the City average.

NOW, THEREFORE, the City Council of the City of Oxnard resolves that the appeal of the Planning Commission action is approved, the Planning Commission action is denied, and Planning and Zoning Permit No. 07-510-03 is hereby denied.

PASSED AND ADOPTED by the City Council of the City of Oxnard on the 20th day of November, 2007, by the following vote:

AYES: Councilmembers Maulhardt, Zaragoza, Herrera, and Flynn.

NOES: None

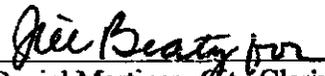
ABSENT: Mayor Holden

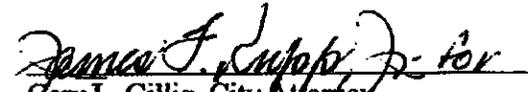


Dean Maulhardt, Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:


Daniel Martinez, City Clerk


Gary L. Gillig, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD, DENYING PLANNING AND ZONING PERMIT NO. PZ 11-510-07 (SPECIAL USE PERMIT - ALCOHOL), A REQUEST TO PERMIT THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION AT AN EXISTING MARKET (4-WAY MEAT MARKET), LOCATED AT 508 EAST DATE STREET. FILED BY DESIGNATED AGENT SALVADOR AYALA, 508 EAST DATE STREET, OXNARD, CA 93033.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 11-510-07, filed by Designated Agent Salvador Ayala, in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; and

WHEREAS, the California Code of Regulations does not require the preparation of environmental documents imposed by the California Environmental Quality Act when a project is denied; and

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

1. The denial of this permit will not affect the preservation and enjoyment of substantial property rights of the applicant.
2. The 4-Way Meat Market is located within 360 feet of Elm Elementary School, and within approximately 1,100 feet of a building previously used as a church.
3. The 4-Way Meat Market is located within 350 feet of a liquor store, a bar, and a restaurant serving alcohol. There is an undue concentration of alcohol sales in the area.
4. The 4-Way Market is located in an area that has a crime rate 23% higher than the citywide crime rate.
5. The granting of this permit would, under the circumstances of this particular case, adversely affect or be materially detrimental to adjacent uses, buildings, or structures, to the health or safety of persons residing in or working in the neighborhood, or to the general welfare, in that it would increase minor's exposure to alcohol and have a negative impact on public safety.
6. The granting of this permit would be inconsistent with the 2030 General Plan and other adopted standards of the City in that it would add to an undue concentration of facilities selling alcohol in the area of the subject market and exacerbate the problem of policing an area that already has an elevated crime rate as it relates to the City average.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby denies this permit. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of December, 2011, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Patrick Mullin, Chairman

ATTEST: _____
Susan L. Martin, Secretary

**Attachment H: Draft Conditions
(If Approved)**

Draft Conditions if Approved

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1).
2. This permit is granted for the plans ("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 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. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
6. 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)
7. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)

8. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
9. 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)
10. 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)
11. Prior to issuance of building permits, Applicant shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

PLANNING DIVISION STANDARD CONDITIONS

12. 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)

PLANNING DIVISION SPECIAL CONDITION

13. 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 DEPARTMENT STANDARD CONDITIONS

14. All managers or supervisors who are responsible for the daily coordination, supervision or managing of employees, shall complete an approved course in Responsible Beverage Sales and Service (RBSS) within sixty days of license granting and/or date of employment. Training can be arranged through the Oxnard Police Department. (PL/PD)
15. 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)
16. 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, after due

process that shall include communication with the owner, 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)

17. Any signs, advertisements or decorations placed upon the windows shall not exceed 20% of the overall window area. Additionally, there shall be no other obstructions placed near the windows that exceed 20% of the overall viewing area including display racks, stored products, shades or blinds.
18. 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 by Oxnard City Code, the Police Department may initiate Planning Commission review of the existing SUP and the Planning Commission may apply or remove conditions as appropriate to mitigate existing or potential problems.
19. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within twenty-four (24) hours of being applied. (PL/PD)
20. Permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control. This includes the rear of the business. (PL/PD)
21. 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 or disposal of trash does not constitute a violation. (PD)
22. Employees involved in the sale or service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances. (PD)
23. The parking lot and adjacent areas of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the area. This includes the rear of the business. (PL/PD)
24. There shall be no pay phones installed inside the premises nor shall there be any pay phones installed outside within 100 feet of the premises. (PL/PD)
25. Permittee shall regularly police the area under Permittee's reasonable control (including the rear of the business) and shall not permit the loitering of persons about the premises. (PL/PD)

26. In the areas surrounding the business the Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverages is prohibited. This includes the parking lot and other adjacent areas under Permittee's reasonable control. (PD)
27. Coolers or displays containing alcoholic beverages shall be separated from other, non-alcoholic products and shall be positioned so as to allow maximum visibility to cashiers, clerks, associates or employees. Unless otherwise approved by the Police Department, alcohol displays shall not be positioned near customer entry/exit doors, nor shall they be in a location that allows for an easy and unobstructed path to any entry or exit. It is recommended that the alcohol displays or coolers be positioned where employees have a clear view from their normal work stations of the activity of persons in the alcohol isle. (PD)
28. There shall be no amusement machines or video devices maintained on the premises at any time. (PD)
29. Beer, malt beverages and wine coolers, in containers of 40oz in volume or less, cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
30. No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles (Port, Sherry, Saki, Marsala, Madiera, Muscat and Vermouth are permitted). (PD)
31. 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". These signs shall, at a minimum, be posted at each point of sale and near any alcohol display or areas. (PD)
32. No open floor displays of alcoholic beverages are allowed, including but not limited to "beer mountains" and portable coolers. (PD)
33. Alcoholic beverages shall not be sold between the hours from 10:00 PM to 7:00 AM. (PD)
34. There shall be no self-service displays of any type of tobacco product including, but not limited to cigarettes, cigars and smokeless tobacco.
35. Security cameras shall be installed to monitor the premises and be positioned to monitor at minimum the entry/exit, all points of sale, alcohol coolers and the areas immediately surrounding the exterior of the business. The camera system shall comply with the following minimum standards: (PD)

- a. The cameras shall be color cameras, made by a reputable manufacturer and maintained to current industry standards. They shall have low light capability and be capable of identifying persons conducting transactions at the stores' registers or entering/exiting the business.
 - b. The system shall utilize a Digital Video Recorder (DVR). The use of videocassette recorders (VHS and other formats) is prohibited. The DVR shall allow recording, live viewing and playback of recorded video for a period of least 30 days. DVR shall perform all recording, viewing (local and remote), playback (local and remote), queries and backup functions simultaneously, with no interruption of any other function.
36. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts.
 37. Permittee shall bolt down or otherwise secure all cash registers to service counters in order to prevent the entire device from being stolen during a burglary or robbery.
 38. Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically \$50).
 39. Permittee shall install signage which indicates that employees do not possess keys to safes and that minimal levels of cash are available in register.
 40. Permittee shall install height gauges at all exit doors.
 41. Permittee shall install an electronic intrusion detection system (burglary alarm) that detects portal openings, glass break, and interior motion.
 42. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk.
 43. 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 DEPARTMENT SPECIAL CONDITIONS

44. Coolers or displays containing alcoholic beverages shall be maintained in such a way as to allow for them to be locked or inaccessible during hours of prohibited sale and shall, in fact, be secured during the hours from 9:00 PM to 8:00 AM. (PD)
45. The sale of flavored malt beverages (commonly referred to as alcopops) is prohibited. Such products are generally sweetened, carbonated alcoholic beverages

made with malt or spirits-based alcohol. Examples of such products include Smirnoff Ice, Mike's Hard Lemonade, Bacardi Silver and Jack Daniel's Lynchburg Lemonade. (PD)

46. The sale of energy drinks that contain any amount of alcohol is prohibited.
47. The self-checkout of alcoholic beverages is strictly prohibited. All transactions involving alcohol shall be completed by an employee who is responsible to ensure the customer is aged 21 or older and that they are not obviously intoxicated.