



Z O N I N G  
A D J U S T M E N T S  
B O A R D  
S T A F F R E P O R T

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FOR BOARD ACTION  
DECEMBER 8, 2022

## 2000 San Pablo Avenue

Use Permit #ZP2022-0057 to allow the retail sale of beer and wine for off-site consumption (Type 20 ABC License) in conjunction with an existing convenience store.

### I. Background

#### A. Land Use Designations:

- General Plan: AC- Avenue Commercial
- Zoning: West Berkeley Commercial (C-W), Designated Node

#### B. Zoning Permits Required:

- Use Permit, pursuant to Berkeley Municipal Code (BMC) Section 23.310.020, to add retail sales of beer and wine.

**C. CEQA Recommendation:** It is staff's recommendation that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

#### D. Parties Involved:

Applicant: 7-Eleven, Inc. c/o Erik Gulfin  
P.O. Box 711, Dallas, TX 75221

Property Owner: Tusso Farms, Inc.  
71 Janis Court, Alamo, CA 94507

Franchise Operator: Tarun Takiar  
2000 San Pablo Avenue, Berkeley, CA 94702

Figure 1: Vicinity Map

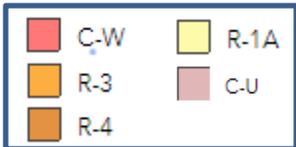
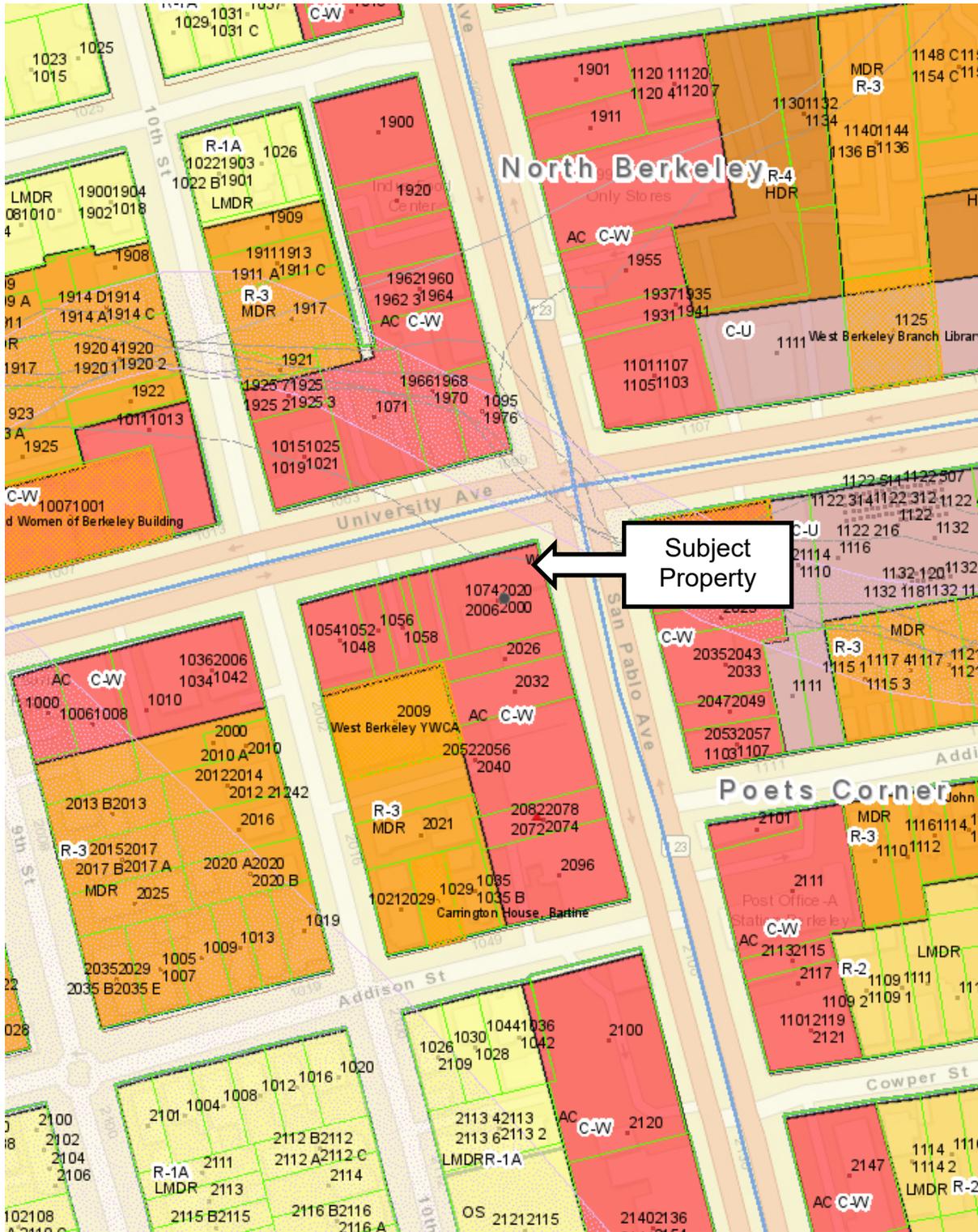


Figure 2: Site Plan

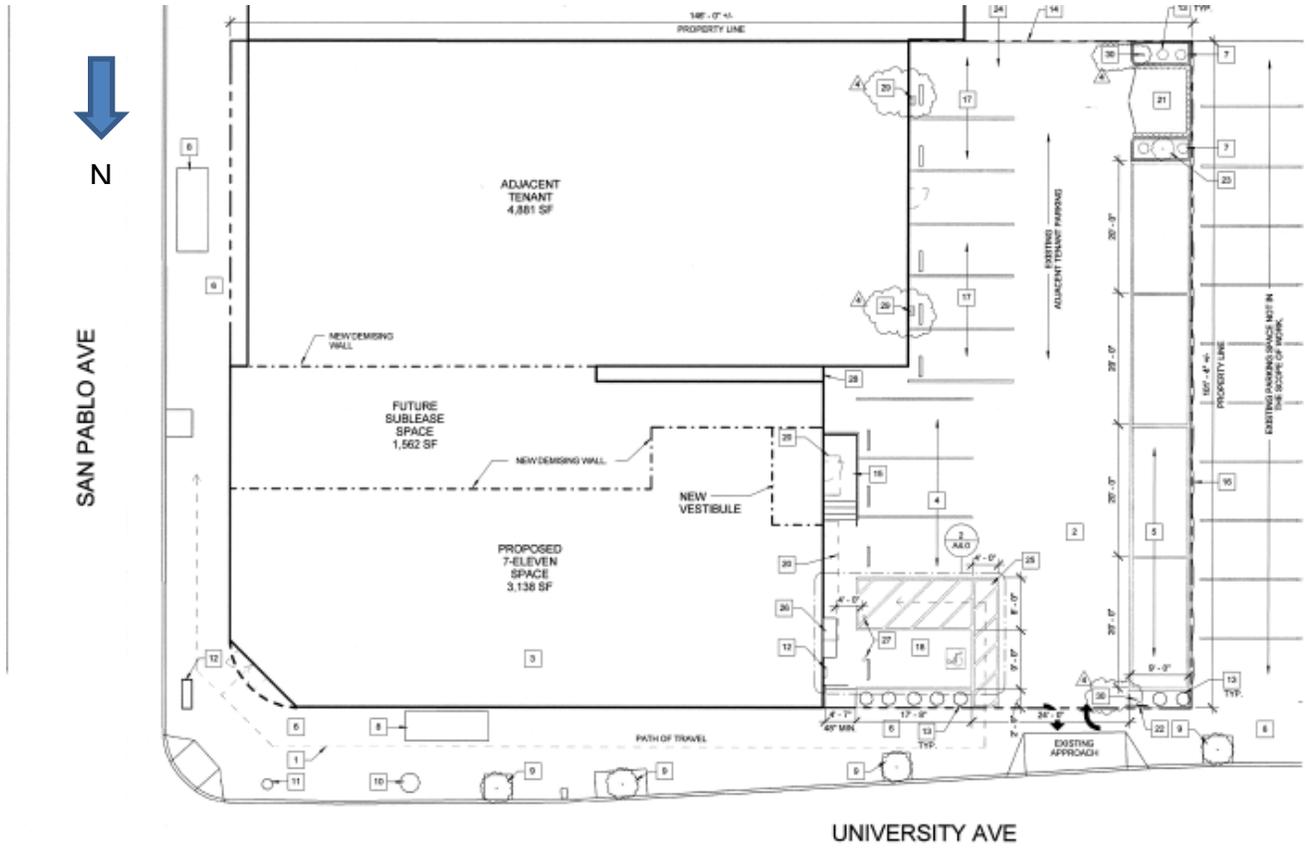
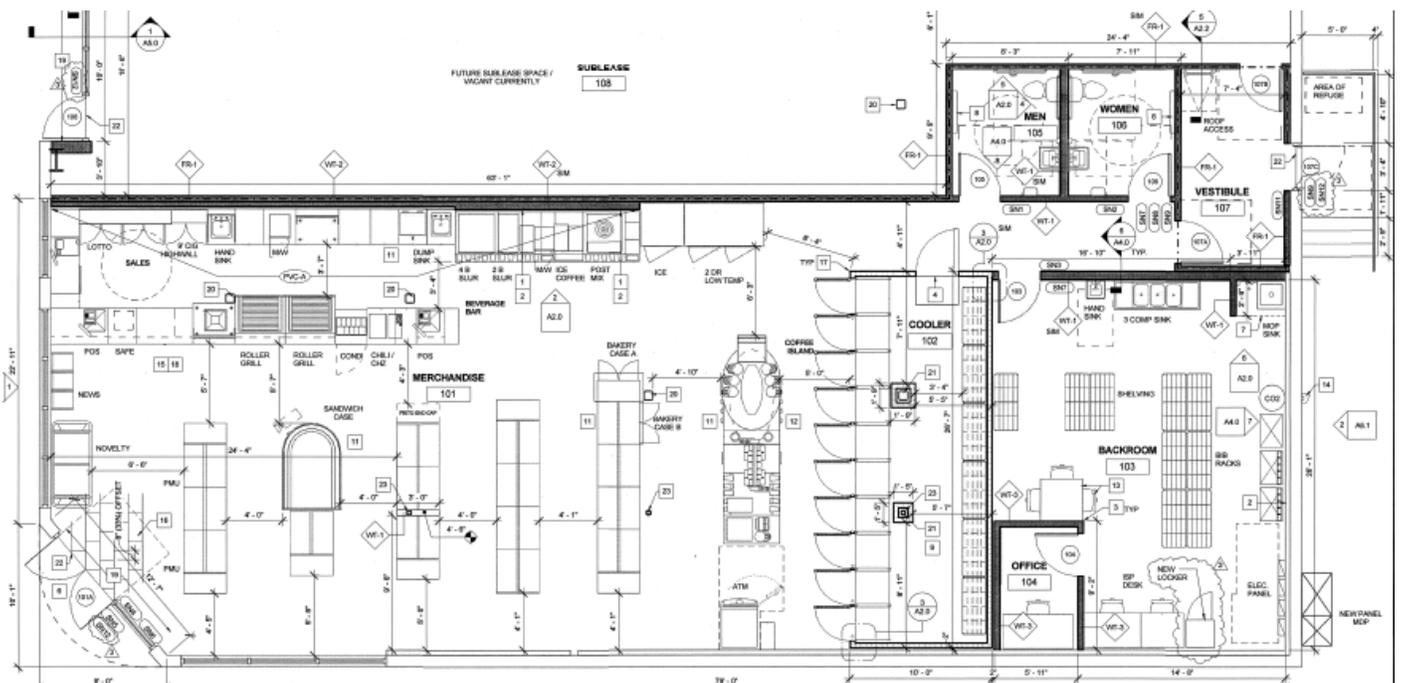
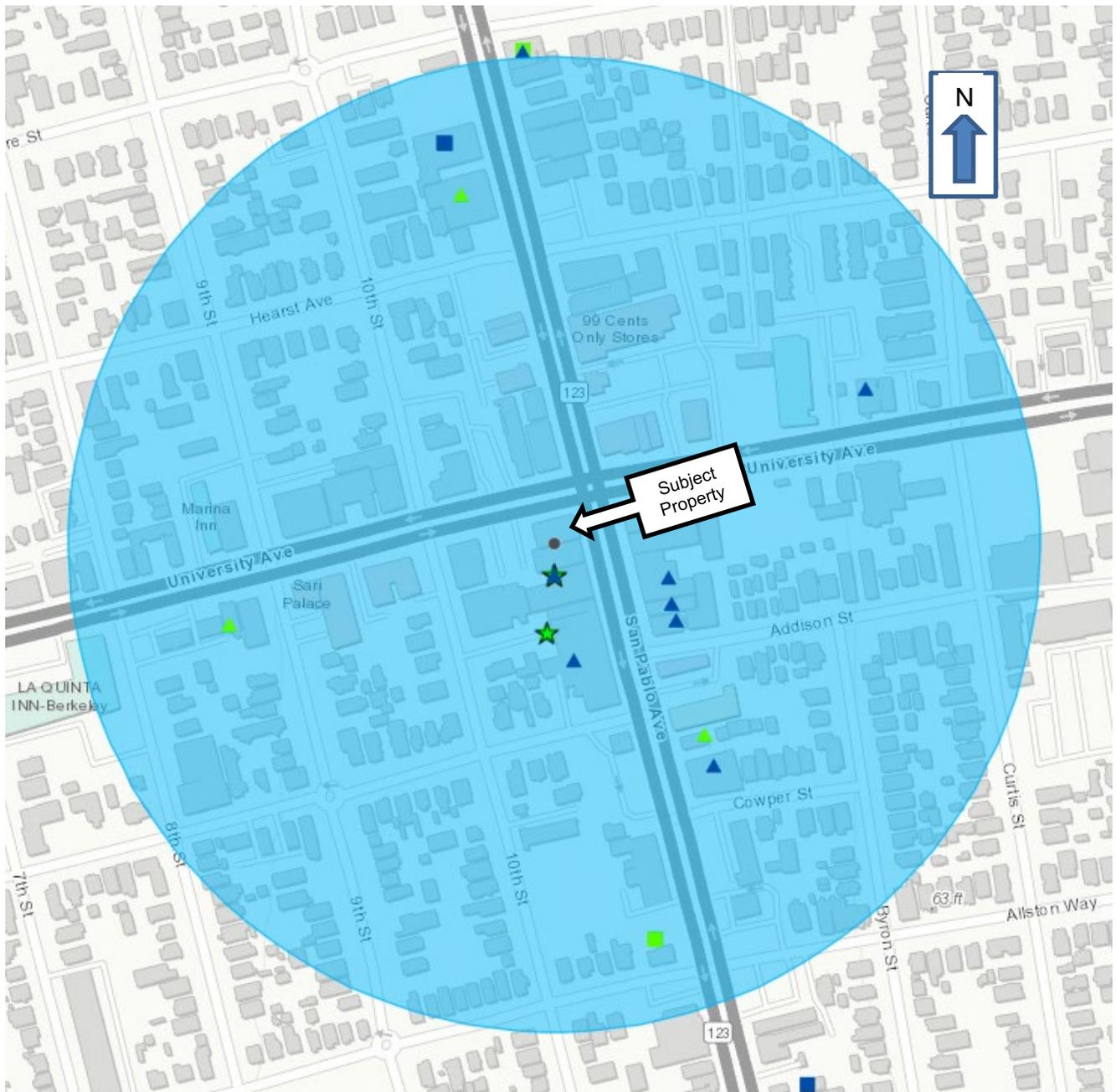


Figure 3: Floor Plan



**Figure 4: ABC Licenses Within 1,000 Feet of Subject Site**



<u>20</u> ■ Off-site beer and wine	<u>21</u> ■ Off-site beer, wine, liquor
<u>41</u> ▲ On-site beer and wine	<u>47/48</u> ▲ On-site beer, wine, and liquor
<u>58</u> ★ Off-site Caterer and/or Events or <u>77</u> On-site events	

**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Retail	C-W	AC - Avenue Commercial
Surrounding Properties	North	University Avenue	C-W	
	South	Vacant	C-W	
	East	San Pablo Avenue	C-W	
	West	Animal Hospital	C-W	

**Table 2: Special Characteristics**

Characteristic	Applies to Project?	Explanation
Alcohol Sales/Service	Yes	The operator has applied for a Type 20 ABC License, which authorizes the retail sale of beer and wine.
Public Convenience or Necessity	Yes	There is one Type 20 ABC license within 1000 feet of the subject property.
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	The proposed project does not include new floor area or a new use in a space vacant for more than three years; therefore, this mitigation fee payment does not apply.
Creeks	No	No new construction is proposed
Historic Resources	No	
Oak Trees	No	
Soil/Groundwater Contamination	No	

**Table 3: Project Chronology**

Date	Action
April 26, 2022	Application submitted
June 30, 2022	Application deemed complete
November 22, 2022	Public hearing notices mailed/posted
December 8, 2022	ZAB hearing

## II. Project Setting

**A. Neighborhood/Area Description:** The project parcel is located at the intersection of San Pablo and University Avenues on the south-west corner. The subject neighborhood has a mix of commercial uses, including restaurants, bars, retail, household services, gyms, banks, and an animal hospital. A mix of residential uses also exist nearby, including two-family and multi-family housing.

**B. Site Conditions:** The project site is developed with a 3,138 square foot retail space, currently occupied by a 7-Eleven convenience store. It includes a small parking area accessed from University Avenue. The store entrance faces the corner of San Pablo

and University Avenues, providing convenient access for pedestrians from either street.

### III. Project Description

Application for a retail store to sell beer and wine under a Type 20 ABC license, which allows beer and wine sales for off-site consumption.

### IV. Community Discussion

**A. Neighbor/Community Concerns:** A pre-application poster was installed on the building by the applicant in April, 2022. Shortly thereafter, Staff received a dozen letters and emails in opposition the project from members of the community (Attachment 2). Concerns raised include people with substance abuse problems hanging out on the corner, public drinking and associated litter, neighborhood crime and safety, and the taking away of business from independent stores in the neighborhood.

Staff has also received petitions, supplied by the franchise owner, that contain 267 signatures from 7-Eleven customers in support of the proposed beer and wine sales (Attachment 3). The petition cites the convenience of purchasing more goods from one location. In addition, the 7-Eleven franchise owner, Tarun Takiar, submitted a letter explaining why he believes he should be permitted to sell beer and wine. (Attachment 4).

On November 22, 2022, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations, and posted notices within the neighborhood in three locations. At the time of writing this report, staff has received 10 new communications from community members opposed to the sale of alcoholic beverages at this site (Attachment 5). Concerns raised include fear that more alcohol sales in the neighborhood will lead to increase crime, homeless people sleeping in front of 7-Eleven and other businesses, claims that 7-Eleven has not been a good neighbor, and fears that ABC won't enforce its permit conditions.

**B. Committee Review:** This project is not subject to design or landmark review. If exterior changes and/or signage are later proposed as part of the associated tenant improvement(s), they will be evaluated by the applicable land use staff at that time.

## V. Issues and Analysis

**Alcoholic Beverage Service: Alcoholic Beverage Sales:** Alcoholic beverage sales are allowed in the C-W District (BMC 23.204.020) if a Use Permit is granted by the Zoning Adjustments Board in accordance with required findings.

Alcoholic beverage sales and service are also regulated by BMC 23.310.020(D) for Special Use Standards. This section requires the City to make all of the "Public Convenience or Necessity" findings if an existing establishment has an ABC license of the same type, other than beer and wine service incidental to food service, within a 1,000-foot radius of the project site. There is currently one other establishment within a 1,000-foot radius with a Type 20 ABC license for the retail sale of beer and wine. This is The Spanish Table at 1814 San Pablo Avenue. In addition, there is one business within 1,000 feet that has a Type 21 license, which is similar to a Type 20, except that it also allows the retail sale of distilled spirits. That license is held by St. Helena Liquor at 2198 San Pablo Avenue.

In order to approve the Use Permit, the Board must affirm all of the "Public Convenience or Necessity" findings under BMC Section 23.310.020(D), as follows:

1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.

*Staff Analysis: The existing retail business provides neighborhood residents with convenient and walkable access to a variety of goods. The addition of beer and wine sales will contribute to the variety of goods available, as well as provide additional tax revenue to the City of Berkeley.*

2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.

*Staff Analysis: The sale of beer and wine is something that members of the public often expect at a convenience market. The addition of such products could add a significant amount of additional revenue for the store.*

3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.

*Staff Analysis: The Berkeley Police Department did not report any alcohol-related violations at other 7-Eleven locations within the City.*

4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.

*Staff Analysis: One public park, George Florence Park, is within 1,000 feet of the subject property, about 2.5 blocks away on Tenth Street between Addison Street and Allston Way. However, a liquor store, St. Helena Wine Company, is just around the corner from this park. Therefore, it does not seem likely that the more distant 7-Eleven would have a detrimental effect on the park. Furthermore, there is no direct line of sight or pathway between 7-Eleven and the park. Additionally, as a standard Condition of Approval, no visible advertising of alcoholic beverages is allowed, and the business's staff would be required to check customers for proper identification to purchase alcohol. The business has also committed to not selling malt liquor, fortified wines, or single beers.*

5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.

*Staff Analysis: The Berkeley Police Department (BPD) did not indicate that the sale of beer and wine at this existing business would increase crime in the area, although they did note a number of service calls in the immediate vicinity of this 7-Eleven, including 10 theft calls at the store itself. They also raised some concerns about activities at the lot located diagonally across the street that has some vacant storefronts. In a letter dated July 27<sup>th</sup>, 2022 and signed by Interim Police Chief Jennifer Louis (Attachment 6), they stated the following:*

*"The Berkeley Police Department does have some concerns at this location because diagonally across the street in a vacant business lot, the Berkeley Police Department has been battling an ongoing problem with individuals who congregate for hours at a time drinking alcoholic beverages. The alcoholic beverages are being purchased at one of the (3) liquor stores within a 3-block radius of that intersection. Though this is a concern right now, at some point this lot will be occupied by other businesses."*<sup>1</sup>

*To address issues and concerns, BPD recommends that the owner and staff of the 7-Eleven develop a relationship with their BPD area coordinator and beat officers, and that they participate in the local business/merchant association.*

1. Only one of the three liquor stores mentioned is within a 1,000-foot radius of the 7-Eleven.

**A. Use Permits in the C-W District:**

BMC Section 23.204.140 allows alcoholic beverage service with approval of a Use Permit, subject to the Board making the applicable findings in BMC Section 23.204.140(F). Those conditions are the following:

The project:

- Is consistent with the purposes of the district;
- Is compatible with surrounding uses and buildings;
- Complies with the adopted West Berkeley Plan;
- Supports an increase in the continuity of retail and service facilities at the ground level to the degree feasible;
- Does not substantially degrade the existing urban fabric of the street and area;
- If the project includes the construction of new floor area, provides an intensity of development which does not underutilize the property;
- Meets any applicable performance standards for off-site impacts; and
- Does not exceed the amount and intensity of use that can be served by available traffic capacity and potential parking supply.

Additionally, 2000 San Pablo Avenue is in a designated node per BMC Section 23.204.140(D). This section requires that, to approve a Use Permit or AUP for a project in a designated node, the review authority must find that the project supports the development of a strong retail commercial and pedestrian-oriented environment at the node. Factors the review authority should consider when making this finding include:

- a. The placement of store entrances relative to the street and parking lots; and
- b. The size and prominence of display windows and areas facing the sidewalk.

*Staff Analysis: The addition of beer and wine retail sales at this site is consistent with the purposes of the C-W District, its designated nodes, and the West Berkeley Plan. It maintains a street-facing retail use in a commercial area, helps to intensify retail, commercial, and mixed-use activity around a major intersection, and reflects and reinforces the major existing and developing concentrations of pedestrian-oriented uses. It would not be expected to substantially degrade the existing urban fabric of the street and area. Nor will it result in the addition of new floor area, or be expected to have significant off-site impacts related to traffic and parking. There is off-street parking available in a small lot behind the store. Furthermore, the existing store is already compatible with the required findings for the designated nodes.*

**B. General Non-Detriment Finding:** BMC Section 23.406.040(E) requires that, before the ZAB approves an application for a Use Permit, it must find that the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the

adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

*Staff Analysis: The project is subject to the City's standard conditions of approval regarding hours of operation and alcoholic beverage service. In addition, further conditions will be added to limit the more problematic types of alcohol sales such as single beers, malt liquor, and fortified wine products. The area dedicated to the sale of beer and wine is small, and will not change the character of the convience store. They will continue to sell a wide variety of goods. The store's hours of operation are from 5:00 a.m. to midnight. However, they have committed to selling alcoholic beverages only between 8:00 a.m. and 8:00 p.m.*

*These conditions will ensure that the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use, or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.*

**C. General Plan Consistency:** The 2002 General Plan contains policies applicable to this project, including the following:

Policy LU-7 Neighborhood Quality of Life: Carefully evaluate and monitor new and existing uses to minimize or eliminate negative impacts on adjacent residential uses.

*Staff Analysis: It is not expected that this project would have a major impact on the nearby residential quality of life because of the limited hours of alcohol sales, limitations on the types of beer and wine products that can be sold, compulsory adherence to ABC license requirements, and the proprietor's commitment to limiting the alcoholic beverage sales floor area to no more than 10% of the store's total sales floor area.*

Policy LU-33–West Berkeley Plan: Implement the West Berkeley Plan and take actions that will achieve the purposes of the Plan:

- A. Maintain the full range of land uses and economic activities including residences, manufacturing, services, retailing, and other activities in West Berkeley.
- B. Maintain the ethnic and economic diversity of West Berkeley's resident population.
- C. Maintain and improve the quality of urban life, environmental quality, public and private service availability, transit and transportation, and aesthetic and physical qualities for West Berkeley residents and workers.

*Staff Analysis: This project is consistent with the goal of maintaining a full range of land uses and economic activities in West Berkeley.*

**F. West Berkeley Plan Consistency:** The West Berkeley Area Plan, adopted in 1993, also contains policies applicable to the project, including the following:

LU Goal 1, Policy C: Provide space for, and designate appropriate locations for – in planning and zoning policies – both neighborhood and regional serving retail businesses.

LU Goal 2, Policy E: Create a Commercial district that will foster the continued vitality of West Berkeley's neighborhood and regional serving retail trade, in as pedestrian- friendly a manner as possible.

"Overview of the Districting Concept: "Retail uses should be clustered, to strengthen existing retail areas, to make them for walkable, and to prevent retail sprawl.

*Staff Analysis: The 7-Eleven at this location is a pedestrian-friendly retail business that is in keeping with the goals of the West Berkeley Plan. Allowing them to sell alcoholic beverages would help to ensure the economic vitality of the business, which would serve both the immediate and outlying neighborhoods.*

## VI. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

A. APPROVE Use Permit ZP2021-0226 pursuant to BMC Section 23.406.040 and subject to the attached Findings and Conditions (see Attachment 1).

### Attachments:

1. Findings and Conditions
2. Public Comments (opposed)
3. Correspondence (in support)
4. Letter from Franchise Owner
5. Additional Comments (opposed)
6. Letter from Berkeley Police Department
7. Notice of Public Hearing
8. Project Plans

**Staff Planner:** Russell Roe, [roeo@cityofberkeley.info](mailto:roeo@cityofberkeley.info), (510) 981-7548



# ATTACHMENT 1

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## FINDINGS AND CONDITIONS

DECEMBER 8, 2022

### 2000 San Pablo Avenue

**Use Permit #ZP2022-0057 to allow the retail sale of beer and wine for off-site consumption (Type 20 ABC License) in conjunction with an existing convenience store.**

#### PERMITS REQUIRED

- Use Permit, pursuant to Berkeley Municipal Code (BMC) Section 23.310.020, to add retail sales of beer and wine.

#### I. CEQA FINDINGS

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1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”). The project meets all of the requirements of this exemption, as follows:
  - A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
  - B. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
  - C. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
  - D. The project would not result in any significant effects relating to traffic, noise, air quality or water quality. City Standard Conditions would address potential impacts related to traffic, noise, air quality, and water quality.
  - E. The site can be adequately served by all required utilities and public services.
2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

#### II. FINDINGS FOR APPROVAL

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1. As required by Section 23.406.040(E) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
  - A. The project is consistent with applicable C-W District standards, including use and hours of operation.

- B. The addition of beer and wine sales for off-site consumption will not expand the footprint of the business. The proposed service will provide an additional option for customers in the West Berkeley/University Avenue/San Pablo Avenue area.
- C. The proposed alcoholic beverage sales will be from a small convenience store, and as such, alcohol sales should not have detrimental impact on public health, safety, or peace.
- D. The permit is subject to the standard conditions for alcohol sales and supplemental conditions listed below, which will ensure that the business will be a good neighbor.

### **III. OTHER FINDINGS FOR APPROVAL**

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- 1. As required by Section 23.310.020(D), the Zoning Adjustments Board finds that:
    - A. There is only one other establishment with a Type 20 ABC license within 1,000 feet of the subject site.
    - B. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.
    - C. The economic benefits of the establishment could not be reasonably achieved without the proposed alcoholic beverage sales.
    - D. The Berkeley Police Department has not reported any alcohol-related violations at other 7-Eleven stores in the area.
    - E. The addition of beer and wines sales at the subject site will not have an effect on the George Florence Park, which is roughly 2.5 blocks away.
    - F. The Berkeley Police Department does not expect the addition of beer and wine sales at 7-Eleven to add to crime in the area.
  
  - 2. As required by Section 23.204.140(F) of the BMC, the Zoning Adjustments Board finds that:
    - A. This project is consistent with the purposes of the C-W District and its designated nodes, which allow the sales of alcoholic beverages for purposes of off-site consumption.
    - B. The convenience store is already in operation at this site and is an allowable retail use at this location. The project is compatible with surrounding uses and buildings.
    - C. The project is consistent with the West Berkeley Plan which has the goals of maintaining the full range of land uses and economic activity in West Berkeley, maintaining the ethnic and economic diversity of West Berkeley's resident population, and maintaining and improving the quality of urban life for West Berkeley residents and workers.
    - D. The project will not add floor area to the approved building or change its façade.
    - E. The project will not result in significant off-site impacts, as no changes to the exterior of the building are planned, and as the effect on the neighborhood of serving beer and wine would be negligible off site.
    - F. The project will not exceed the amount and intensity of use that can be served by available traffic capacity and potential parking supply, as customer numbers will be small at any given time.
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#### **IV. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS**

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

##### **1. Conditions Shall be Printed on Plans**

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

##### **2. Compliance Required (BMC Section 23.102.050)**

All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.

##### **3. Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)**

- A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
- B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

##### **4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)**

All work performed under an approved permit shall comply with the approved plans and any conditions of approval.

##### **5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)**

- A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
- B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
- C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
- D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

**6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)**

Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

**7. Permit Modifications (BMC Section 23.404.070)**

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

**8. Permit Revocation (BMC Section 23.404.080)**

The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

**9. Indemnification Agreement**

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

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**V. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD**

Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional conditions to this Permit:

**ALCOHOLIC BEVERAGE SALES CONDITIONS (off-site)**

10. The retail store shall comply with all applicable regulations of the California Department of Alcoholic Beverage Control (ABC).
11. The applicant shall comply with ABC regulations for License Type 20, which authorizes the sale of beer and wine for consumption off the premises where sold.

- 12.** All employees selling alcohol, or directly supervising such sales, shall complete the Licensee Education on Alcohol and Drugs (LEAD) program, or another equivalent program offered or certified by the California Department of Alcoholic Beverage Control within 6 months of employment at the establishment. Employees who have completed the course within the last five (5) years shall be exempt from this requirement.
  - 13.** Any operator of the licensed establishment shall not have had a prior licensed establishment that was the subject of verified complaints or violations regarding alcohol, public safety or nuisance statutes or regulations to be confirmed by the Zoning Officer prior to issuance or transfer of a business license at this location.
  - 14.** The sale of alcohol shall be limited to 8:00 am to 8:00 pm. The Zoning Adjustments Board approval is required prior to any change in the hours of operations and/or alcohol sales (except decreased hours in compliance with applicable ABC regulations). Hours of operation are subject to review and amendment by the Zoning Adjustments Board as necessary to avoid detriment to the neighborhood or to achieve conformance with revised City standards or policies.
  - 15.** The applicant shall establish cash handling procedures to reduce the likelihood of robberies and theft.
  - 16.** There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
  - 17.** No malt liquor or fortified wine products shall be sold.
  - 18.** Beer shall be sold in 4-packs or larger packages. No single bottles or cans shall be sold.
  - 19.** Beer and wine product display areas shall not exceed 10 percent of the total sales floor area.
  - 20.** Digital surveillance cameras shall be installed to monitor the alcoholic beverage sales floor area.
  - 21.** Cooler doors for beer and wine shall be locked during hours when beer and wine cannot be sold.
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**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 7-11 liquor license

**From:** Tam Crane <tamcrane@gmail.com>  
**Sent:** Saturday, May 14, 2022 1:12 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Cc:** susan black <smbblack71@gmail.com>  
**Subject:** 7-11 liquor license

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB,

I am writing to you about the 7-11's on University and San Pablo's liquor license application. Please do not allow them to have a liquor license. The store is already a spot for people who are struggling with substances to hang out on the corner. This makes the corner more dangerous. Adding a liquor licence would certainly increase this population on that corner. We also have two non chain liquor stores located two and three blocks away in either direction. Adding one more liquor store only degrades San Pablo Ave further and would take away business from these local Berkeley stores.

Thank you for your consideration,

Tamara (Tam) Crane

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Concern over possible liquor license at 7-Eleven at 2000 San Pablo Ave., Berkeley

**From:** Julia Goodman <juliaannegoodman@gmail.com>  
**Sent:** Monday, May 23, 2022 1:08 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Concern over possible liquor license at 7-Eleven at 2000 San Pablo Ave., Berkeley

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To the Berkeley Zoning Board,

I am extremely concerned about the possibility of the 7-Eleven gaining a license to sell alcohol at all, and especially from 6 am to midnight. Is there an update on this proposal?

I live around the corner from the 7-Eleven. In its current state, whenever possible I avoid walking through that intersection due to trash and people camping out. Also currently, down the block at 10th and University and half way down the block are both places where people hang out and drink outside, leaving glasses and bottles tossed around. Please keep in mind that in between both illegal public drinking locations on 10th Street is the Headstart YMCA which serves 70 children under the age of 5. Selling alcohol so close by at the 7-Eleven at 2000 San Pablo will come at the expense of the surrounding residents, other businesses and schools.

Before making a decision, I encourage to walk through our neighborhood and walk around 1 block radius of the 7-Eleven. If you like, I'm happy to accompany you.

Please let me know a timeline and best ways for my neighbors and I to oppose this license.

Thank you for your time,

Julia

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Julia Goodman  
[www.jagoodman.com](http://www.jagoodman.com)

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 7-11 use permit

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**From:** Adam and Betsey <adamandbetsey@gmail.com>  
**Sent:** Tuesday, May 24, 2022 10:33 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 7-11 use permit

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

The 7-11 at University and San Pablo had an agreement that they would not be able to sell beer and wine for ten years.

The store has never complied with their agreement to not allow folks to gather outside as they drink and smoke and ask for money. There are three stores that sell wine and beer within four blocks of this store. I do not think we need to have any more! It will just increase the loitering and garbage and further bring down the fragile neighborhood.

There is no reason to have additional beer sales on this corner, I do not support the change and urge you to reject the use permit. What value are they adding when you can go to Bing's, St. Helena, or Lo-Cost liquors? The parking lot at San Pablo and University ( behind Everett and Jones ) is already a crime magnet, why would we want to add easier access to liquor to the mix?

Adam Fuchs

2214 10th Street

Berkeley, CA

94710

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 7-11 alcohol license - permit # ZP2022-0057

**From:** Chris <triplecmusic@gmail.com>  
**Sent:** Wednesday, May 25, 2022 5:19 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Cc:** Taplin, Terry <ttaplin@cityofberkeley.info>; All Council <council@cityofberkeley.info>  
**Subject:** RE: 7-11 alcohol license - permit # ZP2022-0057

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello, I'm writing to oppose the 7-11 on University & San Pablo's application for a liquor license. I oppose this for several reasons:

- University & San Pablo is one of the most violent locations in Berkeley. Adding the sale of to-go liquor will only exasperate this issue.
- This part of West Berkeley is saturated with alcohol already. There are 7+ businesses to purchase alcohol within a 2 block radius. On San Pablo between Delaware and Bancroft Way there are already 3 liquor stores. Would this level of alcohol saturation be acceptable or tolerable in the Berkeley Hills or North Berkeley? Why should West Berkeley be saddled with another place to buy single-servings of alcohol? This is completely inequitable.
- The 7-11 on University and Sacramento does not sell liquor and they've been able to stay afloat and profit for decades. There is no need for this store to sell liquor to stay in business.

Thank you for your attention,

Chris Horgan & Elena Prakoura  
1033 Allston Way

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 7-11 On Univeristy & San Pablo

**From:** Deborah Scott <debwscott@sbcglobal.net>  
**Sent:** Wednesday, May 25, 2022 9:45 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 7-11 On Univeristy & San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello, I live in the neighborhood on 10th Street and was completely dismayed when 7-11 opened up shop on that corner. To hear that they are now applying for a liquor license is too much. We have plenty of places where people can buy alcohol in this neighborhood, and absolutely don't need another. This is a neighborhood that continues to struggle with crime (I have lived on 10th Street for 29 years) and another store selling liquor -- particularly at that vulnerable location -- is not a good idea at all. We have seen an uptick of gun violence in this area, and some of the vacancies at nearby properties serve as a place for people to get high, drink and deal drugs. Please don't contribute to furthering this problem by licensing yet another place to sell alcohol. The neighborhood doesn't need it!

Thank you for your consideration.

Deborah Scott  
District 2

## Roe, Russell

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**From:** susan black <sblack71@gmail.com>  
**Sent:** Thursday, May 26, 2022 5:07 PM  
**To:** Roe, Russell  
**Subject:** Re: Application for 2000 San Pablo Ave.

Thank you. A number of letters have already been sent to ZAB about this. Should I advise neighbors to send to you as well?

There is lots of history surrounding this use permit. A large group of neighbors were very active in making sure that if we could not stop 7-11 from opening at this site we could make sure no liquor was sold and that they were not open 24/7. We were successful in this and a ten year limit was put on the permit with 7-11 being able to apply again after ten years. I am not sure if that time frame has been met as I cannot access the original permit.

As part of this process 7-11 agreed to be vigorous in cleaning up the corner and not allowing folks to "camp out" at their site. This was never done. Interestingly when the yellow signs went up about the new request the corner got cleaned up and all the big advertising for junk food came down off the windows. Too little too late. They have been unresponsive neighbors at best and blighted at worst.

If anything that intersection has become even more fragile. On the north east corner at the time of the original permit there was a large pet store. It has been gone for years and is boarded up and full of graffiti. The area around it, especially the parking lot, has become an open air drug dealing space.

There are liquor stores within two blocks of this corner(2). Another four blocks up University as well as Target. There is absolutely no need for another store that sells single serve beer and wine. The 7-11 on University and Sacramento does not sell beer and wine. They have been solvent without adding this to their merchandise.

We have experienced three shootings within two blocks of this store and major garbage and loitering. Selling beer and wine would just increase this. Our neighborhood is fragile and the pandemic has stalled recovery. The last thing we need is another store that sells beer and wine.

I would be happy to talk with you about this if you would like. You can reach me at 510-548-3346.

Please let me know when this gets scheduled and I will alert the neighborhood..

Many thanks,  
Susan Black

On Thu, May 26, 2022 at 10:40 AM Roe, Russell <[RRoe@cityofberkeley.info](mailto:RRoe@cityofberkeley.info)> wrote:

Susan,

We have received the application packet from 7-11 to sell beer and wine at 2000 San Pablo Ave. However, I have not yet had a chance to review the packet and we don't yet have a date for it going before the Zoning Adjustments Board. I'm sorry that you weren't able to access the documents via the web. It turns out that I didn't have the documents yet either. There was an oversight within our office. However, that is being fixed and I expect that you will be able to access everything you need within a day or two.

Russell Roe

Associate Planner/ Code Enforcement

City of Berkeley

(510) 981-7548

[Zoning Lookup | City of Berkeley \(berkeleyca.gov\)](#)

[Permit Service Center | City of Berkeley \(berkeleyca.gov\)](#)

**From:** Planning Dept. Mailbox  
**Sent:** Wednesday, May 25, 2022 12:37 PM  
**To:** susan black <[sblack71@gmail.com](mailto:sblack71@gmail.com)>  
**Subject:** RE: 2000 San Pablo Ave

Dear Susan,

You are correct, the recent City of Berkeley website transition removed the previous pages for specific project sites. Some of the information is still available online, but you have to look for it in a different way. In this case, though, I do not see documents up for 2000 San Pablo, so in a moment I will forward this to the planner assigned to the project and ask that he follow up.

Generally, for most Berkeley locations you can find permit documents through our online Accela Citizen's Access tool at <https://aca.cityofberkeley.info/Community/Default.aspx>. Choose the "Building Permits" or "Zoning" tab, enter the property address, set the date range the include whatever scope you wish, and results will come up. For any specific Zoning permit/application which comes up, click that Record Number, then go to the drop-down menu under "Record Info" and choose "Processing Status" to see what stage the project is in, or choose "Attachments" to view publicly available documents pertaining to the project.

Sincerely,

**Jim Bondi**, Associate Management Analyst

City of Berkeley, Department of Planning & Development

1947 Center St., 5<sup>th</sup> Floor, Berkeley, CA 94704

Phone: (510) 981-7428 Fax: (510) 981-7470

Website: <https://berkeleyca.gov/>

Email: [JBondi@cityofberkeley.info](mailto:JBondi@cityofberkeley.info)

**From:** susan black <[sblack71@gmail.com](mailto:sblack71@gmail.com)>

**Sent:** Wednesday, May 25, 2022 12:16 PM

**To:** Planning Dept. Mailbox <[planning@cityofberkeley.info](mailto:planning@cityofberkeley.info)>

**Subject:** 2000 San Pablo Ave

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

The 7-11 at 2000 San Pablo Ave has applied for a change in their use permit to allow them to sell beer and wine.

I would like to see the application and be informed of when it will be heard by ZAB.

I cannot access anything on the new COB website. In the past I could just put the address in and pull everything up.

Thank you,

Susan M Black

2016 10th St

Berkeley

**Roe, Russell**

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**From:** Amy Hill <amylenitahome@gmail.com>  
**Sent:** Friday, May 27, 2022 11:59 AM  
**To:** Roe, Russell; Zoning Adjustments Board (ZAB)  
**Subject:** Re: Application of 7-11 for Beer/Wine License

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Rob,

It has come to my attention through neighborhood networks that the 7-11 store located on the corner of University and San Pablo has applied for a license to sell beer and wine.

I worked in public health on violence prevention issues for nearly 15 years. All the research and best practices in prevention indicates that concentrations of businesses selling single-container / other forms of alcohol occur in low income neighborhoods and contribute to high rates of violence, substance problems, and crime.

This intersection is already very troubled. One need only walk or drive by at any our of the day to see that adding yet another place for people to buy alcohol would exacerbate the situation. There are already 7+ businesses where alcohol can be purchased, within a two block radius. On San Pablo between Delaware and Bancroft, there are already three liquor stores. I know this well, as I live around the corner from two of them, on Tenth Street, and regularly find small containers of alcohol lying on the sidewalk, in the grass of sidewalk squares, and in the street.

Clearly this level of alcohol saturation would be completely intolerable and unacceptable in other Berkeley neighborhoods where wealthier people reside. Why should our West Berkeley neighborhood bear the brunt of this kind of commercialism? Totally inequitable.

Finally - the 7-11 on University and Sacramento does not sell alcohol, and they have been in business for decades. The 7-11 in question has no need to sell alcohol, to stay in business.

Please help take care of our neighborhood by rejecting this application. Recognize there are schools within blocks, and also one of our library branches. There is no need for an additional alcohol outlet, on the site.

Thank you for your consideration -

Amy Hill,  
homeowner, West Berkeley, CA

**Roe, Russell**

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**From:** Springborg Susan <susan@springborg.net>  
**Sent:** Saturday, May 28, 2022 9:19 AM  
**To:** Roe, Russell  
**Subject:** Liquor license for 7-11 at San Pablo and University

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Commissioner Roe:

I have lived in the 2200 Block of Tenth Street for over 50 years and watched the neighborhood which I love struggle with various problems with crime over that time. I am concerned that if the local 7-11 store is allowed to sell alcohol, it will only exacerbate those problems and work against our efforts to make West Berkeley thrive.

I strongly request you deny the licensing request for these reasons:

- The intersection of University & San Pablo, just 3 blocks from my home, is one of the most violent locations in Berkeley. Adding the sale of to-go liquor will only exacerbate this issue.
- This part of West Berkeley is saturated with alcohol already. There are over seven businesses where one can purchase alcohol within a 2 block radius. On San Pablo between Delaware and Bancroft Way there are already 3 liquor stores. Would this level of alcohol saturation be acceptable or tolerable in the Berkeley Hills or North Berkeley? Why should West Berkeley be saddled with another place to buy single-servings of alcohol? This is completely inequitable.
- The 7-11 on University and Sacramento does not sell liquor and they've been able to stay afloat and profit for decades. There is no need for the store in our neighborhood to sell liquor to stay in business.
- Numerous studies have shown that alcohol sales at convenience stores only increase crime and police calls for service.

Please deny 7-11 the license. Thank you.

Sincerely,

Susan Springborg

**Roe, Russell**

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**From:** Alex Sharenko <alexsharenko@gmail.com>  
**Sent:** Sunday, May 29, 2022 5:46 PM  
**To:** Zoning Adjustments Board (ZAB)  
**Cc:** Roe, Russell  
**Subject:** 7-eleven liquor license

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello ZAB members,

My name is Alex Sharenko and I live in West Berkeley. The last thing we need more of is cheap liquor and alcohol sales. My yard is already regularly littered with empty liquor bottles sold from one of several existing stores at the corner of San Pablo and Bancroft. Our community is awash in violence and allowing more alcohol sales would be pouring more fuel on this fire in a grossly irresponsible way.

The 7-Eleven has existed for a decade without liquor sales, so they do not need this revenue to thrive. Therefore if you approve this liquor license, you are choosing to increase the profits of a multinational corporation for the benefit of its anonymous shareholders at the expense of the safety and peace of your West Berkeley neighbors. Please affirm that the peace and safety of West Berkeley residents matters by voting to deny this liquor license.

Thank you,  
Alex Sharenko

## Roe, Russell

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**From:** Tam Crane <tamcrane@gmail.com>  
**Sent:** Monday, May 30, 2022 4:08 PM  
**To:** Roe, Russell  
**Cc:** Zoning Adjustments Board (ZAB); Chris Horgan; susan black; Springborg Susan; Joshua Paul; Julia Goodman; michael  
**Subject:** Please block 7-11 on University and San Pablo's liquor license application

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello Mr. Roe,

I'm writing to oppose the 7-11 on University & San Pablo's application for a liquor license. I oppose this for several reasons:

- University & San Pablo is one of the most violent locations in Berkeley. Adding the sale of to-go liquor will only exacerbate this issue.
- This part of West Berkeley is saturated with alcohol already. There are 7+ businesses to purchase alcohol within a 2 block radius. On San Pablo between Delaware and Bancroft Way there are already 3 liquor stores. Would this level of alcohol saturation be acceptable or tolerable in the Berkeley Hills or North Berkeley? Why should West Berkeley be saddled with another place to buy single-servings of alcohol? This is completely inequitable.
- The 7-11 on University and Sacramento does not sell liquor and they've been able to stay afloat and profit for decades. There is no need for this store to sell liquor to stay in business.
- Numerous studies have shown that alcohol sales at convenience stores only increase crime and police calls for service. Please reference this example:

**Alcohol Outlets as Attractors of Violence and Disorder by Caterina Gouvis Roman, Shannon E. Reid, Avinash S. Bhati, and Bogdan Tereshchenko for the National Institute of Justice Supported by Grant #2006-IJ-CX-0012**

"Concentrations of both on-premise and off-premise outlets are associated with high levels of disorderly conduct. With regard to domestic violence, off-premise outlets were associated with a significant increase in domestic violence. The report concludes with a discussion of implications for crime and community-level alcohol prevention efforts."

<https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf>

Thank you for supporting the safety of our community.

Tamara Crane

## Roe, Russell

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**From:** Julia Goodman <juliaannegoodman@gmail.com>  
**Sent:** Tuesday, May 31, 2022 6:28 AM  
**To:** Tam Crane  
**Cc:** Chris Horgan; Joshua Paul; Roe, Russell; Springborg Susan; michael; susan black; Zoning Adjustments Board (ZAB)  
**Subject:** Re: Please block 7-11 on University and San Pablo's liquor license application

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Mr. Roe and ZAB,

I would like to echo the concerns of my neighbors. I whole heartedly support blocking the 7-Eleven at San Pablo and University's request to sell alcohol. I wrote the ZAB email last week, but I feel so strongly about this issue that I had to follow up again this week.

I agree all of the points made by Chris and Tam. Thank you Chris and Tam for your research and wording.

In addition, I would also like to remind you of the schools and playgrounds within a short proximity of this 7-Eleven. The Headstart YMCA is just around the corner at 10th and University. This block is already a destination for public drinking on 10th Street on both sides of the school entrance. Additionally George Florence Park is one block further south on 10th street. Very close by are also Rosa Parks Elementary School, Nia House Preschool and Black Pine Elementary School. The last thing we need is more access to alcohol close by, more public drinking, and more empty bottles and cans near our schools and parks.

I appreciate your time and hope we can work together to prioritize the safety and well being of our children and neighbors.

All my best,

Julia Goodman

On Mon, May 30, 2022 at 4:07 PM Tam Crane <[tamcrane@gmail.com](mailto:tamcrane@gmail.com)> wrote:

Hello Mr. Roe,

I'm writing to oppose the 7-11 on University & San Pablo's application for a liquor license. I oppose this for several reasons:

- University & San Pablo is one of the most violent locations in Berkeley. Adding the sale of to-go liquor will only exacerbate this issue.

- This part of West Berkeley is saturated with alcohol already. There are 7+ businesses to purchase alcohol within a 2 block radius. On San Pablo between Delaware and Bancroft Way there are already 3 liquor stores. Would this level of alcohol saturation be acceptable or tolerable in the Berkeley Hills or North Berkeley? Why should West Berkeley be saddled with another place to buy single-servings of alcohol? This is completely inequitable.
- The 7-11 on University and Sacramento does not sell liquor and they've been able to stay afloat and profit for decades. There is no need for this store to sell liquor to stay in business.
- Numerous studies have shown that alcohol sales at convenience stores only increase crime and police calls for service. Please reference this example:

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<https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf>

Thank you for supporting the safety of our community.

Tamara Crane

--

Julia Goodman

[www.jagoodman.com](http://www.jagoodman.com)

Recent exhibitions:

Falling apart to hold together / Holding together to fall apart

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November 6, 2021 - January 8, 2022

Opening reception: November 6, 4-7pm

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Suspended Matter

Berkeley Art Center

October 30, 2021 - January 15, 2022

Julia Goodman, Asma Kazmi, Laura Arminda Kingsley, and Jenifer K. Wofford

Curated by Patricia Cariño Valdez

**Roe, Russell**

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**From:** Elizabeth Lee <eelzil@gmail.com>  
**Sent:** Thursday, June 02, 2022 11:14 AM  
**To:** Zoning Adjustments Board (ZAB); Roe, Russell  
**Subject:** Opposition to Type 20 ABC License for 7-11 at 2000 San Pablo Ave

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

I am writing to oppose the application for a the sale of beer and wine for off-site consumption (Type 20 ABC License) in conjunction with an existing 7-Eleven store located at 2000 San Pablo Ave.

I have been a resident of this neighborhood since 2014 and already avoid this corner of San Pablo as much as possible due to existing problems with trash strewn outside and people regularly sitting on the sidewalk smoking/ drinking and verbally accosting people walking by. I feel uncomfortable as a woman walking by this corner and try to never pass by with my two young children.

I strongly believe, and research supports the fact that these problems will only be exacerbated by the sale of alcohol for off-site consumption. Please see article linked below.

The west Berkeley neighborhood is already saturated with businesses selling alcohol for offsite consumption. There is no need to add to the problem. Our community has also disproportionately been impacted by violence in the last 24 months. Research shows that high concentrations of off-premise locations for sale of alcohol are associated with high levels of disorderly conduct and violence.

I urge you to reject this application.

Kind Regards,  
Elizabeth Lee  
West Berkeley Homeowner and Resident

**Alcohol Outlets as Attractors of Violence and Disorder by Caterina Gouvis Roman, Shannon E. Reid, Avinash S. Bhati, and Bogdan Tereshchenko for the National Institute of Justice Supported by Grant #2006-IJ-CX-0012**

"Concentrations of both on-premise and off-premise outlets are associated with high levels of disorderly conduct. With regard to domestic violence, off-premise outlets were associated with a significant increase in domestic violence. The report concludes with a discussion of implications for crime and community-level alcohol prevention efforts." <https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf>

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Elizabeth Lee  
(408) 373-7842



Attachment 3

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

I also know this store to be an active and positive member of the community and understand that it has voluntarily offered several restrictions on its sale of beer and wine in order to avoid any negative impact on the community. These conditions include, but are not limited to, 1) no malt liquor or fortified wine, 2) alcohol will not exceed 10% of total sales floor area, and 3) cooler doors for beer and wine will be locked during hours when beer and wine cannot be sold.

I therefore strongly urge all governmental agencies to grant the necessary approvals in this matter and for the City of Berkeley to issue the store a conditional use permit and also determine that the sale of beer and wine at this location does serve the public convenience or necessity, so that the market can become a one-stop location for the community's grocery needs.

Date: 10/27/22 Signature: [Signature] Printed Name: Edward Whittle  
Address (street, city): 2025 San Pablo Phone number: (510) 979 8537

Date: 10/27/22 Signature: [Signature] Printed Name: John Johnson  
Address (street, city): 7120 Wald St Phone number: 510 395-6975

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

I also know this store to be an active and positive member of the community and understand that it has voluntarily offered several restrictions on its sale of beer and wine in order to avoid any negative impact on the community. These conditions include, but are not limited to, 1) no malt liquor or fortified wine, 2) alcohol will not exceed 10% of total sales floor area, and 3) cooler doors for beer and wine will be locked during hours when beer and wine cannot be sold.

I therefore strongly urge all governmental agencies to grant the necessary approvals in this matter and for the City of Berkeley to issue the store a conditional use permit and also determine that the sale of beer and wine at this location does serve the public convenience or necessity, so that the market can become a one-stop location for the community's grocery needs.

Date: 2/10 Signature: [Signature] Printed Name: Erin

Address (street, city): Bayo Vista Glenview Phone number: 321 2566533

Date: 10/28/22 Signature: [Signature] Printed Name: DANIEL R. SODA

Address (street, city): 10th & CHANNING, BK Phone number: 202 321-9622

Date: 10/26/22 Signature: [Signature] Printed Name: Bayagalen M.

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: 2/1/22 Signature: [Signature] Printed Name: Ken Hoffman

Address (street, city): 95522 Phone number: 510-872-0500

Date: 10/27/22 Signature: [Signature] Printed Name: Cedric Stewart

Address (street, city): 2600 International Blvd Apt 19 Phone number: 510-832-4532

Date: 10-27-22 Signature: [Signature] Printed Name: Pawfiro Gomez

Address (street, city): 130 COVCON AVE Phone number: 709-332-1230

Date: 10-27-22 Signature: [Signature] Printed Name: Alfonso Payer

Address (street, city): 525 Alameda St Manteca CA Phone number: 510-755-8641

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

I also know this store to be an active and positive member of the community and understand that it has voluntarily offered several restrictions on its sale of beer and wine in order to avoid any negative impact on the community. These conditions include, but are not limited to, 1) no malt liquor or fortified wine, 2) alcohol will not exceed 10% of total sales floor area, and 3) cooler doors for beer and wine will be locked during hours when beer and wine cannot be sold.

I therefore strongly urge all governmental agencies to grant the necessary approvals in this matter and for the City of Berkeley to issue the store a conditional use permit and also determine that the sale of beer and wine at this location does serve the public convenience or necessity, so that the market can become a one-stop location for the community's grocery needs.

Date: 10-27-22 Signature: [Signature] Printed Name: MARC O  
Address (street, city): 2421 Filberts St Phone number: 510 987 6592  
Date: 10-27-22 Signature: [Signature] Printed Name: Jon Mura  
Address (street, city): 1372 Spruce San Leandro Phone number: 510-562-5279  
Date: 10-27-22 Signature: [Signature] Printed Name: JULIAN SCOTK  
Address (street, city): 2529 Shane Dr Phone number: 707 828 7012  
Date: 10/27/22 Signature: [Signature] Printed Name: Hirom KEMP  
Address (street, city): 1615 Prince St Phone number: 510 685 9940  
Date: 10/27/22 Signature: [Signature] Printed Name: Guy Acferan  
Address (street, city): 2121 7th St Phone number: 510 692-7972  
Date: 10-27-22 Signature: Santos fevarez Printed Name: ~~570~~ Santos tabarez  
Address (street, city): Allstonway 2117 Phone number: 510 837 2492  
Date: 10-27-22 Signature: [Signature] Printed Name: Theresa Parent  
Address (street, city): 1013 McLaughlin St Richmond CA Phone number: 415 706 3503

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

I also know this store to be an active and positive member of the community and understand that it has voluntarily offered several restrictions on its sale of beer and wine in order to avoid any negative impact on the community. These conditions include, but are not limited to, 1) no malt liquor or fortified wine, 2) alcohol will not exceed 10% of total sales floor area, and 3) cooler doors for beer and wine will be locked during hours when beer and wine cannot be sold.

I therefore strongly urge all governmental agencies to grant the necessary approvals in this matter and for the City of Berkeley to issue the store a conditional use permit and also determine that the sale of beer and wine at this location does serve the public convenience or necessity, so that the market can become a one-stop location for the community's grocery needs.

Date: 10/24/22 Signature: [Signature] Printed Name: Cengiz Tastan  
Address (street, city): 1013 mcLaughlin St Phone number: 9548641108  
Date: 10/27/22 Signature: [Signature] Printed Name: Ramon M/2  
Address (street, city): 1098 / 69th Ave. Phone number: (510) 355-4826  
Date: 10/27/22 Signature: [Signature] Printed Name: Anthony Howard  
Address (street, city): 350 Center St 19 Phone number: 510 355 4000  
Date: 10/27/22 Signature: [Signature] Printed Name: Braun 10/22/20  
Address (street, city): 1117 Tah St Phone number: 510 355 6207  
Date: 10/27/22 Signature: [Signature] Printed Name: Vediques  
Address (street, city): 011 VerKlin Phone number: 510 730 6184  
Date: 10/27/22 Signature: Berteena Thomas Printed Name: Berteena Thomas  
Address (street, city): 834 Allston Way Berk Phone number: 510-978-0336  
Date: 10-27-22 Signature: Gustavo Printed Name: Gustavo Garcia  
Address (street, city): 2531 Keller Ave Phone number: 707-656-9074

NO. 7-ELEVEN - 2000 SAN PABLO AVENUE, BERKELEY, CALIFORNIA

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

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Date: 10/27/22 Signature: [Signature] Printed Name: Dana Franco  
Address (street, city): 148 Ashby Ave. Phone number: (510)644-2029  
Date: 10-27-22 Signature: [Signature] Printed Name: Deag  
Address (street, city): 1040 Univ Phone number: NONE  
Date: 10/27/22 Signature: [Signature] Printed Name: [Signature]  
Address (street, city): 2601 San Pablo ave Phone number: 510-307-2724  
Date: 10/27/22 Signature: [Signature] Printed Name: Joseph Whitehouse  
Address (street, city): 6602 San Pablo ave Phone number: 510-807-5011  
Date: 10/27/22 Signature: [Signature] Printed Name: Munk Alkin  
Address (street, city): 1129 SAN PABLO BERK Phone number: 5109325000  
Date: 10/27/22 Signature: [Signature] Printed Name: Felipe Tyace  
Address (street, city): 14175 Egan Ave Phone number: 2096798438  
Date: 10/27/22 Signature: [Signature] Printed Name: Lisa Elliott  
Address (street, city): 912 Belmont Way E Phone number: (510)  
Pinole 689-8848

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

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Date: 10-25 Signature: [Signature] Printed Name: Lomax

Address (street, city): CA Phone number: —

Date: 10/24 Signature: [Signature] Printed Name: LEONELA MORA

Address (street, city): BERKELEY, CA Phone number: 209 830-8021

Date: 10/26 Signature: [Signature] Printed Name: SUMNER KAY

Address (street, city): 1120 Hearst Ave Phone number: —

Date: 10/26 Signature: [Signature] Printed Name: Jackson Kay  
Address (street, city): Oakland CA 2250 66th AVE Phone number: (510) 589-2203

Date: 10/26 Signature: [Signature] Printed Name: Kira Carr

Address (street, city): 27710 San Pablo Ave Phone number: (510) 838-6793

Date: 10/26 Signature: [Signature] Printed Name: Sayfullat Wakiuddin

Address (street, city): 933 Addison St Phone number: 510 502-8944

Date: 10/26 Signature: [Signature] Printed Name: [Signature]

Address (street, city): 2425 Waring Phone number: 831-247-0707

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

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Date: 10-26-22 Signature: Jam Singh Printed Name: TARU  
Address (street, city): 836 Addison St Phone number: 8435612

Date: 10-26-22 Signature: Am. Rosa A Printed Name: Am  
Address (street, city): 1630 02nd Berkeley Phone number: 510 3796660

Date: 10-26-22 Signature: A.F. Printed Name: Alberta Felia.  
Address (street, city): 2257 63 ave. Oak. Phone number: (510) 396-1926

Date: 10-26-22 Signature: Robert Belool Printed Name: Robert Belool  
Address (street, city): 1026 15th st Phone number: 5109261457

Date: 10/26/22 Signature: Raghar Takhar Printed Name: Raghar Takhar  
Address (street, city): 30251 Cedar Brook Rd, Hayward, Ca Phone number: 707-799-4727

Date: 10-26-22 Signature: S.A. JANBA Printed Name: S.A. JANBA  
Address (street, city): 2107- 6TH STREET Phone number: 5107768998

Date: 10/26 Signature: Moni Leo Printed Name: Moni Leo  
Address (street, city): 120 abella cr. San Pablo Phone number: 510 379 6660

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

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Date: 10/26/22 Signature: [Signature] Printed Name: MARK MILLWARD  
Address (street, city): 21548 KIOLE WAY CASTRO Phone number: 341 333 9819

Date: 10/26 Signature: [Signature] Printed Name: Jeremy Evans  
Address (street, city): 993 PHILLIPSWAY Phone number: (510) 331-7135

Date: 10/26/22 Signature: [Signature] Printed Name: Narayan Cheloni  
Address (street, city): Albani CA Phone number: \_\_\_\_\_

Date: 10/26/22 Signature: Keith Smith Printed Name: [Signature]  
Address (street, city): 1040 UNIVERSITY AVE Berkeley Phone number: 510-779-4074

Date: 10/26/22 Signature: [Signature] Printed Name: Adante Walker  
Address (street, city): 1123 FRANCISCO ST Phone number: 415 573 9268

Date: 10/26/22 Signature: [Signature] Printed Name: AMES CONNER  
Address (street, city): 1650 7th A Phone number: 510 485-3850

Date: 10/20/22 Signature: [Signature] Printed Name: TORR WITKBE  
Address (street, city): 845 4th BUNDAWAY Phone number: 510/777-7235

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

To the City of Berkeley and the Department of Alcoholic Beverage Control:

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Date: 10/26/22 Signature: [Signature] Printed Name: DEEPAK AJMANI  
Address (street, city): 1036 University Ave Berkeley Phone number: 510 845-5900

Date: 10/26/22 Signature: [Signature] Printed Name: Abid Shah

Address (street, city): 1187 Delaware St CA Phone number: 510 621 4617

Date: 10/26/22 Signature: [Signature] Printed Name: Shemell

Address (street, city): 9328 Est Phone number: 510 309 6871

Date: 10/26/22 Signature: [Signature] Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: 10/26/22 Signature: [Signature] Printed Name: Fernanda Adame

Address (street, city): 1126 10th Street Berkeley 94702 Phone number: 341 777 4562

Date: 10/26 Signature: [Signature] Printed Name: Jose

Address (street, city): Berkeley, University Ave Phone number: 510 528 2359

Date: 10/26 Signature: [Signature] Printed Name: 925-695-5164

Address (street, city): 1109 UNIVERSITY AVE Phone number: SABI

BERKELEY CA 94708

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

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Date: 10/26/22 Signature: [Signature] Printed Name: EDUARDO SUKIA  
Address (street, city): 3400 big st #4 Phone number: 510 672 7980  
Date: 10/26/22 Signature: [Signature] Printed Name: JOSUE  
Address (street, city): 834 San Pablo CA Phone number: 341-738-8333  
Date: 10/26/22 Signature: [Signature] Printed Name: JOSUE  
Address (street, city): Berkeley Julia St Phone number: 510-999-7606  
Date: 10/26/22 Signature: [Signature] Printed Name: Ryan Cooper  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_  
Date: 10/26/22 Signature: [Signature] Printed Name: Chad Hinton  
Address (street, city): 1004 Allston Way, Berkeley Phone number: (628) 255-6956  
Date: 10/26/22 Signature: [Signature] Printed Name: Carolyn Hinton  
Address (street, city): 1004 Allston Way, Berkeley Phone number: 510-365-2525  
Date: 10/26/22 Signature: [Signature] Printed Name: Courtney Hinton  
Address (street, city): 1004 Allston Way, Berkeley Phone number: 510-529-8913

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

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Date: 10-27-22 Signature: [Signature] Printed Name: Richard Griffin  
Address (street, city): San Pablo CA Phone number: 510 734 3123

Date: 10-27-22 Signature: [Signature] Printed Name: MARTI  
Address (street, city): San Pablo Phone number: (925) 922-0654

Date: 10/27/22 Signature: [Signature] Printed Name: Paulina Rodriguez  
Address (street, city): 275 Alameda Ave. Phone number: 928 502 9074

Date: 10/27/22 Signature: [Signature] Printed Name: (510) 761-3447 Anthony Cook  
Address (street, city): 1461 UNIVERSITY AVE #127 Phone number: (510) 761-3447

Date: 10/27/22 Signature: [Signature] Printed Name: Scott Bartholomew  
Address (street, city): 4243 Inverness Dr Phone number: 510 334 6246

Date: 10/27/22 Signature: [Signature] Printed Name: Filipe Coelho  
Address (street, city): 3100 Richmond Pkwy Phone number: 510 858 8688

Date: 10/27/22 Signature: [Signature] Printed Name: Araceli Mendola  
Address (street, city): 1048 UNIVERSITY AVE Phone number: 510 548 6684

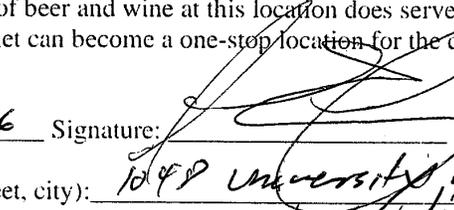
Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

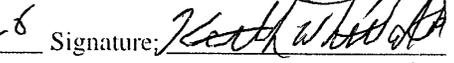
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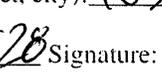
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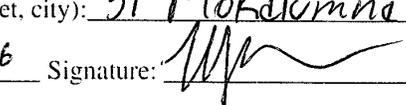
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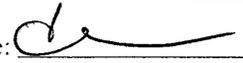
Date: 10/26 Signature:  Printed Name: Alana Elliot  
Address (street, city): 1048 University Ave Berkeley Phone number: 510 548 6084

Date: 10/26 Signature:  Printed Name: Keith Whittaker  
Address (street, city): 1131 Cedar St Phone number: 510 525 3152

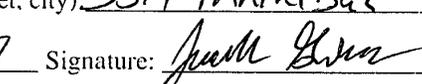
Date: 10/28 Signature: Manuel Govea Printed Name: Manuel  
Address (street, city): 1031 Cedar St Phone number: 207690 2050

Date: 10-28 Signature:  Printed Name: Erick Ruiz.  
Address (street, city): 31 Mokelumna Vallejo Phone number: 415 941 9955.

Date: 10/26 Signature:  Printed Name: M. Leigh Crow  
Address (street, city): 2422 8th Ave # 23 Phone number: AK 336 00AA

Date: 10-27 Signature: CHARIS GILMAN Printed Name: 

Address (street, city): 3314 PANTALONE Phone number: 510 759-6679

Date: 10-27 Signature:  Printed Name: Jeremiah Garrett  
Address (street, city): 944 Cornell Ave Phone number: 510 883-4110

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

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Date: 10/25/22 Signature: [Signature] Printed Name: Sudhir Mandal  
Address (street, city): 5001 Montoya garden Phone number: 510-229-7062  
Date: 10/25/22 Signature: [Signature] Printed Name: Daniel Franco  
Address (street, city): 1970 San Pablo Ave #14 Phone number: 510-978-0306  
Date: 10/25/22 Signature: [Signature] Printed Name: 510 326 8505  
Address (street, city): 1122 University Ave Phone number: 415 766-1110  
Date: 10/25/22 Signature: [Signature] Printed Name: Paraskevi Vekiri  
Address (street, city): 1914 10<sup>th</sup> D, Berkeley, CA 94710 Phone number: 209 614 7917  
Date: 10/25/22 Signature: [Signature] Printed Name: Javier Budd  
Address (street, city): 1914 Tenth St, D. Berkeley, CA 94710 Phone number: (415) 580 0539  
Date: 10/25/22 Signature: [Signature] Printed Name: Marissa Alota  
Address (street, city): Berkeley Phone number: \_\_\_\_\_  
Date: 10/25/22 Signature: [Signature] Printed Name: Beyene  
Address (street, city): 2222 7<sup>th</sup> street Phone number: 510-424-8537

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 10-25-22 Signature: [Signature] Printed Name: Sitaram Dangal  
Address (street, city): 1720 San Pablo Ave Phone number: 205-886-6232

Date: 10/25/22 Signature: [Signature] Printed Name: Antonio  
Address (street, city): 2212 Dobson Ave Phone number: 408 852 9353

Date: 10/25 Signature: [Signature] Printed Name: ACEVEDO  
Address (street, city): Berkeley Phone number: 956 9247

Date: 10/25 Signature: [Signature] Printed Name: 517 3456065  
Address (street, city): Brooklyn, NY Phone number: Max

Date: 10/25 Signature: [Signature] Printed Name: Charmaine Bork  
Address (street, city): 2980 Oxford Ave Phone number: (512) 201-9779

Date: 10/25/22 Signature: [Signature] Printed Name: ERODEFOND SALLY  
Address (street, city): 947 UNIVERSITY AVE. Phone number: 733686160082

Date: 10/25/22 Signature: [Signature] Printed Name: MICHAEL PAUL CHEVETIER  
Address (street, city): 1631 CHRISTIAN STREET Phone number: 510-8311-0293

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 10/25/22 Signature: [Signature] Printed Name: Fernando Velazquez  
Address (street, city): 1040 UNIVERSITY AVE Phone number: \_\_\_\_\_

Date: 10/25/22 Signature: [Signature] Printed Name: PENNIS QUIKOR  
Address (street, city): BERKELEY, CA Phone number: (510)

Date: 10/25/22 Signature: [Signature] Printed Name: 510 706 8253  
Address (street, city): Berkeley, CA Phone number: A Jones

Date: 10/25/22 Signature: [Signature] Printed Name: Kyle B.  
Address (street, city): Hayward Phone number: (510) 212-8329

Date: 10/25/22 Signature: [Signature] Printed Name: 510-292-1842 Sukhdevram  
Address (street, city): Berkeley CA Phone number: 510-292-1842

Date: 10-25-22 Signature: [Signature] Printed Name: HARON KIEL  
Address (street, city): 1122 UNIVERSITY AVE Phone number: 510 798-2744

Date: 10-25-22 Signature: [Signature] Printed Name: JOY WATSON  
Address (street, city): 2257 BYRON ST Phone number: 510 672-2812

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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- Date: 10/24 Signature: [Signature] Printed Name: Aaron Hubbard  
 Address (street, city): 1120 University Ave Berkeley, CA Phone number: 415-565-1539
- Date: 10/24/22 Signature: [Signature] Printed Name: Dominic v. Plebuch  
 Address (street, city): 1122 University Ave Berkeley, CA 94702 Phone number: 217 766 3541
- Date: 10/24/22 Signature: [Signature] Printed Name: Nick Tm  
 Address (street, city): 1576 22nd St Berkeley Phone number: 510 943 9703
- Date: 0/24/2022 Signature: [Signature] Printed Name: Lojah Evans  
 Address (street, city): 285, 15th St. #1 Phone number: \_\_\_\_\_
- Date: 10-27 Signature: [Signature] Printed Name: [Signature]  
 Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_
- Date: 10-25 Signature: [Signature] Printed Name: Faisal  
 Address (street, city): 2107 16th Bgkren Phone number: 510 570 9490
- Date: 10-25 Signature: [Signature] Printed Name: WILLIAM TREVOR  
 Address (street, city): 11705 REGIO DR Phone number: 925-565-6855

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

I also know this store to be an active and positive member of the community and understand that it has voluntarily offered several restrictions on its sale of beer and wine in order to avoid any negative impact on the community. These conditions include, but are not limited to, 1) no malt liquor or fortified wine, 2) alcohol will not exceed 10% of total sales floor area, and 3) cooler doors for beer and wine will be locked during hours when beer and wine cannot be sold.

I therefore strongly urge all governmental agencies to grant the necessary approvals in this matter and for the City of Berkeley to issue the store a conditional use permit and also determine that the sale of beer and wine at this location does serve the public convenience or necessity, so that the market can become a one-stop location for the community's grocery needs.

Date: 10/25/22 Signature: [Signature] Printed Name: Urbano Sanchez  
Address (street, city): 2210 st richmond Phone number: 510-932-0889  
Date: 10/25/22 Signature: [Signature] Printed Name: 631-Satwinda Singh  
Address (street, city): 600 1109 University Phone number: 631690-9587  
Date: 10-25 Signature: [Signature] Printed Name: [Signature]  
Address (street, city): 2000 SAN PABLO Phone number: 670 335 1795  
Date: 10/25/22 Signature: [Signature] Printed Name: DANA DIZON  
Address (street, city): 1095 University Ave Berkeley CA Phone number: 510-642-0257  
Date: 10/25/22 Signature: [Signature] Printed Name: Christopher Long  
Address (street, city): 2722 Durant Avenue Phone number: 415-686-9856  
Date: 10/25/22 Signature: [Signature] Printed Name: Peru and Taylor  
Address (street, city): Oakland, CA Phone number: 510-688-0386  
Date: 10/25/22 Signature: [Signature] Printed Name: Verasak  
Address (street, city): EL Cerrito CA Phone number: 510-478-8913

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

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Date: 25-10-22 Signature: [Signature] Printed Name: Rodolfo E  
Address (street, city): 7603 spences st oakland Phone number: 510 274 3152  
Date: 25<sup>1022</sup> Signature: Alberto Printed Name: Alberto  
Address (street, city): 1700 27TH Ave Phone number: 510 375 7640  
Date: 25/10 Signature: [Signature] Printed Name: Car J.  
Address (street, city): 2040 knoll Phone number: 510 938 2651  
Date: 25/10 Signature: FIDELCAHILL Printed Name: FIDELCAHILL  
Address (street, city): S Phone number: 510 927 0017  
Date: 10/25/22 Signature: [Signature] Printed Name: PAT Urdahl  
Address (street, city): 2425 Serilyx WND Phone number: 925 405-7175  
Date: 10/25/22 Signature: [Signature] Printed Name: 510 706-2219  
Address (street, city): 3516 AILSIDE ST Phone number: 510 706-2219  
Date: 10/25/22 Signature: [Signature] Printed Name: ARAN RUIZ  
Address (street, city): 580 Evangelina Phone number: (510) 332-6603

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

To the City of Berkeley and the Department of Alcoholic Beverage Control:

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- Date: 10/24/22 Signature: [Signature] Printed Name: Ramesh Dhakal  
Address (street, city): 2334 Boner St, Apt 1, Berkeley Phone number: 510-418-9252
- Date: 10/24/22 Signature: [Signature] Printed Name: Narayan P. Pangali  
Address (street, city): 1910 9th St. Berkeley Phone number: 510-804-4813
- Date: 10/24/22 Signature: [Signature] Printed Name: JARAR HAIDER  
Address (street, city): 2107, 6<sup>m</sup> St, Berkeley Phone number: 510-229-7349
- Date: 10/24/22 Signature: [Signature] Printed Name: Mohamed Thotta  
Address (street, city): 267 6th Street Berkeley Phone number: 510-717-7683
- Date: 10/24/22 Signature: [Signature] Printed Name: Thomas Walker 510-815-2700  
Address (street, city): 1114 10<sup>th</sup> St. Apt. E. Phone number: 510-815-2700
- Date: 10/22 Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): 1122 university Ave Phone number: 510-735-1972
- Date: 10/24 Signature: Cisco Wang Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

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Date: 10/24/22 Signature: [Signature] Printed Name: Douglas Hackett Jr  
Address (street, city): 1039 Carleton St. Phone number: 510-260-1358

Date: 10/24/22 Signature: [Signature] Printed Name: Ramy Ghaly  
Address (street, city): 540 Lilac Court Berkeley Phone number: 925 (925-293-8711)

Date: 10/24/22 Signature: [Signature] Printed Name: Jaz Hill  
Address (street, city): Berkeley Phone number: 404.488.7888

Date: \_\_\_\_\_ Signature: Berkeley. Printed Name: Dinora Rodriguez.  
Address (street, city): Berkeley. Phone number: 510-395-6288

Date: 10-24-22 Signature: [Signature] Printed Name: Rafael Guerrero  
Address (street, city): Martin Luther King Phone number: 925330 9503

Date: 10/24/22 Signature: [Signature] Printed Name: Shannon Jones  
Address (street, city): 1970 San Pablo #12 Phone number: 510-277-2139

Date: \_\_\_\_\_ Signature: [Signature] Printed Name: \_\_\_\_\_  
Address (street, city): 2116 116 McKinley Rd Phone number: 702-6608

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

To the City of Berkeley and the Department of Alcoholic Beverage Control:

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Date: 10/16/22 Signature: [Signature] Printed Name: JOSE RAMOS  
Address (street, city): 1361 Alameda CA Phone number: 510 921-9173  
Date: 10-23-22 Signature: [Signature] Printed Name: WILLIAM  
Address (street, city): 16123 Channel st Phone number: 510-584-7590  
Date: 10-23-22 Signature: [Signature] Printed Name: JEANNINE ARSLAN  
Address (street, city): 5690 San Pablo Oakland Phone number: 510 601-0947  
Date: 10/23/22 Signature: [Signature] Printed Name: TENZIN FUNTON  
Address (street, city): 1380 Sdano Ave Phone number: 510 469 2729  
Date: 10/23/22 Signature: [Signature] Printed Name: Jesse Figueroa  
Address (street, city): 143 COLLEGE ST Phone number: 408-646-1515  
Date: 10/23 Signature: [Signature] Printed Name: Pedro  
Address (street, city): Berkeley Phone number: 510 257 2344  
Date: 10-23-22 Signature: [Signature] Printed Name: SUNIL  
Address (street, city): 2015 Berkeley Phone number: \_\_\_\_\_

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

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Date: 10.23 Signature: [Signature] Printed Name: Christy Goffall  
Address (street, city): 1228 Delaware St., Berkeley Phone number: 510.289.1658  
Date: 10-23 Signature: [Signature] Printed Name: 409 726 7818  
Address (street, city): 2126 Dwight way #1 Phone number: Herman G. White  
Date: 10/23 Signature: [Signature] Printed Name: Gary M. Elling  
Address (street, city): 60th St Berkeley Phone number: 925-322-3027  
Date: 10/23 Signature: [Signature] Printed Name: MALECK JAMES C  
Address (street, city): 927th St Oakland Phone number: 510 467 8242  
Date: 10/23/22 Signature: [Signature] Printed Name: Bretha Harris  
Address (street, city): 1213 Brentwood Phone number: (510) 232-2227  
Date: 10/23 Signature: [Signature] Printed Name: 510 37 John Johnson  
Address (street, city): Oakland Phone number: 310 333-6044  
Date: 10-23-22 Signature: [Signature] Printed Name: 510-372-5507  
Address (street, city): 269 Vernon. Phone number: [Signature]

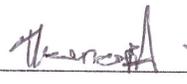
Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

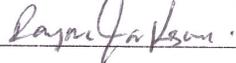
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Date: 10/29/20 Signature:  Printed Name: THANONGSAK CHANBUNLOM

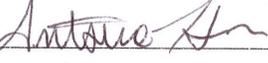
Address (street, city): 1980 CURTIS ST. 94702 Phone number: 510-909-0442

Date: 10-22-22 Signature:  Printed Name: 510-256-4456A

Address (street, city): 1234 University Ave. 94710 Phone number: PAIGE JACKSON

Date: 10/22 Signature:  Printed Name: Khalid Aljehani

Address (street, city): 1122 University Ave Phone number: 415 691-0526

Date: 10-21-22 Signature:  Printed Name: ANTOINE HARRIS  
(510) 689-3154 (A.H)

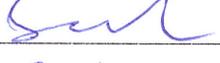
Address (street, city): 1135 63<sup>rd</sup> St. OAKLAND CA Phone number: (510) 689-3154

Date: 10-21-22 Signature:  Printed Name: TAWQEUR SINA

Address (street, city): 5011 Montya Ave. Phone number: 209-497-1162

Date: 10/27/22 Signature: Mich-ai. Printed Name: MICHAEL

Address (street, city): 1008 University Ave Phone number: 510 619 5974

Date: 10/23/22 Signature:  Printed Name: Saïd Ajmani

Address (street, city): 1008 University Ave Phone number: 510 619 5974

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 10/23/22 Signature: A. AL Printed Name: AZIZA BHARDEY  
Address (street, city): 1949 8TH ST BERKELEY Phone number: 510-704-0742

Date: 10-23-22 Signature: Larry White Printed Name: Larry White  
Address (street, city): 1040 University AVE #208 Phone number: 510-978-5212

Date: 10-23-22 Signature: Jevette Peterson Printed Name: Jevette Peterson  
Address (street, city): 1449 73rd AVE #3 Phone number: 510-978-5212

Date: 10/23/22 Signature: [Signature] Printed Name: Seeyed  
Address (street, city): 945 Ohlone Ave Phone number: 916-677-5222

Date: 10/19/2022 Signature: [Signature] Printed Name: Frodozar Sadat  
Address (street, city): 945 Ohlone Ave Phone number: 916 495 85 86

Date: 10-23- Signature: Lee Young Printed Name: Lee Young  
Address (street, city): 1626 9th St Berkeley Phone number: 1-510-978-9431

Date: 10-21-22 Signature: Djoumi Printed Name: Malik Djoumi  
Address (street, city): 1040 University Ave Berkeley, CA Phone number: 510 918-5428

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 10/23/22 Signature: [Signature] Printed Name: Albert  
Address (street, city): 1807 58th Av Phone number: (510) 227-9171  
Date: 10/23/22 Signature: [Signature] Printed Name: (510) 355-0024  
Address (street, city): 1040 University Phone number: Andrew Taylor  
Date: 10/23/22 Signature: [Signature] Printed Name: Janya Pete  
Address (street, city): 2703 Sojourner Truth St Phone number: (510) 516-4343  
Date: 10/23/22 Signature: [Signature] Printed Name: Jami Grayson  
Address (street, city): 1040 university Ave #400 Phone number: 510-978-5428  
Date: 10/23/22 Signature: [Signature] Printed Name: Michael Lloyd  
Address (street, city): 1011 university ave Phone number: -----  
Date: 10/23/22 Signature: [Signature] Printed Name: 150 121/5550  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_  
Date: 10-23-22 Signature: [Signature] Printed Name: Rmy BRNATK  
Address (street, city): 3035 PLINTON AVE OAK Phone number: 510-842-3152

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Date: 10/23/22 Signature: [Signature] Printed Name: ASHOK  
Address (street, city): 5690 San Ave #1215 Phone number: 510-853-5814

Date: 10/23/22 Signature: [Signature] Printed Name: HUEY Richardson  
Address (street, city): ca Phone number: \_\_\_\_\_

Date: 2/23 Signature: [Signature] Printed Name: Karen Laubenthal  
Address (street, city): 1600 Myiasg - Berkeley CA 94709 Phone number: 510-703-8460

Date: 10/23 Signature: [Signature] Printed Name: Chase McMillan  
Address (street, city): 2198 GILMAN Phone number: 510 9780622

Date: 10-23-22 Signature: [Signature] Printed Name: MOYHOD GONZALEZ  
Address (street, city): Richmond Phone number: 510 6051645

Date: 10/23/2022 Signature: [Signature] Printed Name: 415.994.3054  
Address (street, city): 20604th St #411 Phone number: Nicole Kucera

Date: 10/23 Signature: [Signature] Printed Name: Ryan Derrendt  
Address (street, city): 2435 9th St Phone number: 6035103645

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 10-23-2022 Signature: [Signature] Printed Name: JACKSON DASI  
Address (street, city): 1726 LEAFYTON AVEN #3 Phone number: 510-9659210  
Date: 10/23/22 Signature: [Signature] Printed Name: 510)860-522K  
Address (street, city): 1800 16TH ST. APT D BERKELEY CA, 94710 Phone number: Jonte JOASPER  
Date: 10-23-22 Signature: [Signature] Printed Name: Ramon Villagomez  
Address (street, city): 1931 center street Phone number: 341-222-8126  
Date: 10/29 Signature: [Signature] Printed Name: JOSE NIETO  
Address (street, city): 403 36 ST Richmond Phone number: (500) 327 95 70  
Date: 10/29/22 Signature: [Signature] Printed Name: Jeyvalto Parubina  
Address (street, city): P.O. Box 6524 Phone number: 910 776-7749  
Date: 10/24/22 Signature: [Signature] Printed Name: Sebastian Parubina  
Address (street, city): P.O. Box 6524 Phone number: \_\_\_\_\_  
Date: 10/29/22 Signature: [Signature] Printed Name: Sebastian Parubina  
Address (street, city): P.O. Box 6524 Phone number: (209) 947-5092

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 10-24-23 Signature: [Signature] Printed Name: Pina Julio  
Address (street, city): 20 St Oakland Phone number: 510-575-4595

Date: 10-24-22 Signature: [Signature] Printed Name: MARIO L.  
Address (street, city): 2526 SAN PABLO AVE Phone number: 707-804-7273

Date: 10-24-22 Signature: [Signature] Printed Name: Kyle Bailey  
Address (street, city): 2000 Alston way Phone number: 341-999-1535

Date: 10/24 Signature: [Signature] Printed Name: Krishna Maharjan  
Address (street, city): 2564 Henry Ave Pinols Phone number: 510 375 0091

Date: 10-24 Signature: [Signature] Printed Name: LUIS  
Address (street, city): Berkeley CA Phone number: 510 717 1521

Date: 10-24-22 Signature: [Signature] Printed Name: KEVIN JACKSON  
Address (street, city): 3501 SAN LEANDRO ST. Phone number: 510-355-2888

Date: 10-22-22 Signature: [Signature] Printed Name: (510) Alfonso  
Address (street, city): 447 Ross moor Phone number: (510) 472-2619

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 10-24-22 Signature: [Signature] Printed Name: Khadnanda

Address (street, city): 1060 University Berkeley Phone number: 5109501713

Date: 10-24-22 Signature: Jasmine Harris Printed Name: Jasmine Harris

Address (street, city): 1060 University Berkeley Phone number: (510) 385-3185

Date: 10-24-22 Signature: Antoinia Harris Printed Name: Antoinia Harris

Address (street, city): 1060 University Berkeley Phone number: 800 689-3154

Date: 10/24/22 Signature: [Signature] Printed Name: Zoe Esquer

Address (street, city): 2910 Plum St Vacaville Phone number: 707 359 9826

Date: 10-24 Signature: Antonio Agu Printed Name: 609-0457

Address (street, city): 1970 SAN PABLO AVE Phone number: 609-0457

Date: 07/2/2022 Signature: Hassan Fiske Printed Name: Hassan Fiske

Address (street, city): 2121 7th street #305 Phone number: 510-895-3708

Date: 10/24/2022 Signature: Hassan Fiske Printed Name: Hassan Fiske

Address (street, city): 2224 7th St Phone number: 510-395-3708

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

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- Date: 10/24/22 Signature: [Signature] Printed Name: TOSHA PARKER  
Address (street, city): 1090 UNIVERSITY AVE #425 Phone number: 510 422-9113
- Date: 10/24/22 Signature: [Signature] Printed Name: Dan Butthauer  
Address (street, city): 242 Lakeside Rd Oakland Phone number: (90) 504 4857
- Date: 10/24/22 Signature: [Signature] Printed Name: 1561 730 8407  
Address (street, city): Berkeley Phone number: ↑
- Date: 10/24/22 Signature: [Signature] Printed Name: ERIC  
Address (street, city): 101 San Pablo CA Phone number: 510-660-5653
- Date: 10/24/22 Signature: [Signature] Printed Name: JOSE 510-331-7383  
Address (street, city): 45TH ST OAKLAND CA Phone number: 1-510-235-8702
- Date: 10-24-22 Signature: [Signature] Printed Name: JOHANNY MALIN  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_
- Date: 10-24 Signature: [Signature] Printed Name: BILKASH  
Address (street, city): 120 Abella Ct San Pablo CA Phone number: 510-334-2608

**Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California**

To the City of Berkeley and the Department of Alcoholic Beverage Control:

I understand that the 7-Eleven market located at 2000 San Pablo Avenue is requesting permission to sell beer and wine. I support this request because I think the sale of beer and wine at this business will serve the public convenience of our community. It will help reduce the number of stops that I and others will need to make in order to buy all of our groceries needs at one location.

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Date: 10/24/22 Signature: [Signature] Printed Name: Andrew Williams  
Address (street, city): 2217 8th Street Phone number: 341-333-0389

Date: 10/24/22 Signature: [Signature] Printed Name: Briana Catano  
Address (street, city): 2100 8th St Berkeley Phone number: (510) 717-4159

Date: 10-24 Signature: Clarence Printed Name: Clarence  
Address (street, city): 259w Chantor Phone number: 510-644-9505

Date: 10-24 Signature: [Signature] Printed Name: Rajesh Pawar  
Address (street, city): 2500 Macdonald Ave Richmond Phone number: 510-517-7722

Date: 10/24/22 Signature: [Signature] Printed Name: Jac Sean  
Address (street, city): 2464 T-15 Ave Berkeley Phone number: 415-286-7385

Date: 10/24 Signature: BONKERD Printed Name: FATHIMA  
Address (street, city): BERKELEY Phone number: 415-571-0731

Date: 10/24 Signature: Berkeley Printed Name: 510-514-7496  
Address (street, city): 1265 Francisco St. Phone number: EJ

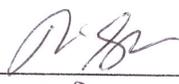
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Date: 10/25 Signature:  Printed Name: Nick Salem

Address (street, city): San Pablo, Berkeley Phone number: MT

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 11-23-22 Signature: [Signature] Printed Name: HAROLD KIEL  
Address (street, city): 1122 UNIVERSITY AVE Phone number: 510-798-2744  
Date: 11-23-22 Signature: [Signature] Printed Name: PHILIP MALDEN  
Address (street, city): 235 ATHOL AVE Phone number: 408-910-0850  
Date: 11-23-22 Signature: [Signature] Printed Name: ANTOINETTE MURKIN  
Address (street, city): 7516 Hillside St Phone number: 510-706-2219  
Date: 11/23/22 Signature: [Signature] Printed Name: Albert  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_  
Date: 11/23/22 Signature: [Signature] Printed Name: GARY HUTCHESON  
Address (street, city): 1335-67th Phone number: 510-654-7578  
Date: 11/23/22 Signature: [Signature] Printed Name: M. LEIGH CROW  
Address (street, city): 2122 8th AVE Phone number: 415-336-0044  
Date: 2018 Signature: [Signature] Printed Name: Tasveer Singh  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

To the City of Berkeley and the Department of Alcoholic Beverage Control:

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Date: 11/23/22 Signature: Z.T. Printed Name: Zubeir Toxeri  
Address (street, city): Berkeley Phone number: 415 912-0205  
Date: 11/23/22 Signature: [Signature] Printed Name: SAL SALOKI  
Address (street, city): 1912 Berkeley Ave Phone number: 347 570 9928  
Date: 11/23/22 Signature: [Signature] Printed Name: M. PAK SUMARA  
Address (street, city): 7040 - University Ave Phone number: [Redacted]  
Date: 11/23/22 Signature: [Signature] Printed Name: Ranjana  
Address (street, city): 2410 San Pablo St Phone number: 510 672 8711  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 11-27-22 Signature: [Signature] Printed Name: SARDAR ARIF  
Address (street, city): Sardar Jambaz @ hotmail.com Phone number: 5107768998

Date: 11/28/22 Signature: [Signature] Printed Name: Jayanti Lal  
Address (street, city): 1865 Alcatraz Av. Berkeley Phone number: 510 860 7967.

Date: 11/24/2022 Signature: [Signature] Printed Name: Harry Seneff Jr  
Address (street, city): 2216 8th Phone number: 510-888-9443

Date: 11/27/22 Signature: [Signature] Printed Name: TRACHASEO JOBS  
Address (street, city): 3260 Fido San Pablo Phone number: 510-353-3172

Date: 11/28 Signature: [Signature] Printed Name: JOJO CISCO  
Address (street, city): 3319 San Pablo Ave Phone number: 510-588-2878

Date: 11/28 Signature: [Signature] Printed Name: Robin Robins  
Address (street, city): 10 Phone number: 5

Date: 11/28 Signature: [Signature] Printed Name: Tian Needham  
Address (street, city): 1040 University Ave Phone number: (510) 575-1314  
Berk 54710

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 11-27-22 Signature: ASHOK Printed Name: ASHOK  
Address (street, city): 5690 San Pablo Ave #215 Phone number: 510-853-5814  
Date: 11/21/22 Signature: EMILY Printed Name: EMILY  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_  
Date: 11/27/22 Signature: LEONNA FIGUEROA Printed Name: LEONNA FIGUEROA  
Address (street, city): 2719 Rosemead Ave Phone number: 510-779-8241  
Date: 11/27/2022 Signature: COTTELL WERTZ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: ~~510-853-5814~~  
Date: Nov 27, 22 Signature: EMILY Printed Name: EMILY WITKOPSKY  
Address (street, city): 681 Writing St. Phone number: (530) 802-6955  
Date: 11-24-22 Signature: DIPAK Printed Name: DIPAK PANDIT  
Address (street, city): 2830 28th San Pablo Ave Phone number: 510-309-6682  
Date: 11-27 Signature: SUDHIR MANDEL Printed Name: SUDHIR MANDEL  
Address (street, city): 5055 Richmond, CA Phone number: 510-229-7062

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 25/11 Signature: [Signature] Printed Name: Salvador Vesa Paz  
Address (street, city): Berkeley Phone number: 510-734-5425  
Date: 11/26 Signature: [Signature] Printed Name: Valen Mankat  
Address (street, city): Berkeley Phone number: 626 5898919  
Date: 11-26-2020 Signature: [Signature] Printed Name: JA. ME MEZA  
Address (street, city): 2332 SAN PABLO AV. Phone number: 510-845-6090  
Date: 11-26 Signature: Maguel Castillo Printed Name: 510 658-7000  
Address (street, city): \_\_\_\_\_ Phone number: 2  
Date: 11-26/10 Signature: [Signature] Printed Name: Alice  
Address (street, city): 1326 Shattuck Blvd Phone number: 415-532-2000  
Date: 11-26/22 Signature: [Signature] Printed Name: Ishaan Bhalla  
Address (street, city): 1421 9th st back Phone number: 6696093223  
Date: 11-27 Signature: Marty Baber Printed Name: Martin Baber Sight  
Address (street, city): 3126 Shattuck Ave. Phone number: 510-658-1694

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 1/12 Signature: [Signature] Printed Name: Armen Nunez  
Address (street, city): 1129 Hearst Ave Phone number: 910 859 5881

Date: 1/12 Signature: [Signature] Printed Name: Callie Lapidus  
Address (street, city): 1131 Hearst Ave Phone number: 510 945 4769

Date: 1/12 Signature: [Signature] Printed Name: 612-425-9663  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: 1/24/22 Signature: [Signature] Printed Name: Sorjonee Alexander  
Address (street, city): 2900 Sanit Paul Dr Phone number: 209-255-7549

Date: 1-12 Signature: [Signature] Printed Name: Andreetta  
Address (street, city): 2322 Tenth # #2 Phone number: \_\_\_\_\_

Date: 1-23-22 Signature: Larry White Printed Name: Larry White  
Address (street, city): 1040 University Ave #208 Phone number: 510-978-5212

Date: 1-23-22 Signature: 1109 University Ave Printed Name: 631-690-9583  
Address (street, city): 1109 University Ave Phone number: 631-690-9583

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 11/25/22 Signature: Mateus M. Printed Name: Mateus Mazzafeno  
Address (street, city): 1710 Tenth St Phone number: 646-827-2123  
Date: 11/25/2022 Signature: [Signature] Printed Name: Don  
Address (street, city): 27 Rinchan, 94151 Phone number: 415-375-415  
Date: 11/24/22 Signature: [Signature] Printed Name: Cartney Hensen  
Address (street, city): Po Box 4423 Berkeley CA Phone number: 408-770-375  
Date: 11/24/22 Signature: [Signature] Printed Name: Feynako Barlow  
Address (street, city): P.O. Box 6524 Albany CA Phone number: (570) 776-7749  
Date: 11/24/22 Signature: Debra Moudy Printed Name: DEBRA MOUDY  
Address (street, city): 2132 4th St Berkeley CA Phone number: 209-685-2924  
Date: 224 Signature: 2010 Tenth Printed Name: Carlos  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_  
Date: 11/24/22 Signature: gebres: wat abay Printed Name: ABAY - G.  
Address (street, city): 1040 UNIVERSITY AVE Phone number: 341-766-4607

Re: 7-Eleven – 2000 San Pablo Avenue, Berkeley, California

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Date: 11/24/22 Signature: Naham Simo Printed Name: Sto 890 5539

Address (street, city): 1025 Union: Berkeley Phone number: Sto 890 5539

Date: 11/24/22 Signature: BKs Printed Name: Tahir Malik

Address (street, city): 1791 Euclid Ave Phone number: 510 223 6140

Date: 11/24/22 Signature: Andrew Taylor Printed Name: Andrew Taylor

Address (street, city): 1040 University Avenue Phone number: (510) 355-2044

(X) Date: 11/24/22 Signature: [Signature] Printed Name: James Matarrese

Address (street, city): 1223 Ashby Ave Phone number: 510-867-8702

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

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Date: 11-29-22 Signature: Laxmi Printed Name: Laxmi Acharya

Address (street, city): 1720 San Pablo Ave Phone number: 205 857-2827

Date: 11/29/22 Signature: [Signature] Printed Name: Keddi Pranner

Address (street, city): 1642 Delaware St Phone number: (916) 843 0963

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_



Attachment 4

October 28, 2022

**RE: CUP Application for Beer and Wine at 2000 San Pablo Ave.**

To the City of Berkeley,

I am Tarun Takiar, and I am the franchisee and operator of this 7-Eleven store at 2000 San Pablo Ave. I have been operating the store since it opened and my family and I rely heavily on this store to provide for us. Because of that, I take very seriously the concerns of the community as my focus is serving the convenience needs of the community.

It is due to the large number of requests by customers that we are now seeking the ability to sell a small amount of beer and wine, as customers have noted that they prefer to complete all of their shopping at our convenience store versus having to rely upon a more traditional liquor store for buying a six pack or a bottle of wine. Attached to this email are over 200 signatures (collected in less than a week) reflecting support for this application to sell a nominal amount of beer and wine, and we respectfully request that these signatures and this email be made part of the record for this matter.

While there is a significant amount of support for this request, we recognize the concern expressed by some and wish to put to rest any concerns that the sale of a nominal amount of beer and wine here would cause any issue. Therefore, we would like to offer up further conditions on the sale of alcohol in addition to those already volunteered in the initial application.

Below is the complete list of volunteered conditions, with the new conditions listed as #1 and 2:

1. Sales of alcoholic beverages will only occur between the hours of 8:00 a.m. and 8:00 p.m.
2. No single can of beer will be sold.
3. No malt liquor or fortified wine products shall be sold.
4. Beer and wine products shall not exceed 10% of the total sales floor area.
5. Cooler doors for beer and wine shall be locked during hours when beer and wine cannot be sold.
6. No exterior advertising of beer and wine
7. Digital surveillance cameras installed on premises, and
8. No coin operated video or arcade games.

Additionally, I think it is worth noting that the concern expressed that this convenience store will turn into a liquor store is unfounded. First, the location is not looking to sell liquor and the small amount of beer and wine that would be offered will not change the character of this convenience store into a liquor store. As reflected above, the floor space of beer and wine will not exceed 10% of the total sales floor area, which should assure the community that the 7-Eleven will remain exactly what it has always been for the community – a convenience store that sells a wide variety of grocery products to meet their various needs.

Also, while there are some liquor stores in the general vicinity, those locations each have a Type 21 (meaning they sell hard alcohol) and are predominantly liquor stores, which serves a different

clientele than our convenience store. We've had numerous customers state their preference to buy a bottle of wine from us versus having to shop at a liquor store, and therefore we will be offering something new to the community by allowing the neighborhood to have "one-stop shopping" for the ability to purchase some beer or wine not at a liquor store but while also shopping for their general grocery needs.

If you have any questions or concerns, or would like any further information, please feel free to contact us. Thank you for your attention to this matter.

Sincerely,



Tarun Takiar

## Roe, Russell

---

**From:** Tam Crane <tamcrane@gmail.com>  
**Sent:** Monday, November 28, 2022 6:24 PM  
**To:** Roe, Russell  
**Cc:** susan black  
**Subject:** No to 2000 San Pablo 7-11 liquor license

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Russ,

I firmly oppose 7-11 getting a liquor license. Here is my reasoning:

- This part of Berkeley is saturated with places of business to buy alcohol. There are over 7 businesses where alcohol can be purchased within a two to three block radius of 7-Eleven.
- There are four preschool to elementary schools within six blocks of this location. We do not need more public drinking, or empty can and bottle litter.
- The nearest 7-Eleven at 1501 University has never sold alcohol, and has been profitable for decades.
- This 7-Eleven has not been a good neighbor. Right up until they applied to sell alcohol there have been folks sleeping and defecating outside this establishment. Garbage from goods sold is not picked up but strewn for blocks.
- Numerous studies have shown that alcohol sales at convenience stores only increase crimes and calls for police service.
  - Example: <https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf>
    - "Concentrations of both on-premise and off-premise outlets are associated with high levels of disorderly conduct. With regard to domestic violence, off-premise outlets were associated with a significant increase in domestic violence."
- This neighborhood has seen an uptick in shootings and armed robbery:
  - <https://www.berkeleyscanner.com/2022/09/29/shootings/west-berkeley-shootout-san-pablo-avenue-man-charged/>
  - <https://www.berkeleyside.org/2022/06/13/police-person-injured-in-shooting-in-west-berkeley>
  - <https://berkeleyca.gov/community-recreation/news/suspect-charged-after-recent-shooting-west-berkeley>
  - <https://www.berkeleyside.org/2022/03/04/seventh-street-shooting-west-berkeley-police>
- We don't need more influence for violence.

Thank you for your consideration.

Warmly,  
Tam

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Subject: 2000 San Pablo Avenue, Use Permit #ZP2022-0057

**From:** Carol Denney <cdenney@igc.org>  
**Sent:** Monday, November 28, 2022 5:54 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Subject: 2000 San Pablo Avenue, Use Permit #ZP2022-0057

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Land Use Planning Division  
Zoning Adjustments Board  
Attn: ZAB Secretary  
1947 Center Street, Seocnd Floor  
Berkeley, CA 94704  
[zab@cityofberkeley.info](mailto:zab@cityofberkeley.info)

November 28, 2022

Dear Zoning Adjustments Board,

I write to strongly object to allowing 2000 San Pablo Avenue, Use Permit #ZP2022-0057, "*retail sales of beer and wine for off-site consumption in conjunction with an existing convenience store.*"

Since 7-11 opened in 2013 it has become exactly what we feared: a magnet for open-air drug dealing, secondhand smoke, and assaults at an intersection which has suffered enormously. Someone just overdosed in the parking lot by the empty former Petco space where the best the city could do was arrange to situate yet another cannabis dispensary, despite the horrifying deaths of three young black men which accompanied the former cannabis dispensary<sup>[1]</sup> only fifty yards away.

We are losing the Wells Fargo Bank, the Dollar Store, an auto body shop all on the surrounding intersection's blocks. We have empty storefronts everywhere full of people suffering from drug addiction and mental illness. While the downtown rolls in special attention and city money, we get the worst decision-making out of city hall and no help if we repeatedly call for assistance, avoiding the police if at all possible because they clearly have "arrest quotas" and no oversight or leadership.

7-11 is not poor. They are capable of making a profit without undercutting the liquor stores we already have in the area which gamely do business in a neighborhood that used to have a stationary store, a shoe store, a hardware store, all gone now. 7-11's corporate and local decision-makers have ignored repeated requests for help with their out-of-control storefront issues, at least a hundred of which I lodged myself with their Texas headquarters.

The pandemic has played a role, to be sure. But our neighborhood merchants, many of whom have been in business here for more than three decades, are glad to affirm the city's neglect. It takes weeks to get assistance with illegal dumping, drug trade, etc. Please help us; please just say no.

Thank you,

Carol Denney

1970 San Pablo Avenue #4  
Berkeley, CA 94702  
510-548-1512

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<sup>[1]</sup> formerly known as Forty Acres

**Roe, Russell**

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**From:** fred cosentino <1freduno1@gmail.com>  
**Sent:** Monday, November 28, 2022 4:21 PM  
**To:** Roe, Russell  
**Subject:** Oppose Alcohol Licensing of San Pablo/University Ave. 7-11 Store

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

This part of Berkeley is saturated with places of business to buy alcohol. There are over 7 businesses where alcohol can be purchased within a two to three block radius of 7-Eleven.

- There are four preschool to elementary schools within six blocks of this location. We do not need more public drinking, or empty can and bottle litter.
- The nearest 7-Eleven at 1501 University has never sold alcohol, and has been profitable for decades.
- This 7-Eleven has not been a good neighbor. Right up until they applied to sell alcohol there have been folks sleeping and defecating outside this establishment. Garbage from goods sold is not picked up but strewn for blocks.
- Numerous studies have shown that alcohol sales at convenience stores only increase crimes and calls for police service.

Fred Cosentino

2200 10th Street

Berkeley, CA

## Roe, Russell

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**From:** Jessica T <jessicathomas3@gmail.com>  
**Sent:** Monday, November 28, 2022 6:52 PM  
**To:** Roe, Russell  
**Subject:** No alcohol at 7-eleven!!

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Πλεασε δο νοτ αλλοω αλχοηολ το βε σολδ ατ 7-ελεπεν ον Υνιπερσιτιγ:

- This part of Berkeley is saturated with places of business to buy alcohol. There are over 7 businesses where alcohol can be purchased within a two to three block radius of 7-Eleven.
- There are four preschool to elementary schools within six blocks of this location. We do not need more public drinking, or empty can and bottle litter.
- The nearest 7-Eleven at 1501 University has never sold alcohol, and has been profitable for decades.
- This 7-Eleven has not been a good neighbor. Right up until they applied to sell alcohol there have been folks sleeping and defecating outside this establishment. Garbage from goods sold is not picked up but strewn for blocks.
- Numerous studies have shown that alcohol sales at convenience stores only increase crimes and calls for police service.
  - Example: <https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf>
    - "Concentrations of both on-premise and off-premise outlets are associated with high levels of disorderly conduct. With regard to domestic violence, off-premise outlets were associated with a significant increase in domestic violence."

Sent from my iPhone-please excuse typos from me (or Siri)

**From:** [Shelley McHugh](#)  
**To:** [Roe, Russell](#)  
**Subject:** 7-11 request for liquor license  
**Date:** Wednesday, November 30, 2022 9:14:57 AM

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**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

HELLO ZAB

I am against the granting of a liquor license for the 7-11 at University and San Pablo.

I have lived around the corner from this location for almost 38 years.

What I have witnessed is too many drunks, panhandlers high and drinking on the sidewalk at this busy intersection.

There are many other businesses nearby who sell liquor. It is problematic for me to see this squalor as I walk to stores or the library. Many families with children need a better and safer view of our neighborhood. We wish for an uplifting scene that doesn't promote booze and gambling.

Thank you for your consideration.

Shelley McHugh  
2012 10th Street

**From:** [Alex Sharenko](#)  
**To:** [Roe, Russell](#)  
**Subject:** 7-Eleven alcohol sales  
**Date:** Tuesday, November 29, 2022 8:58:11 PM

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**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB,

My name is Alex Sharenko and I live in West Berkeley about ~1/4 mile from the 7-Eleven currently seeking to sell alcohol.

I'm writing to ask you to please deny their application to sell alcohol and in doing so spare our community further chaos and violence.

West Berkeley is awash in an unacceptably high level of gun violence, in no small part fueled by the wide availability of cheap alcohol in our neighborhood.

Just this past October a man was shot in a dispute in a liquor store parking lot a few blocks from my house and several hundred feet from 7-Eleven. For days there was a large blood stain in the parking lot that you couldn't miss as you walked by the store as a reminder of the danger we live under. Mountains of peer reviewed evidence tells us that more alcohol leads to more violence in communities, so the approval of this liquor license will only further damn West Berkeley to the cycles of violence it continues to be mired in.

When I moved into West Berkeley a friend that lives in another part of Berkeley cynically told me "no one cares about West Berkeley". You members of ZAB have the opportunity to care about West Berkeley and the people that live here by voting to deny 7-Eleven's request to sell alcohol. I'm pleading with you for empathy. I'm pleading with you to value the lives of the people of West Berkeley more than the profits of a massive corporation. I'm pleading with you to be a part of the solution to our violence problem. I'm pleading with you to vote to deny this application to sell liquor.

Thank you,  
Alex Sharenko

**Roe, Russell**

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**From:** susan black <sblack71@gmail.com>  
**Sent:** Tuesday, November 29, 2022 11:03 AM  
**To:** Roe, Russell; Zoning Adjustments Board (ZAB)  
**Subject:** ZAB Hearing on 2000 San Pablo change of use permit

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Nearly ten years ago about thirty of us came together to make sure that this 7-Eleven would not be open all night and would not sell alcohol. We met many times and were persistent enough that ZAB agreed with our findings.

Once again this 7-Eleven is requesting to sell alcohol. Once again we(10th St. Neighbors Association) are asking this permit not be amended.

There are a multitude of places to buy alcohol within three to four blocks of this store (seven at last count). Our neighborhood is fragile. Crime has gone up, shootings are rife in this area. Stores are closing due to pandemic loss of business. Wells Fargo is closing in January. This corner is already a blight and will only become worse if alcohol is sold.

This 7-Eleven has not been a responsible neighbor. They have allowed drug and alcohol besotted people to lie in their doorway and against their windows. For some time it has been unpleasant if not scary to traverse this corner. All of the sudden, on applying for a change in use permit, this store seems to be paying attention to these problems. Too little too late. The presence of this store has further blighted a neighborhood on the verge of collapse. Please do not add alcohol to this mix. It will totally destroy our neighborhood.

There is a 7-Eleven just up the street at 1501 University. They recently had their license to sell alcohol reinstated. **Please take note that this store has had their license revoked at least four times for sales of alcohol to minors.**

Many of us have lived here for many years. We moved into a blighted neighborhood in the hopes of a turn around. We did have a turn around but it was cut short by Covid and economics. We continue to have faith in our neighborhood, its uniqueness, varied interesting stores and a great mix of folks who believe this neighborhood can rise.

Please help us.

Susan M Black, for 10th Street Neighbors Association

**Roe, Russell**

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**From:** AlphaDesign Berkeley <alphadesignberkeley@gmail.com>  
**Sent:** Tuesday, November 29, 2022 2:10 PM  
**To:** Roe, Russell  
**Subject:** re: 7 Eleven Proposed Development Project - please forward to BOD

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Alpha Design Custom Furniture, Inc.  
2001 San Pablo Avenue  
Berkeley, CA 94702

11/29/2022

Dear Sir –

We write as owners on behalf of Alpha Design Custom Furniture, Inc. Our store is located at San Pablo Avenue at University Avenue, Berkeley, CA 94702. It is directly opposite the 7 Eleven located at 200 San Pablo Avenue Berkeley CA 94702.

We wish to oppose emphatically the proposed project of 7-Eleven to sell alcohol at its convenience store located at 2000 San Pablo Avenue Berkeley CA 94702.

The four intersections are already in a perilous and fragile condition without the addition of alcohol being sold on one of the two remaining viable corners. Two of the four corners will be empty from January 2023. There are shootings and a drug ring on the former 99 cents store carpark. There is insufficient security on the Wells Fargo car park and incidents occurring there at the moment will only increase with its closure in January 2023. There was a pedestrian injury in front of the Wells Fargo in 2021 (See <https://www.berkeleyside.org/2021/10/05/laptop-snatch-berkeley-fourth-street-injury-crash-detention-juveniles>).

We strongly object to the sale of alcohol at neighborhood convenience stores especially when the option of buying alcohol is already readily available on this corner.

After protesting the sale of alcohol at the Mexican restaurant. Califas Greens, located at 1106 University Avenue CA, I reneged reluctantly against my best intuitions and gave the premise my approval to sell alcohol. Their license was approved on 06/15/2022.

Since this time, six of the eight operating restrictions have been violated. The owners have taken no responsibility vis-à-vis these restrictions. The California Alcohol Beverage Control DOES NOT ENFORCE license restrictions and the license itself once issued is automatically renewed. Remediation of the area surrounding the 7 Eleven premise would be time consuming and expensive.

Why would they even consider enforcing the proposed alcohol license at the 7 Eleven?

I have no reason to believe that the owner of the 7 Eleven, Tarun Takir will be responsible. As long as the money pours in from the sale of alcohol, he will be happy. He does not even grace the premise on a daily basis. Therefore, we fear inadequate supervision and monitoring of the sale of alcohol.

There continues to be homeless individuals always sitting in front of his store begging for food and beverage. They sit there for extended periods and distract from the area being attractive to potential customers wanting to shop at our store. They curse and sing for alms. They leave their garbage which blows over to our side of the street. Employees are hard pressed to ask these individuals to leave for fear of being injured or verbally abused as we ourselves have been in the past.

The alcove of our store has recently been occupied at night by a homeless woman who is unable to control her bowel movements. It is not our responsibility as small business owners to clean up after the homeless on a regular basis as a result of city planning policies which do not sufficiently support the small business owners.

The homeless will without a doubt put their social security or disability checks together and buy large quantities of alcohol even if restrictions on the quantity of alcohol bought are put into effect if this petition for an alcohol license is granted.

Is the City of Berkeley prepared to come out and monitor this premise?

Is the City of Berkeley prepared to send public works crews to clean the mess in this area?

Surely, it is obvious to understand that the expense of granting this license will outweigh the costs and liability that the City of Berkeley will face if indeed it approves the proposed project. I fear for the future of the corner. If it were to be approved, we would not want to continue to do business on this intersection. Let me remind you that the City of Berkeley begged us to open our business after our premise had been vacant for over ten years.

Furthermore, Mr. Takir has three convenience stores. This is the only one in Berkeley. The other two are located in Silicon Valley. This is not his only source of income.

The real reason for applying for the alcohol license is to increase his profit margin. This takes no account of the immediate community sensitivity.

We are concerned by the proximity of this 7-Eleven site to the following schools: 1, Black Pine Circle School 2027 Seventh St, Berkeley, CA 94710; 2. The Berkeley School located at 1310 University Ave, Berkeley, CA 94702; 3. Rosa Parks Elementary School located at 920 Allston Way, Berkeley, CA 94710; 4. Oxford Elementary School located at 1222 University Ave, Berkeley, CA 94702.

Students from these schools could visit the 7 Eleven premise during school breaks, lunches and after school hours.

As captured in research and Canada's Chief Public Health Officer's Report on alcohol consumption in Canada (Taylor, 2015; NIAAA, May 2021), alcohol has widespread effects on risky behavior that can lead to serious, negative consequences including violence, substance abuse, crime, accidents and even death.

Public Health data also clearly indicates that our youth are at particular risk of health and social harms related to alcohol consumption, and that preventative measures should be taken to reduce underage drinking. The importance of policy-level interventions that make alcohol more difficult to access to reduce underage drinking and the associated short and long-term risks.

We respectfully submit that the sale of alcohol in community convenience stores is a highly problematic policy direction, with documented risks:

1. It will increase availability of alcohol in the community and youth exposure to alcohol, which leads to increased risk of underage drinking in impacted neighborhoods along with the associated health risks for our youth.
2. Increased retail accessibility of alcohol in convenience stores has additional risks relating to limited staff and lower levels of staff training that result in increased likelihood of selling alcohol to inebriated customers. The serious incidents of 7 Eleven employee attacks at the above location requiring medical attention this year from customers who are not inebriated is already high without having the added risk of potential customers being inebriated. Not only have employees been injured, but the degree of theft is also high at this 7 Eleven location. One has to ask the question why the owner is prepared to sell alcohol where the immediate environment, whether it be inside or outside the above location will certainly deteriorate.
3. Based on data from extensive analysis in Perth, Australia, retail on-site alcohol access leads to increased risk of alcohol-associated motor accidents in the community (Hobday, 2017). Alcohol already results in many challenges in our communities, and our youth are particularly at risk with increased rates of underage alcohol consumption. Our community is also facing a road safety crisis that has claimed the lives or injured of too many pedestrians. We do not want intoxication at a local corner store to add to the tragedies we have already witnessed in the City of Berkeley.

We strongly oppose the application and recommend denial of the appeal. If the appeal is granted, against the policy strategies recommended to mitigate risks related to alcohol use, we ask for specific restrictive conditions on this operation, including:

- Restrict the sale of alcohol during school and after school hours until at least 5 p.m.
- Permit the sale of only beer, wine and coolers, not hard alcohol.

- Limit in-store alcohol consumption to two servings per person in one visit.
- Clearly designate a serving/consumption zone, with staff and video monitoring both inside and outside to monitor serving, patron behavior and potential drinking and driving offences.
- Restrict underage patrons in the serving/consumption zone.
- Exterior signs informing the public of alcohol sale, and a contact for public complaints.
- Increased staffing requirements during alcohol sale hours.

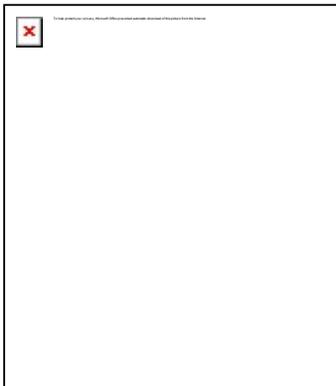
I would encourage board members to read some of the following letters and comments. See <https://alcoholjustice.org/publications-2/letters-comments>.

Thank you for considering our views and for sharing our desire to keep the area of SW Berkeley community safe for all its members.

Sincerely,

Dr. Nicola Spence

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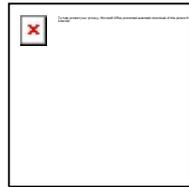
HANS REINHARDT | FOUNDER & CEO

ALPHA DESIGN CUSTOM FURNITURE INC.

2001 SAN PABLO AVENUE | BERKELEY CA 94702

[ALPHADESIGNBERKELEY@GMAIL.COM](mailto:ALPHADESIGNBERKELEY@GMAIL.COM)

PHONE: (510) 859-6117 | CELL: (415) 574-6909



[www.alphadesigncustomfurniture.com](http://www.alphadesigncustomfurniture.com)

<https://www.facebook.com/alphadesigncustomfurniture>

**From:** [Springborg Susan](#)  
**To:** [Roe, Russell](#)  
**Subject:** Do not approve 7/11 application for liquor license  
**Date:** Wednesday, November 30, 2022 9:37:47 AM

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**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Mr. Roe and the Zoning Adjustment Board,

As residents of West Berkeley for over 50 years who live just 4 blocks from the 7/11 at the corner of University and San Pablo, my husband and I urge the ZAB to reject the store's application for a liquor license for the following reasons:

- The 7/11 store has already had its liquor license suspended four times for selling to minors. Clearly the store has broken the law in the past and there is no indication that would change. Approving the license would only condone the store's failure to follow the law. Moreover, selling alcohol to minors only exacerbates the issues we have with littering, crime and dangerous driving in West Berkeley.
- The 7/11 store is located on an intersection that is become increasingly derelict. The former pet store on the NE corner has been vacant for years and the adjoining parking lot continues to be a source of serious problems, including drug-dealing and a shooting. The Wells Fargo Bank on the NW corner is closing and that building and its parking lot will be vacant as well, yet another invitation to criminal behavior. There is already loitering and an accumulation of filthy debris at the SW corner where the 7/11 is located.
- There are already 7 businesses that sell alcohol within a 2-3 block radius of the store. There is no need for yet another source of alcohol.

For the entire half-century we have lived here, West Berkeley has been the neglected step-child of the City. Many of us are hoping to change that and we need your support. Please do not approve the 7/11 application to have their liquor license reinstated.

Sincerely,  
Susan Springborg and Greg Martin  
2227 10<sup>th</sup> Street

**From:** [Amy Hill](#)  
**To:** [Roe, Russell](#)  
**Subject:** Opposing Liquor License for 7-Eleven at University and San Pablo  
**Date:** Wednesday, November 30, 2022 8:39:34 AM

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**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Russel,

I'm writing to strongly recommend AGAINST granting a liquor license to the 7-Eleven store at University and San Pablo.

As a resident in the neighborhood (I live on 10th Street, between Bancroft and Allston), I am aware that the area is already saturated with places of business to buy alcohol. Specifically, there are more than seven stores where it can be purchased, within a two to three block radius of the 7-Eleven.

That store has not been a good neighbor. There are often people sleeping and defecating outside the store. Garbage is not picked up but is strewn for blocks. There are four preschools and elementary schools within six blocks of the location. We do NOT need more public drinking or empty can and bottle litter.

Additionally, numerous studies have shown that alcohol sales at convenience stores increase crime and calls for police service ... and our neighborhood has seen an uptick in violent crime. Here are just a few examples:

<https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf>

<https://www.berkeleyscanner.com/2022/09/29/shootings/west-berkeley-shootout-san-pablo-avenue-man-charged/>

<https://www.berkeleyside.org/2022/06/13/police-person-injured-in-shooting-in-west-berkeley>

<https://berkeleyca.gov/community-recreation/news/suspect-charged-after-recent-shooting-west-berkeley>

Let us be aware that the nearest 7-Eleven at 1501 University has NEVER sold alcohol and has been profitable for decades.

Please help us preserve some modicum of safety in our West Berkeley neighborhood and refuse to grant this permit application.

Thank you,

Amy Hill  
home owner, 2223 10th Street, Berkeley

**From:** [Saundra Wolfe](#)  
**To:** [Roe, Russell](#)  
**Subject:** The 7/11 at San Pablo and University request to sell Liquor  
**Date:** Tuesday, November 29, 2022 9:23:53 PM

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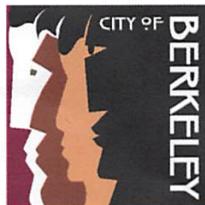
**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I live a block away from this 7/11. I am opposed to them selling liquor. The neighborhood has been battling this issue since the 7/11 first requested to sell liquor when they opened. There is no way this can improve the quality of life in this neighborhood, it can only make existing problems worse. Below is a list of points compiled by my neighbor. I can attest to every one of them. I don't see it as imposing an undue hardship on the community to walk less than half a block down to the nearest restaurant with a bar. They are far less likely to sell alcohol to minors.

- This part of Berkeley is saturated with places of business to buy alcohol. There are over 7 businesses where alcohol can be purchased within a two to three block radius of 7-Eleven.
- There are four preschool to elementary schools within six blocks of this location. We do not need more public drinking, or empty can and bottle litter.
- The nearest 7-Eleven at 1501 University has never sold alcohol, and has been profitable for decades.
- This 7-Eleven has not been a good neighbor. Right up until they applied to sell alcohol there have been folks sleeping and defecating outside this establishment. Garbage from goods sold is not picked up but strewn for blocks.
- Numerous studies have shown that alcohol sales at convenience stores only increase crimes and calls for police service.
  - Example: <https://www.ojp.gov/pdffiles1/nij/grants/227646.pdf>
    - "Concentrations of both on-premise and off-premise outlets are associated with high levels of disorderly conduct. With regard to domestic violence, off-premise outlets were associated with a significant increase in domestic violence."
- This neighborhood has seen an uptick in shootings and armed robbery:
  - <https://www.berkeleyscanner.com/2022/09/29/shootings/west-berkeley-shootout-san-pablo-avenue-man-charged/>
  - <https://www.berkeleyside.org/2022/06/13/police-person-injured-in-shooting-in-west-berkeley>
  - <https://berkeleyca.gov/community-recreation/news/suspect-charged-after-recent-shooting-west-berkeley>
  - <https://www.berkeleyside.org/2022/03/04/seventh-street-shooting-west-berkeley-police>

--

*Saundra Wolfe, MA, ACC  
Adult ADHD Coaching &  
Professional Organizing  
Call or text: 510-325-1439*



Police Department

July 27th, 2022

To Russell Roe, Associate Planner

Subject **2000 San Pablo Ave (7-Eleven), Berkeley, CA**

Dear Russell Roe,

This letter is in response to a request for a Type 20 ABC License (Off-site sale of beer and wine) at an existing business at **2000 San Pablo Ave (7-Eleven), Berkeley, CA**.

Since January 1<sup>st</sup> 2021 to July 11<sup>th</sup> 2022, there have been (0) public intoxication, (31) disturbance calls, (6) assault and battery calls at or in the immediate vicinity of the 7-Eleven at San Pablo Ave and University Ave. At 7-Eleven there have been 10 theft calls for service in the same time period. In comparison, here are the same calls for service during the same time frame from 7-Eleven at 1501 University where alcohol is served: (0) public intoxication, (17) disturbance calls, (3) assault and battery calls and (2) theft calls.

The Berkeley Police Department does have some concerns at this location because diagonally across the street in a vacant business lot, the Berkeley Police Department has been battling an ongoing problem with individual's who congregate for hours at a time drinking alcoholic beverages. The alcoholic beverages are being purchased at one of the (3) liquor stores within a 3-block radius of that intersection. Though this is a concern right now, at some point this lot will be occupied by other businesses.

BPD does recommend the ownership and staff of **2000 San Pablo Ave (7-Eleven), Berkeley, CA** to develop a relationship with the Berkeley Police Department Area 4 Coordinator and the current beat officer(s) to address any issues or concerns with this new proposal. The Berkeley Police Department also encourages ownership and staff of **2000 San Pablo Ave (7-Eleven), Berkeley, CA** to participate in the local Business/Merchant Association, as it will contribute towards the success of their business in the City of Berkeley.

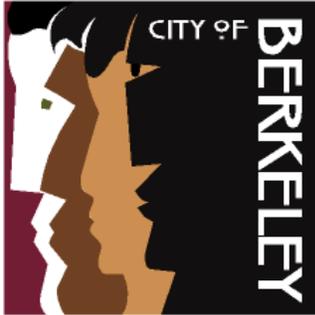
Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Louis".

Jennifer Louis  
Interim Chief of Police

JL/bah





Z O N I N G  
A D J U S T M E N T S  
B O A R D

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NOTICE OF PUBLIC HEARING

## 2000 San Pablo Avenue

**Use Permit #ZP2022-0057 to allow the retail sale of beer and wine for off-site consumption (Type 20 ABC License) in conjunction with an existing convenience store.**

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23.406.040.D, on December 8, 2022, **conducted remotely via Zoom. See the Agenda for details at:** [https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-12-8\\_ZAB\\_Agenda.pdf](https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2022-12-8_ZAB_Agenda.pdf) The meeting starts at 7:00 p.m.

**PUBLIC ADVISORY:** This meeting will be conducted exclusively through videoconference and teleconference. Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there will not be a physical meeting location available.

**A. Land Use Designations:**

- General Plan: AC – Avenue Commercial
- Zoning: West Berkeley Commercial (C-W), Designated Node

**B. Zoning Permits Required:**

- Use Permit, under Berkeley Municipal Code (BMC) Section 23.310.020 to add retail sales of beer and wine

**C. CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

**D. Parties Involved:**

Applicant:	7-Eleven, Inc. c/o Erik Gulfin P.O. Box 711, Dallas, TX 75221
Property Owner:	Tuso Farms, Inc. 71 Janis Court, Alamo, CA 94507
Franchise Operator:	Tarun Takiar 2000 San Pablo Avenue, Berkeley, CA 94702

**Further Information:**

All application materials are available online at:  
<https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>.

Questions about the project should be directed to the project planner, Russell Roe, at (510) 981-7548 or [roe@cityofberkeley.info](mailto:roe@cityofberkeley.info).

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at [zab@cityofberkeley.info](mailto:zab@cityofberkeley.info).

**Communication Disclaimer:**

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

**Communications and Reports:**

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: [zab@cityofberkeley.info](mailto:zab@cityofberkeley.info). All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>.

**Correspondence received by 8:00 AM, on the Thursday before this public hearing, will be provided with the agenda materials provided to the Board.** Note that if you submit a document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by Noon Tuesday**, the week of this public hearing, will be conveyed to the Board in Supplemental Communications and Reports #1, which is released the end of the day Tuesday, two days before the public hearing;
- **Correspondence received by Noon Wednesday**, the week of this public hearing, will be conveyed to the Board in Supplemental Communications and Reports #2, which is released the end of the day Wednesday, one day before the public hearing; or
- **Correspondence received by 3 PM Thursday** will be given to the Zoning Adjustment Board just prior to the public hearing.

Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 15 copies and submit to the

2000 SAN PABLO AVENUE  
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NOTICE OF PUBLIC HEARING  
Posted DECEMBER 8, 2022

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Zoning Adjustments Board Clerk. Correspondence received later, and after the meeting, will be posted to the web site following the meeting.



**Accessibility Information / ADA Disclaimer:**

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

**SB 343 Disclaimer:**

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Land Use Planning Division, during regular business hours.

**Notice Concerning Your Legal Rights:**

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
  - A. That this belief is a basis of your appeal.
  - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
  - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.





