



CITY OF  
**HAYWARD**  
HEART OF THE BAY

2

**TO:** PLANNING COMMISSION

**FROM:** Carl T. Emura, Associate Planner

**SUBJECT:** Use Permit Application No. 2007-0292 - Mario Pena, La Super Tapatia (Applicant), Ken Zemel, Hamburger Properties (Owner) – Request to Allow Sale of Beer and Wine for Off-Site Consumption at an Existing Market

The Project Location is 603 "A" Street, on the Southeast Corner of "A" Street and Grand Street in the Central City - Commercial (CC-C) Subdistrict

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

- 1) Find that the project is statutorily exempt from environmental review, per Section 15270(a) (Projects that are Disapproved) of the California Environmental Quality Act (CEQA) Guidelines, and
- 2) Deny the requested Conditional Use Permit, based on the attached findings.

**SUMMARY**

Staff is not supportive of this application because there is an over-concentration of off-sale liquor establishments in the census tract in which the existing market is located, the market is located in a high crime area and the addition of another off-sale liquor establish in the Downtown area would not enhance the economic vitality of this area.

**BACKGROUND**

In 1999, Jorge L. Gonzalez, the former owner of El Tapatio Canniceria and Taqueria, applied for a Conditional Use Permit for an on-sale and off-sale beer and wine license and for a variance to allow a liquor establishment within 500 feet of an on-sale liquor establishment. The zoning ordinance requires that a new liquor establishment be located at least 500 feet from an existing liquor establishment. The former "The Hot Spot" bar, which has since closed, was located on the adjacent property, and generated many complaints and service calls to the police department. The Planning Commission denied the application and the applicant appealed the decision to the City Council, which denied the appeal. Both the Commission and Council found that there were no special circumstances to support the variance and there was an abundance of alcohol outlets in the Downtown area where public drunkenness and other alcohol related problems were of

concern. The Commission and Council felt that adding another liquor establishment would only exacerbate the problem.

The current applicant took over operation of the market in December 2002 and renamed it "La Super Tapatia." Since taking it over, the applicant has cleaned up the property, planted trees, roses and grass, added a trash enclosure, installed a fountain and eliminated the window signage that once proliferated the building under the previous ownership. The market provides an assortment of products, including meats, fruits, vegetables, dry goods, bakery products, assorted drinks and a taqueria.

## **DISCUSSION**

The applicant requests to sell beer and wine at the market for off-site consumption (off-sale). A conditional use permit is required for all markets less than 10,000 square feet in area to operate as an off-sale liquor establishment. In addition, the State Department of Alcoholic Beverage Control (ABC) requires that the City make a determination that the public convenience or necessity would be served by another alcohol establishment when there is an over-concentration of off-sales liquor establishments in a census tract. A census tract is over concentrated when it exceeds the number of liquor establishment allowed by ABC for a census tract, which is one off-sale liquor establishment for every 2,500 persons within a census tract. In census tract 4363, where La Super Tapatia is located, there are 11 off-sale liquor establishments where only five establishments are allowed. Unlike the previous application, no variance is required as the former "The Hot Spot" bar closed and there are no liquor establishments within 500 feet of La Super Tapatia.

### Setting

The property on the northwest corner of the intersection diagonally across "A" Street is a commercial building. It is adjacent to single family homes located in the Neighborhood Commercial-Residential (CN-R) Zoning District. Property to the north across "A" Street is a parking lot also in the CN-R Zoning District. The Southern Pacific Railroad right-of-way and the elevated BART tracks are to the east. The property to the west across Grand Street is in the CN-R Zoning District and is developed with a single-story commercial building, which is currently vacant. To the south, in the CC-C Zoning District, are the former "The Hot Spot" bar and other residential properties. A block south on the opposite side of Grand Street, the new Eden Housing Senior Development is under construction.

### Project Description

The applicant requests to sell beer and possibly wine at the market for off-site consumption. He would like to add beer to his selection of drinks for the convenience of his clients and to be competitive with the other markets along A Street catering to the Hispanic community. The applicant has agreed to sale beer in 6 packs or greater and if wine were sold, the wine bottles would be no smaller than 750 ml with alcoholic content no greater than 15 percent by volume. The beer would be stored in a 6 feet high by 6 feet wide by 3 feet deep refrigeration unit. The market would be open 7 days a week from 8 am to 9:30 pm.

## Staff Analysis

There is an over-concentration of off-sale liquor establishments in this census tract (4363), six of which are located on A Street (see Attachment B).

<u>Name</u>	<u>Address</u>	<u>License Type</u>
• La Perlita Market	112 A Street	Off-Sale Beer & Wine
• N&M Liquor	210 A Street	Off-Sale General
• AAS Market	218 A Street	Off-Sale Beer & Wine
• La Mexicana	236 A Street	Off-Sale Beer & Wine
• La Esperanza	340 A Street	Off-Sale Beer & Wine
• Quick Stop	505 A Street	Off-Sale Beer & Wine

This does not include the Lucky's Store at 22333 Mission Boulevard, which is located three blocks away in the adjacent census track.

In addition, the Hayward Police Department has determined that the market is within a high crime reporting district (CV1430) which has a 186.3 percent greater number of reported crimes compared with the average for the entire city. The surrounding districts also have a high crime rate ranging from 122.9 percent to 338.0 percent of average (Attachment D). In addition, there are a high number of police service calls related to public consumption of alcohol and public drunkenness in the downtown area. The police department estimates they received 175 alcohol related service calls from January 2007 to April 2007 in the downtown area and they are not supportive of the application.

Furthermore, this property is in the Redevelopment Project Area and the central goal of the Redevelopment Plan is *"to provide an improved physical, social and economic environment which will establish the area as a center of community activity, containing a viable mixture of commercial and residential development, open space, public and related uses."* Also, the stated purpose of the Central City-Commercial (CC-C) zoning district, in which the market is located, is to, *"establish a mix of business and other activities which will enhance the economic vitality of the downtown area."* The addition of another off-sale liquor establishment will further impact an area that has a sufficient number of locations to buy beer and wine, and in staff's opinion would not contribute to attract businesses and other activities that would enhance and revitalize the downtown area.

If the Planning Commission is inclined to approve the application, staff should be directed to bring back findings for approval, conditions of approval, and a statement that the public convenience or necessity would be served with the sales of alcoholic beverages.

### **Environmental Review:**

A project that is denied does not require environmental review, per the California Environmental Quality Act (CEQA). Should the Planning Commission wish to approve the project, staff should be directed to conduct environmental review and prepare the appropriate environmental document for review by the Commission at a future hearing.

**Public Notice:**

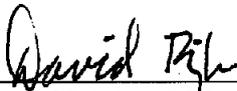
On September 7, 2007, a Notice of Public Hearing was mailed to every property owner, business and resident within 300 feet of the property as noted on the latest assessor's records and appropriate public agencies. Staff has received one call, two letters and two e-mails in opposition to the application (Attachment E) and a petition with 195 signatures in support of the proposal (Attachment F). Those opposing the application indicated that there were enough off-sale liquor establishments in the area and were concerned about attracting more crime and undesirable activities.

Prepared by:



Carl T. Emura, ASLA  
Associate Planner

Recommended by:



David Rizk, AICP  
Planning Manager

**Attachments:**

- A. Area & Zoning Map Showing
- B. Off-Sale Liquor Establishment Location Map
- C. Findings for Denial
- D. E-mail from Detective Eric Hutchinson, HPD dated June 27, 2007
- E. Public Responses
  - Letter of Opposition from COMMPRE dated June 20, 2007
  - Letter of Opposition from Linda Christo dated June 15, 2007
  - E-mail of Opposition from Anita D. Lal dated June 19, 2005
  - E-mail of Opposition from Lena Bovero dated June 15, 2007
- F. Petition in support of selling beer  
Plan



## Area & Zoning Map

PL-2007-0292 UP

Address: 603 A Street

Applicant: Mario Pena

Owner: Ken Zemel

### Zoning Classifications

#### RESIDENTIAL

RM Medium Density Residential, min lot size 2500 sqft

RMB3.5 Medium Density Residential, min lot size 3500 sqft

#### COMMERCIAL

CN-R Neighborhood Commercial/Residential

CO Commercial Office

#### CENTRAL CITY

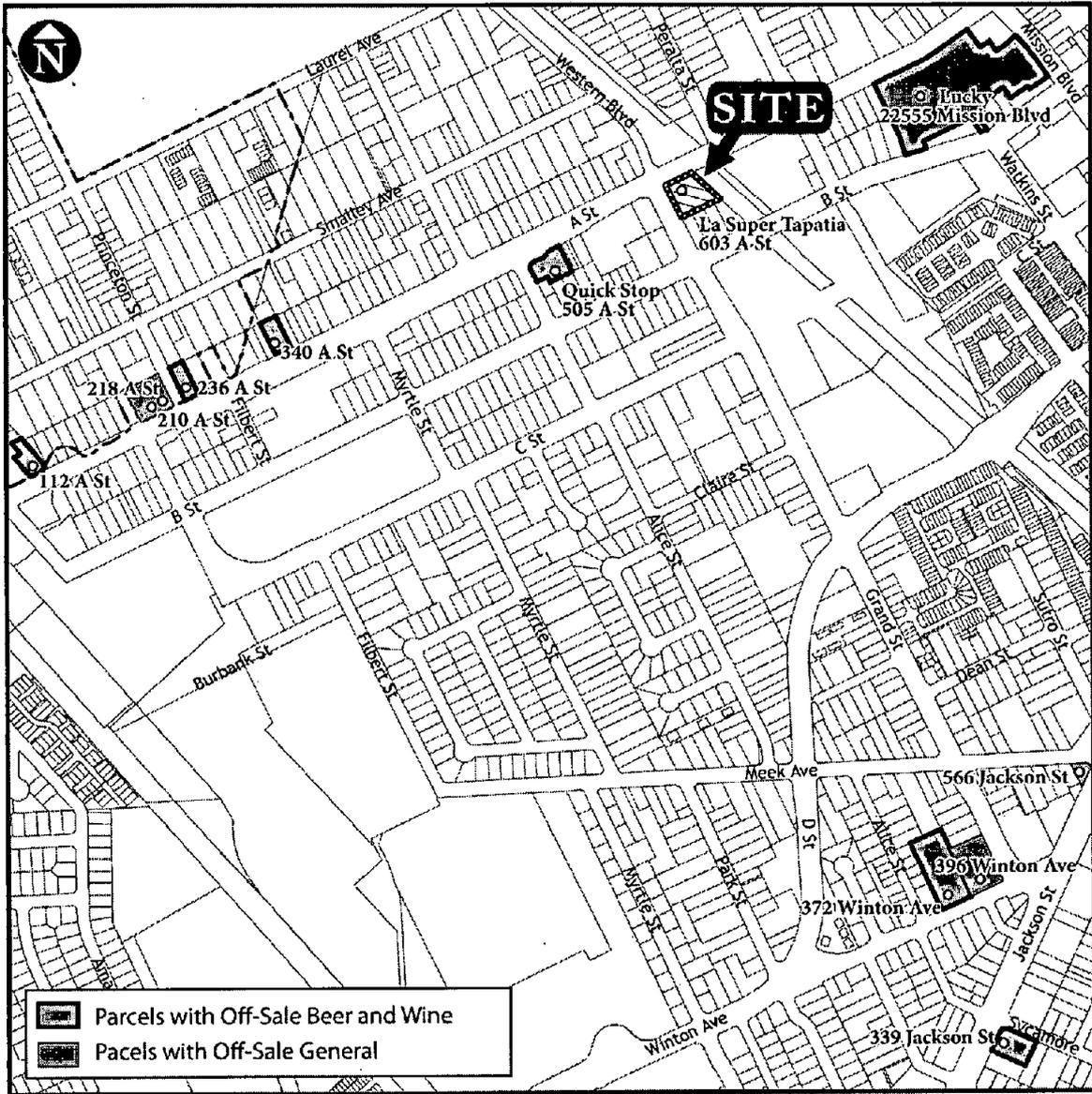
CC-C Central City - Commercial

#### OTHER

PD Planned Development



FEET 100 200



**OFF-SALE LIQUOR ESTABLISHMENTS MAP**

**CITY OF HAYWARD**  
**PLANNING DIVISION**

**September 20, 2007**

**Use Permit Application No. PL-2007-0292** -Mario Pena – La Super Tapatia (APPLICANT)/ Ken Zemel, Hamburger Properties (OWNER) - Request to Allow Sale of Beer and Wine for Off-site Consumption

The site is located at 603 A Street in the Central City – Commercial (CC-C) Subdistrict (APN: 431-0004-090)

**FINDINGS FOR DENIAL**

1. That the denial of Conditional Use Permit Application No. 2007-0292 to allow an off-sale liquor establishment in the Central City-Commercial Zoning District is statutorily exempt from environmental review, per Section 15270(a) (Projects that are Disapproved) of the California Environmental Quality Act (CEQA) Guidelines;
2. That a new off-sale alcohol establishment is not desirable for the public convenience or welfare since it has the potential to contribute to an increase in the public consumption of alcoholic beverages in a census tract that is over-concentrated with 11 alcohol establishments where only 5 would otherwise be allowed, as defined by the State Department of Alcohol Beverage Control (ABC) and there is another off-sale liquor establishment one block from the market;
3. That a new off-sale alcohol establishment may impair the character and integrity of the Central City - Commercial (CC-C) Zoning District and City Redevelopment Area in the downtown in that the addition of a new alcohol establishment in an area that is over-concentrated with such uses would not enhance the economic vitality of the downtown area and would not promote an environment which will establish the downtown as a center of community activity, containing a viable mixture of commercial and residential development, open space, public and related uses;
4. That a new off-sale liquor establishment may be detrimental to the public health, safety, or general welfare as evidenced by the fact that additional opportunities to purchase alcoholic beverages to be consumed in public in a high crime district with a higher-than-average number of police service calls could contribute to additional service calls and additional crime activity associated with such alcohol consumption;
5. That a new off-sale alcohol establishment is not in harmony with applicable City policies as well as the intent and purpose of the Central City - Commercial (CC-C) Zoning District in that the use will not contribute to a mix of businesses and other activities which will enhance the economic vitality of the Downtown Area.

**ATTACHMENT C**

6. The proposed use will result in an undue concentration in the area of establishments dispensing alcoholic beverages. According to the ABC, there are 11 off-sale liquor establishments where only 5 are allowed.

**From:** Eric Hutchinson  
**Sent:** Wednesday, June 27, 2007 8:15 AM  
**To:** Erik Pearson  
**Subject:** 603 A St

Hi Erik,  
Here is the info on 603 A St in respect to PD reporting districts:

La Super Tapatia Carniceria is located within or in close proximity of. It is located in a high crime reporting district as defined in section 23958.4(a)(1) B&P. This premise is located in reporting district CV1430 which has a 186.3% greater number of reported crimes of average for the entire city. Additionally, the following reporting districts which are next to or in close proximity of CV1430 also have a greater number of reported crimes than the average for the entire city:

BR0950: 251.6%                      CR1710 : 272.7%  
BV0810: 338.0%                      CR1750 : 122.9%

603 A St is located in census tract 4363. Within this census tract there are nineteen establishments that have active ABC licenses. The name, address, and license type are listed below:

**OFF-SALE ESTABLISHMENTS**

<u>NAME</u>	<u>ADDRESS</u>	<u>LICENSE TYPE</u>
La Perlita Market	112 A Street	Off-Sale Beer & Wine
N&M Liquor	210 A Street	Off-Sale General
AAS Market	218 A Street	Off-Sale Beer & Wine
La Mexicana	236 A Street	Off-Sale Beer & Wine
La Esperanza Tri Color	340 A Street	Off-Sale Beer & Wine
Quick Stop	505 A Street	Off-Sale Beer & Wine
Hayward Produce Market	370 Winton Avenue	Off-Sale Beer & Wine
Shamrock Liquors	396 Winton Avenue	Off-Sale General
Crossroads World Market	230 Jackson Street	Off-Sale Beer & Wine
7-Eleven	339 Jackson Street	Off-Sale Beer & Wine
Jackson Liquors	566 Jackson Street	Off-Sale General

**ON-SALE ESTABLISHMENTS**

<u>NAME</u>	<u>ADDRESS</u>	<u>LICENSE TYPE</u>
Las Canastas III	114 A Street	On-Sale Beer & Wine Eating Place
Las Casita	320 A Street	On-Sale Beer
Las Carretas	22472 Meekland Ave	On-Sale Beer & Wine Eating Place
El Dorado Restaurant	384 Winton Avenue	On-Sale Beer & Wine Eating Place
BlueBird II	390 Winton Avenue	On-Sale General Public Premises
Westlake Restaurant	320 Jackson Street	On-Sale Beer & Wine Eating Place
Anna's Family Coffee Shop	444 Jackson Street	On-Sale Beer & Wine Eating Place

According to ABC the number of establishments allowed to operate within any given census tract is regulated according to population. Census tract 4363 is limited to five (5) off-sale establishments and eight (8) on-sale establishments. In this census tract there are currently eleven (11) off-sale establishments and seven (7) on-sale establishments. The number of off-sale establishments currently exceed ABC's limit.

Detective Eric Hutchinson #270

ATTACHMENT D

JUN 22 2007

PLANNING DIVISION

June 20, 2007

Mr. Eric Pearson  
City of Hayward  
Planning Division  
777 "B" Street  
Hayward, CA 94541

**Re: Application: PL-2007-0292, La Super Tapatia, 603 A Street to allow off-sales consumption of beer and wine.**

Dear Mr. Pearson:

This letter represents CommPre's opposition to grant a CUP to sell beer and wine at 603 A Street, La Super Tapatia. Based on CommPre's investigation and analysis it is clear that Census tract 4363 is over-concentrated with off-sale alcohol establishments, crime, and public nuisances in the community. It is evident that the approval of this application will not serve the community's Public Convenience or Necessity (PCN) based on the following observations:

- Currently Census tract 4363 permits 5 off-sale alcohol establishments and there are currently 11 in existence, 1 within 600 feet of the premises.
- La Super Tapatia is located in PD district CV1430, which has a crime rate of 186.6%, and surrounding districts with a crime rate up to 338%, over passing Hayward's mean rate of 120%.
- Albertsons is within 1,000 feet of the proposed premises. The store sells "single sales", malt liquors, alcopops, and a variety of all types of alcohol in sizes that can easily be consumed from small paper bags.

The Business Professions Code section 23958.4 prohibits the issuance of new alcohol retail licenses in any area that has an undue concentration of alcohol. Undue concentration is defined in section 23958.4. as:

- 1) The applicant premises are located in a crime-reporting district that has a 20 percent greater number of reported crimes, as defined in subdivision (c), than the average number reported crimes as determined from all crime-reporting districts within the jurisdiction of the local law enforcement agency.
- 2) As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.

The issuance of a CUP to La Super Tapatia will result in or add to an undue concentration of licenses in census Tract 4363, and the general downtown area.

In addition, CommPre recommends of this application based on Resolution NO. 06-005 passed on January 17, 2006 by the Hayward City Council. This resolution states, "...no finding of Public Convenience or Necessity should be made to the Department of Alcoholic Beverage Control in connection with the licensing of bars or liquor stores in any census tract in which the ABC indicates that there is an over-concentration of ABC licenses."

We respectfully request that this application be denied. If you have any questions do not hesitate to contact me at (510) 885-8743.

Sincerely,



Alfredo Coria  
Prevention Specialist/Community Organizer

June 15, 2007

Erik Pearson, AICP  
City of Hayward  
Planning Division  
777 "B" Street  
Hayward, CA 94541

RE: PL-2007-0292 UP  
La Super Tapatia Market – Mario Pena (Applicant)  
Ken Zemel (Owner)

Dear Mr. Pearson,

I am a resident living close to the La Super Tapatia Market at 603 "A" Street and Grand Street. I am opposing the request to allow distilled spirits sold at La Super Tapatia Market.

I have been in this neighborhood for over 29 years and have seen crime increased around here. They include shootings, drug trafficking, panhandling, littering and loitering and they even come onto my property. An example of violent crimes that has occurred was a shooting at the bar on Grand St. between "A" & "B" Streets last year. A few years ago, there was a shooting at the Quik Stop Market between "A" and Alice Streets by a drug addict/alcoholic who got into a verbal exchange with the sales clerk over 10 cents. I believe the city and the citizens are responsible for public health and safety due to the families, schools, churches, and parks around the neighborhood. In order to do that, we need to attract better businesses to the area.

There are several businesses in the neighborhood with an off-sale liquor license that sell distilled spirits such as the magazine/liquor store (Bottle & Book) store on "B" St. & Watkins; Albertsons; liquor store (Shamrock) on Grand St. & Winton Ave.; bar on Grand St. & "A" St.; liquor store/pizza eatery (New York Pizza) on "A" St. & Maple Ct.; Longs; liquor store (R&H Liquors) on "A" St. & Second St.; grocery/liquor store (Minor Mart) store on "A" St. & Princeton St. Also, there are other on-sale liquor licenses at several restaurants in the area. The state deficit that is affecting the cities and counties in the Bay Area has had a major impact on police and fire services. Whether this will affect our neighborhood, is yet to be seen.

Thank you for providing me with the opportunity to voice my comments.

Sincerely,

Linda Christo

**Erik Pearson**

---

**From:** Lena Bovero [lbovero@yahoo.com]  
**Sent:** Friday, June 15, 2007 3:21 PM  
**To:** Erik Pearson  
**Subject:** PL-2007-0292 UP

June 15, 2007

Dear Mr. Erik Pearson,

This is in reference to PL-2007-0292 UP, La Super Tapatia market - Mario Pena (Applicant); Ken Zemel (Owner).

These are my comments **opposing** the request to allow La Super Tapatia market to sell distilled spirits.

Our neighborhood does not need to include more of this type of merchandise to existing liquor businesses and it may attract more undesirable customers. There are already too many liquor type businesses within a half-mile radius of this neighborhood that sell distilled spirits.

There is a Quik Stop Market between A and B Streets near the Bart Station having instances of violent crimes.

The plan to improve Downtown Hayward should include consideration to surrounding areas to attract better type of businesses to upgrade the neighborhoods.

We welcome the Eden Housing project into the neighborhood and feel this type of merchandise will not serve them well either.

There is a possibility that due to budget cuts, police services will be reduced or impacted.

Sincerely,

Lena Bovero

---

Yahoo! oneSearch: Finally, mobile search that gives answers, not web links.

6/19/2007

**Erik Pearson**

---

**From:** MICHAEL LAMPKIN [ml20logicvei@msn.com]

**Sent:** Tuesday, June 19, 2007 5:57 PM

**To:** Erik Pearson

**Subject:** La Super Tapatia Market

Erik,

Planning Division **should not even consider** beginning to hand over an approval grant to sell beer and wine in an establishment (which happens to be one half of a block removed from the closed-down bar with a terrible citizenship track record) within the local community. Many of the same undesirable clients shall most likely frequent the market, who were guilty of **unsav-ory behavior** at the bar. Choose wisely. Thank you.

Sincerely,  
Anita D. Lal

6/20/2007

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
PETITION TO SELL ALCOHOL BEVERAGES  
AT

LA SUPER TAPATIA

LOS VECINOS INFRASCRITOS SOLICITAN QUE LA SUPER TAPATIA MARKET VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO. ALGUNOS DE NOSOTROS CAMINAMOS ALA TIENDA Y ES MAS CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store. We are the neighbors of the store and we like shopping there. They have good meat, produce, reasonable prices and good service. The fact that we shop there and go somewhere else to buy our beer is too much. Some of us walk to the store and it is convenient to have one stop shopping.

NAME	ADDRESS
Elena Silva Mena	612 B St. Hayward CA 94541
Carlos Gonzalez	21813 Westfield Ave Hayward CA.
Luciano Cabelero	160 A St Hayward CA 94541
Hector Gabriel P	434 W Sunset Blk Hayward CA 94541
Valentin Hernandez	471 Laurel Ave Atc - W 2 Hayward CA 94541
Marie Andaluz	212 Bondle Ct Hayward CA 94541
Aidi Valenzuela	2085 Duval Ln Hayward CA 94545
Salvador Prado S	21679 Montgomery St Hayward CA 94537
José M Robles	22220 PERALTA ST Hayward 94541
Maribel Diaz	24214 Silva Ave #13 Hayward CA
Salit Sierra	140 Blossom Way Hayward CA 94541
Jorge Jimenez	22240 Prospect St Hayward CA 94541
Jeffrey Gomez	22357 Peralta St Hayward 94541
Rodrigo Velasco	534 Smalley Ave Hayward CA 94541
Julio R. Peralta	534 Smalley Ave Hayward CA 94541
Vener Delacruz	21135 Western Blvd Hayward 94541
Luiz Delacruz	21135 Western Blvd Hayward 94541

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES  
 AT

LA SUPER TAPATIA

LOS VECINOS INFRASCritos SOLICITAN QUE LA SUPER TAPATIA MARKET VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO. ALGUNOS DE NOSOTROS CAMINAMOS ALA TIENDA Y ES MAS CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store. We are the neighbors of the store and we like shopping there. They have good meat, produce, reasonable prices and good service. The fact that we shop there and go somewhere else to buy our beer is too much. Some of us walk to the store and it is convenient to have one stop shopping.

NAME

ADDRESS

NAME	ADDRESS
<del>Olivero Silva</del>	<del>545 AST 94541</del>
<del>Ernesta Bankista</del>	<del>MAIN 22268 94541</del>
Elio Oros Oros	
Sadiel Morales	2134 Grubben ave 94541
Leopoldo Morales	2134 Grubben ave 94541
Ricardo Gonzalez	
Jose Edmundo	BERTI 94544
David Camarero	26 Commodore Pittsburg
David Jimenez	Daisy ct Hercules Cal 94547
Eken Martinez	21600 Westfield ave 94541
Evan Martinez	21600 Westfield ave 94541
Juan Carlos Cazarez	2748B Dashedl. AVE 94541
<del>Stacy</del>	<del>48 S. Camarero 94545</del>
Theresa Wills	495-CST Hayward CA 94541
RANDI AMARO	(510) 755-4815
ANGEL AMARO	398 B ST HAYWARD CA 94541
Arnoldo Rangel	721 SUNSET BLV

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES  
 AT

LA SUPER TAPATIA

LOS VECINOS INFRASCritos SOLICITAN QUE LA SUPER TAPATIA MARKET  
 VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA  
 TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA  
 CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL  
 HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS  
 A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO.  
 ALGUNOS DE NOSOTROS CAMINAMOS ALA TIENDA Y ES MAS  
 CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store.  
 We are the neighbors of the store and we like shopping there. They have good meat,  
 produce, reasonable prices and good service. The fact that we shop there and go  
 somewhere else to buy our beer is too much. Some of us walk to the store and it is  
 convenient to have one stop shopping.

NAME	ADDRESS
<i>[Signature]</i>	25676 Mission St.
<i>[Signature]</i>	20928 Wilbeam Av.
BARTHA	22266 Western Blvd Hayward CA
<i>[Signature]</i>	21973 Princeton St Hayward
GUERRA, ISOTO	27240 Meeklan. Hayward
Rolando Bonilla	114 Smalley Av. Hayward CA 94541
CHRISTINA DANIA	22731 Peralta St Hayward 94541
Norman Ramirez	756 Sycamore ave Hayward CA 94541
ERIC RIZO	23915 WAKINS ST HAYWARD CA
WENBERTO RIZO	23915 WAKINS ST HAYWARD CA
<i>[Signature]</i>	1480 VIA MANZANITA ST. CA
<i>[Signature]</i>	25000 CARLOS BEE BLVD #146 CA 94541
<i>[Signature]</i>	366 Sunset Blvd #44 94541
Jose Luis Arden	212 Sunset B.V.LD.
Raul Gonzalez	
FELIX HIPOLITO	266 SMALLEY AV. HAYWARD CA. 94541
Domingo HIPOLITO	266 SMALLEY AV. HAYWARD CA. 94541

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES  
 AT

LA SUPER TAPATIA

LOS VECINOS INFRASCRITOS SOLICITAN QUE LA SUPER TAPATIA MARKET VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO. ALGUNOS DE NOSOTROS CAMINAMOS ALA TIENDA Y ES MAS CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store. We are the neighbors of the store and we like shopping there. They have good meat, produce, reasonable prices and good service. The fact that we shop there and go somewhere else to buy our beer is too much. Some of us walk to the store and it is convenient to have one stop shopping.

NAME	ADDRESS
José Remero	780 Lenwood Ave.
Rosalinda Carrillo	21618 BANYAN ST
Elmer Benjafely Garcia	612 B St
Francisco Vasquez	21618 BANYAN ST
Maximo Nunez	SMALLEY AV. 223
Francisca Victoria Avila Almazan	612 B St
Sergio Branstro	22328 S Garden Av Hayward CA
ANTONIO NUNEZ	ICISS VIA SEGUNDO SAN LORENZO CA 94580
Miguel Salcedo	22786 Belvedere / Apt #3 Hayward Ca
Diane Carroll	1782 D St #86 Hayward Ca
José G.	20929 Candaza Ct Hayward CA
Maria Osaya	945 D St
Cluba B.	428 B St
Alejo T. T. T.	21680 Westfield Av. HAY. CA
Joselina Perez	781 Fletcher Ln Apt 200 HAY. CA
Joselina	2911 Grove Way Hayward Ca
Joselina	1997 Poca Way San Jose CA
Enrique	27496 Panderaza Ct Hayward 945

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES  
 AT

LA SUPER TAPATIA

LOS VECINOS INFRASCritos SOLICITAN QUE LA SUPER TAPATIA MARKET VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO. ALGUNOS DE NOSOTROS CAMINAMOS ALA TIENDA Y ES MAS CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store. We are the neighbors of the store and we like shopping there. They have good meat, produce, reasonable prices and good service. The fact that we shop there and go somewhere else to buy our beer is too much. Some of us walk to the store and it is convenient to have one stop shopping.

NAME	ADDRESS
Luis Jaraman	21135 Westman
Aracely Aguilar	3435 Arnold Ct.
Guillermo Cisneros	196 Allen rd 94541
[Signature]	20153 Redford. ca
Mary EL	2777 Kerr St Castro valley ca. 94546
Narciso Martinez	21810 Meekland AV Hayward CA
Carlos Hernandez	22830 Mirtle St. Hayward. CA 94541
Mario Lopez Gonzalez	272 Sanset Blk
Sandra Polanco	21219 Montgomery Ave Hayward CA 94541
Daniel Gutierrez	62672 Jola St.
Daniela Valdebenito	19653 Camden ave Hayward CA 9454
Jose Martinez	19653 Camden ave Hayward CA 9454
Alejandro Lopez	22358 Flag St Hayward CA
Alejandro Roque	C street Hayward. CA 94541
Haracio Gonzalez Nuvarado	305 Union AV #1 B. Hayward CA 94541
[Signature]	712 E St Union city CA 94587
[Signature]	465 Grove Way Hayward. CA 94541

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES

AT

LA SUPER TAPATIA

LOS VECINOS INFRASCRITOS SOLICITAN QUE LA SUPER TAPATIA MARKET VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO. ALGUNOS DE NOSOTROS CAMINAMOS A LA TIENDA Y ES MAS CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store. We are the neighbors of the store and we like shopping there. They have good meat, produce, reasonable prices and good service. The fact that we shop there and go somewhere else to buy our beer is too much. Some of us walk to the store and it is convenient to have one stop shopping.

NAME	ADDRESS
Gene Martinez	1093 Via Covella, San Lorenzo Ca
Rosendo Garcia	512 66 St. Oakland Ca
Jose	19088 LOWELL AVE
Riv Crandall	1321 Russell Way HAYWARD CA
Mario Hernandez	387 S. Milligan Way Hayward CA
Martin Romero Jr	513 Laurel Av. Hayward
Francisco Hernandez	572 A St. Hayward CA 94541
Costa Espinoza	887 Keweenaw BLVD
Manuel Chiva	781 Piecher Ln HAYWARD CA
Jose MARENCO	3915 MARCEL AVE C.V. 94546
NICK PEREZ	21743 WESTFIELD AVE 94541
Alejandro Pardo	248 JUNE ST 94541
Lucas Perez	511 Blossom Way 94541
Godolfo Colorado	805 Gross St. Hayward
Julian Martinez	21912 WESTBROOK BL 94541
Alfonso Mena Jr	22481 Puller Ave Hayward Ca 94541
John Golden	708 Somers St Hayward Ca 94541
Francisco C	22266 Westryn BLVD HAYWARD CA 94541

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES  
 AT

LA SUPER TAPATIA

LOS VECINOS INFRASCritos SOLICITAN QUE LA SUPER TAPATIA MARKET VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO. ALGUNOS DE NOSOTROS CAMINAMOS A LA TIENDA Y ES MAS CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store. We are the neighbors of the store and we like shopping there. They have good meat, produce, reasonable prices and good service. The fact that we shop there and go somewhere else to buy our beer is too much. Some of us walk to the store and it is convenient to have one stop shopping.

NAME

ADDRESS

NAME	ADDRESS
Francisco Norzagar	251 W. Harder Rd Hayward
Juan Antonio Gascam	21691 Westfield Ave Hayward
Jaimé Reynoso	22216 Western Blvd Hayward CA 94541
Javier Marcho	22828 Arroyo Est Hayward CA 94541
Sergio Diaz Marcho	Arroyo Est Hayward CA 94541
Jose Najar	22670 Linden St Hayward CA 94541
Santos Torres	428 Smalley Av #4
Antonia Espinoza	22858 Optimist St Hayward CA 94541
Roberto Mendez	978 Leonardo Way Hayward CA 94541
Daniel Lopez Lopez	89 Th. Av. Oakland CA
Modesto Lozano	571 BST Hayward CA
MARTIN ANARRAO	22268 Main Hayward CA
Karla Baye	22314 Flagg St Hayward CA 94541
Jose Guadalupe Hernandez Jr.	22787 Grand St Apartamento
OMAR CASTANEDA	23153 CYPRESS AVE APT - 11
CRISTINA HONCZ	263 Laurel Ave HAYWARD CA
Silvia Ramirez	265 Laurel Hayward
Jami Bowen	484 B Street Hayward 94541

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES  
 AT

LA SUPER TAPATIA

LOS VECINOS INFRASCRITOS SOLICITAN QUE LA SUPER TAPATIA MARKET  
 VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA  
 TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI TIENEN BUENA  
 CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL  
 HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS  
 A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO.  
 ALGUNOS DE NOSOTROS CAMINAMOS ALA TIENDA Y ES MAS  
 CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store.  
 We are the neighbors of the store and we like shopping there. They have good meat,  
 produce, reasonable prices and good service. The fact that we shop there and go  
 somewhere else to buy our beer is too much. Some of us walk to the store and it is  
 convenient to have one stop shopping.

NAME

ADDRESS

NAME	ADDRESS
Gilberto Moreno	30020 CT 22730 94541
RAMON ABREU	2554 22251 WESTERN BLVD. HAYT.
Martha Alvarez	22525 Saranac St Hayward CA 94541.
VICENTE FELGANDI	390 WOODLAND A. HAY. CA.
JESUS BARRERA	18701 Folsom Rancho Sordera rd 95670
Gustavo Villeda	340 Industrial Pkwy Hayward CA 94541 4320
FRANCO CAEDO	805 - Grace St Hayward 94501
Carlos Herrera	815 - East Hayward CA 94541
MARIA REYES	23976 CARMELITA RD 94541
Donisio Andrade	411 BLOSSOM WAY HAYWARD CA 94541
Maria Hernandez Jimenez	Belar #218 Hayward CA 94541
Gerardo Villar	255 Wilson Circle Hayward CA
Dose Diaz	549 Gordon St HAYWARD 94541
Francisco Cedillo	1560 164th Ave #10 San Leandro 94578
Francisco Lopez	720 Blossom Way apt 7 94541
Gilberto Lopez	2222 Montjane St 94541

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES  
 AT

LA SUPER TAPATIA

LOS VECINOS INFRASCritos SOLICITAN QUE LA SUPER TAPATIA MARKET VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO. ALGUNOS DE NOSOTROS CAMINAMOS A LA TIENDA Y ES MAS CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store. We are the neighbors of the store and we like shopping there. They have good meat, produce, reasonable prices and good service. The fact that we shop there and go somewhere else to buy our beer is too much. Some of us walk to the store and it is convenient to have one stop shopping.

NAME	ADDRESS
Benjamin Molina	266 SMALLEY AV. Hayward CA 9454
Maximiliana Hipolito	266 SMALLEY AV. Hayward CA 9454
David Hernandez	#1315-150 - #527 Sinterbra Cal.
Eliessa Hernandez	" " " "
Maria Valverde	696 Sunset Blvd.
J. P. SHERIDAN	205 GARFIELD HWY. 94541
Julio Ramirez	21641 Montgomery
Abel Jimenez	337 GROVE WAY 94541
Garland Scott	5161 A ST. #A203 - Hayward, Ca 94541
Rodrigo Colera	524 Paradise Blvd, Hayward 94541
Sergio Rodriguez	22593 7th St Hayward CA 94541
Isabelina Garcia	22236 WALTER BULLOCKS CA 94541
Nicardo Yazuca	28262 Main St Hayward CA 94541
FRED FERNANDEZ	5050 LAGUNA BLVD. EUC GROVE, CA 94528
Juan Rodriguez	Todd Road South Bay
Jesús Torres	316 Michael Dr San Jose
HANZEL PARRA	22396 LESTER ST. 94541
IGNACIO Perez	2416 TENISON R.D. - 327 HAYWARD C. 94541

PETICION PARA LA VENTA DE BEBIDAS ALCOHOLICAS  
 PETITION TO SELL ALCOHOL BEVERAGES  
 AT

LA SUPER TAPATIA

LOS VECINOS INFRASCRITOS SOLICITAN QUE LA SUPER TAPATIA MARKET VENDA CERVEZA EN LA TIENDA. NOSOTROS SOMOS LOS VECINOS DE LA TIENDA Y NOS GUSTA HACER NUESTRAS COMPRAS AHI. TIENEN BUENA CARNE, VERDURA, PRECIOS RAZONABLES, Y MUY BUEN SERVICIO. EL HECHO DE QUE HAGAMOS NUESTRAS COMPRAS AHI Y DESPUES VAMOS A OTRO LADO PARA COMPRAR NUESTRAS CERVEZA ES DEMACIADO. ALGUNOS DE NOSOTROS CAMINAMOS A LA TIENDA Y ES MAS CONVENIENTE TENER QUE HACER SOLO UNA PARADA.

The undersigned neighbors request that La Super Tapatia market sells beer at the store. We are the neighbors of the store and we like shopping there. They have good meat, produce, reasonable prices and good service. The fact that we shop there and go somewhere else to buy our beer is too much. Some of us walk to the store and it is convenient to have one stop shopping.

NAME

ADDRESS

NAME	ADDRESS
Jadalia Pena	602 B St Hayward CA 94541
Bertha Perez	20057 Royal Ave
Emilio Marquez	604 B St
marcos marquez	604 B St
marlon Orankis	604 B St
pedro Resendiz	604 B St
Yilma amaya	604 B St
Eustaquio Hernandez	704 B St
Victor Rosendo	2030 C St
Luis Magana	97017 Fielding
Ignacio Sanchez	2744 Vallejo St
Aineto Perez	22218 Pearce St
Alfonso Garcia	22219 Pearce St
Fernando Garcia	22815 Grand St Hayward CA
Miguel Ramirez	
Jorge Hernandez	
José Zamora	22369 S garden Ave

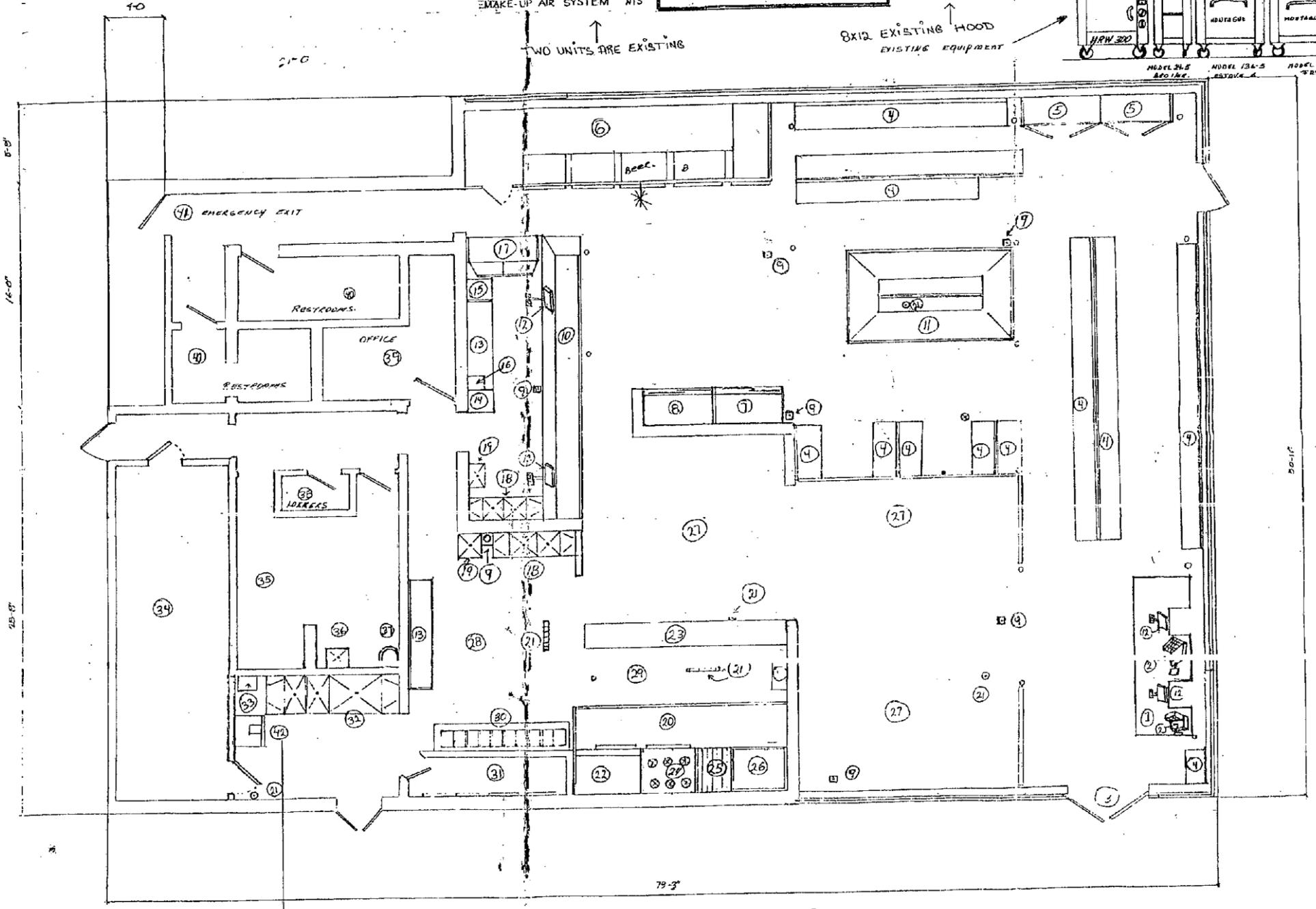
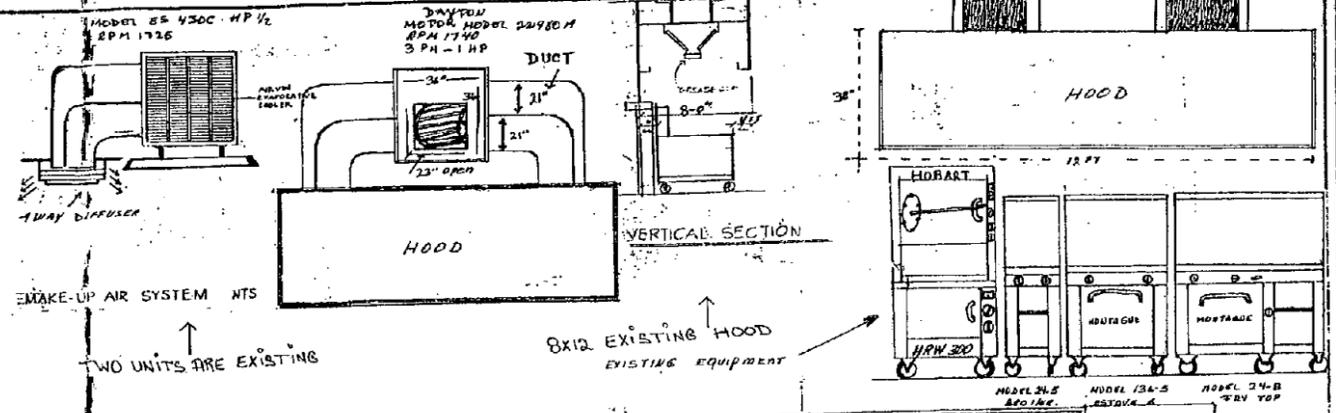
**EL TAPATIO CARNICERIA TAQUERIA**

603 "A" STREET, HAYWARD, CA 94541

ITEM	DESCRIPTION	MANUFACTURER	REMARKS	MODEL
1	CHECK STAND CASHIER COUNTER	HUSSMANN	SERIAL 2202	
2	DASHERS	NATIONAL SEMICONDUCTOR	MODEL DTS SERIES 2000	
3	GLASS DOOR			
4	METAL SHELVES	NEKEL	EXISTING	3 FT REC
5	BAKERY DISPLAY	LUCKS	2 DOORS 3 X 6	
6	WALK IN FREEZER (EXISTING)	KALT	EXISTING	3 DOORS
7	REF. PEPSI	PEPSI	3 DOORS SELF CONT.	
8	REF. COCA-COLA	COCA-COLA	3 DOORS SELF CONT.	
9	FLOOR SINKS	EXISTING'S		
10	DELI CASE 20 FT	HUSSMANN	MUR RDR SERIAL DH-700707	
11	PRODUCE CASE	HUSSMANN	MODEL DSUP-10-14	
12	SCALES (4)	HOBART	MODEL SP1500	
13	WORK CUTTING TABLE (2)	STAINLESS WITH POLY		
14	MEAT SAW	BUICHER BOY	MODEL B-16-F	
15	MEAT SLICER	HOBART	MODEL S10-271-0030	
16	MEAT GRINDER	HOBART	MODEL 4812	
17	SK OVEN	SELF CONT.		
18	2 COMP. SINK (2)	R-J	EXISTING	MODEL 2NSF 1824-2018
19	HAND SINK (2)	ADVANCED	EXISTING	MODEL DI-1-6
20	HOOD GALVANIZED WITH STAINLESS	EXISTING	EXISTING	12 FT.
21	FLOOR DIVANS	EXISTING	EXISTING	
22	GRIDDE	MONTEAGUE	EXISTING	2-136RT-248T (BTU 20,000)
23	COUNTER TAB	CUSTOM	EXISTING	STAINLESS STEEL (12 FT)
24	STOVE 6 BURNER WITH OVEN	MONTEAGUE	EXISTING	MODEL 136-5 (BTU 20,000)
25	GRIDDE	MONTEAGUE	EXISTING	244 (BTU 20,000)
26	STENCHEN OVEN	HOBART	EXISTING	HWY300
27	DWING AREA	EXISTING	EXISTING	
28	FOOD SERVICE AREA	EXISTING	EXISTING	
29	RICHEN	EXISTING	EXISTING	
30	C. H. WARMER	AMORTH	EXISTING	W/ROM TOP SHELF AVE
31	ELECTRIC ROOM	EXISTING	EXISTING	
32	3 COMPARTMENT SINK	EXISTING	EXISTING	STAINLESS STEEL
33	GREASE TRAP	EXISTING	EXISTING	TUB 300PH
34	W/ARM BOX (EXISTING)	KALT	EXISTING	ALUMINUM WOOD
35	STORAGE	EXISTING	EXISTING	
36	HOP SINK	EXISTING	EXISTING	

MATERIAL	FLOOR	BASE	WALLS	CETILING
1	12X12 CARRY TILE			
2	6" 36 RAGOUSCOVE			
3	PAINT			
4	WASHABLE STAINLESS STEEL ROCK			
5	MONTABLE FIRE EXTING. RISER			
6	1/2" CERAMIC TILE			
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				

**SPECIFICATIONS**  
 EXHAUST HOOD SIZE: 12 FT X 8.0 FT  
 EXHAUST FAN SIZE: 21 X 21  
 EXHAUST FAN CAPACITY: 9000 CFM  
 MAKE-UP AIR DUCT SIZE: 9" X 21"  
 MAKE-UP AIR CAPACITY: 10 20 X 20  
 GREASE FILTER: 10 20 X 20  
 FILTER AREA CAPACITY: 06 SQ. FT.



REVISIONS

NO.	DESCRIPTION

**HAMBURGER PROPERTIES**  
 800 AIRPORT BLVD • SUITE 508 • BURLINGAME • CA • 94010 • (415) 342-6682 • FAX (415) 342-7960

June 8, 1997  
 Mr. Carlos Baltodano  
 City Building Official  
 Dept. of Community and Economic Development  
 Hayward, CA 94546-2731

Re: 603 A Street, Hayward, CA

Dear Mr. Baltodano,  
 I represent the ownership of the real property located on the southeast corner of 'A' Street and Grand Street, Hayward, commonly known as 603 'A' Street.

Mr. Jorge Gonzalez, dba El Tapatio Carniceria, is our lessee by signed American Industrial Real Estate Association lease, and agree to all terms, conditions, and covenants thereof.

As lessee, Mr. Gonzalez has been authorized to perform whatever work is necessary to bring this building to a Uniform Building Code Standard that will function for his specific retail needs.

In addition, Hamburger Properties is prepared to perform, or assist in the performance of, any additional A.D.A. requirements which the structure does not currently meet, such as the proper painting of designated handicap parking spaces. The buildings entrances, exits, and bathrooms currently meet A.D.A. handicap requirements.

It has taken nearly two years to locate a businessman willing and capable of committing themselves to Hayward. We are most confident in our selection of Mr. Gonzalez as a successful and honorable businessman that will bring a positive change to our property, and to the new gateway of downtown Hayward.

The City of Hayward and Hamburger Properties should do all within their power to help Mr. Gonzalez prosper in this ever improving city.

Sincerely,  
 Ken Zemel  
 Executive General Manager

FLOOR PLAN  
 1-A1 4'-10" TOTAL SQ. FT. = 3852

ICE-D-MATIC MODEL C30H-A-P  
**EL TAPATIO**

Jorge Gonzalez Fernandez  
 603 A ST. HAYWARD CA 94541  
 TEL. 510 728 1802 OR 459 7702.  
 1-22-99

RECEIVED  
 FEB 04 1999  
 HAYWARD CITY ENGINEERS

Project #  
**PL-2007-0292 UP**

**RECEIVED**  
 JUN 04 2007  
 PLANNING DIVISION

603 A STREET  
 HAYWARD, CA

Date	Scale	Drawn	Job	Sheet	Di L
	1/4" = 1'-0"			A-1	

UP 99-160-04

