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To: Honorable Mayor Burton and Members of the City Council
From: Tony Olmos, Public Works Director
Sona Coffee, Environmental Programs Manager
Subject: Tobacco Retail Licensing in Manhattan Beach
Date: October 28, 2015

SUPPLEMENTAL INFORMATION FOR STAFF REPORT NO. ORD 15-0020

The City Council and staff have received several comments regarding the tobacco retail licensing proposal initially scheduled for discussion at the October 20, 2015 City Council meeting. Based on the comments received, and the letters submitted after the report agenda was already published, staff has prepared additional information to answer the questions and concerns posed.

This supplemental report covers the issues of:

- Distance used to measure which businesses are 1,000 feet from a school; and
- Grandfathering existing businesses into the proposed ordinance.

Concerns were also raised regarding the inclusion of parks in the prohibition of retail sale of tobacco products. Parks are not yet included in Ordinance No. 15-0020, but inclusion of parks is presented in the original staff report as an option for City Council to review when considering the prohibition of retail sale of tobacco products by retailers that are within 1,000 feet of a school or park.

Clarify Distance Measured between Retailer and School or Park

Subsequent to the October 20, 2015 City Council meeting, staff evaluated suggestions by the public regarding alternate ways to measure distances. The original staff report placed a 1,000 foot radius from the retailer as the buffer zone. The alternate method is to measure from the retailer to a youth-orientated facility such as a park or school using a "shortest distanced traveled" calculation to more realistically measure the distance required to get from the retailer to youth-orientated facility by street or walkway.

When considering a 1,000 foot radius as the buffer zone between a tobacco retailer and a school or park, staff estimated that 11 retailers may be impacted by the ordinance. Details on those retailers are provided in the staff report.

However, as shown below, when considering the “shortest distance traveled” between the retailers and the school or park facilities, those results differ. City Council asked staff to consider parks for inclusion in the ordinance as well, so information on the retailers that are close to parks is also presented below.

The retailers in bold below are within 1,000 feet of a school or park. Of the initial 11 retailers impacted, 6 retailers remain within 1,000 feet of a school or park when considering the shortest distance traveled, as shown in Table 1 below. Attachment 1 also provides a graphic representation of these findings.

Table 1: Shortest Distance Traveled Between a School or Park Facility and Tobacco Retailer

School or Park Facility	Distance from Tobacco Retailer
Veterans Parkway	Vons = 379 ft. Current Events = 806 ft. Chevron Gas Station (Sepulveda) = 482 ft. Ralphs = 1,886
Marine Sports Park	Chevron Gas Station (Aviation) = 537 ft.
Mira Costa High School	7-11 Store = 567 ft.
Live Oak Park	76 Gas Station (Highland) = 891 ft.
Grand View Elementary School*	76 Gas Station (Highland) = 1,032 ft.
Pacific Elementary School	AM/PM Gas Station = 1,336 ft.
8th Street Parquette	Speedi Mart = 1,393 ft. MB Smoke Shop = 1,592 ft.
Manhattan Village Field	Travel Traders = 1,705 ft. Ralphs = 2,766 ft.

*76 Gas Station was initially estimated to be close to both Live Oak Park and Grand View Elementary School, but the measurement shows the gas station is 1,032 ft. from the school

To avoid any confusion over the distance measured, staff proposes that the ordinance language be updated to state that:

No retailer permit may be issued to authorize retailing at any location within 1,000 feet of a school, as measured from the public entrance of the proposed location for retailing to the parcel boundary of the school, via the shortest pedestrian route.

Grandfathering Existing Businesses

In addition to the letters attached to the original staff report from the American Petroleum and Convenience Store Association (APCA) and Manhattan Grocery, City Council and staff received letters from three other retailers and the Chamber of Commerce after the report agenda was published (Attachment 2). Staff also spoke with three retailers (Speedi Mart, Players Liquor, and MB Smoke Shop) and the Downtown

Business and Professionals Association in response to their questions regarding the proposed Tobacco Retail Licensing ordinance.

The retailers' concerns centered on the issue of grandfathering existing businesses into the ordinance, so they would not fall under the proposed prohibition on the sale of flavored tobacco products, or the proposed 1,000-foot distance requirement from a school or park. Two of the retailers estimated tobacco products to account for 10% – 30% of retail sales, while one retailer and APCA mentioned the importance of allowing a retailer to be able to sell their business and transfer the ability to sell tobacco to the new owner.

As presented in the August 18th staff report, the American Lung Association's Center for Tobacco Policy & Organizing prepared a matrix of 41 municipalities in California that have adopted ordinances to restrict the location of tobacco retailers within a certain distance of schools. The report (Attachment 3) reviewed whether or not the adopted policies applied to existing retailers (no grandfathering), and found that:

“...a majority of the policies (37 of 41) do not subject existing retailers to the location restrictions but would only apply to new retailers and grandfather in existing retailers. However, for several of these cities and counties, there were no existing retailers within that restricted distance from schools.”

The matrix provided in this report also shows that 20 jurisdictions restrict tobacco retail around parks in their ordinances. The distance requirements range from 500 feet – 1,500 feet, with the majority utilizing the 1,000 foot distance requirement prohibiting retailers within that distance to sell tobacco products.

If the City Council chooses, the ordinance can be revised to exempt existing tobacco retailers from (i) the prohibition on sale of flavored tobacco products, and (ii) the 1,000 foot distance requirement. However, existing tobacco retailers would be required to obtain a Tobacco Retail License permit from the City, and be subject to the remaining requirements of the ordinance including annual inspections.

Attachments:

Attachment 1. Distance Maps for Tobacco Retailers

Attachment 2. Additional Opposition Letters to the TRL Ordinance

Attachment 3. American Lung Association's Center for Tobacco Policy & Organizing Matrix of Local Ordinances Restricting Tobacco Retailers Near Schools

Attachment 1

Shortest Distance Traveled Between Retailer and School or Park

Vons - distance to Veterans Parkway = 379 ft
 Current Events - distance to Veterans Parkway = 806 ft

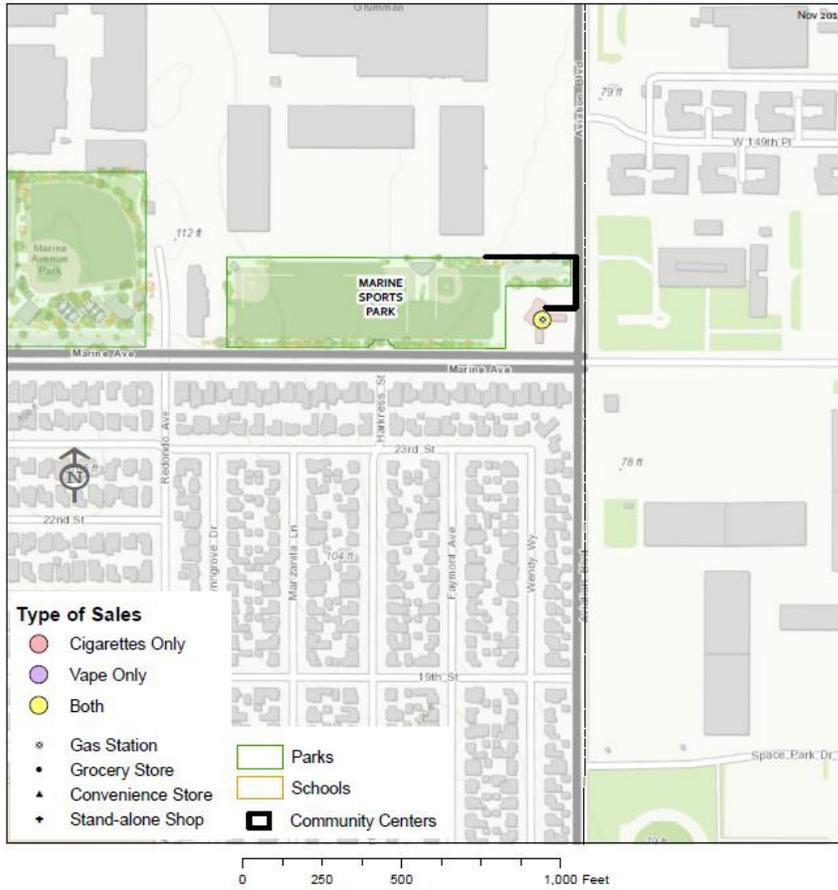


Chevron Gas Station - distance to Veterans Parkway = 482 ft

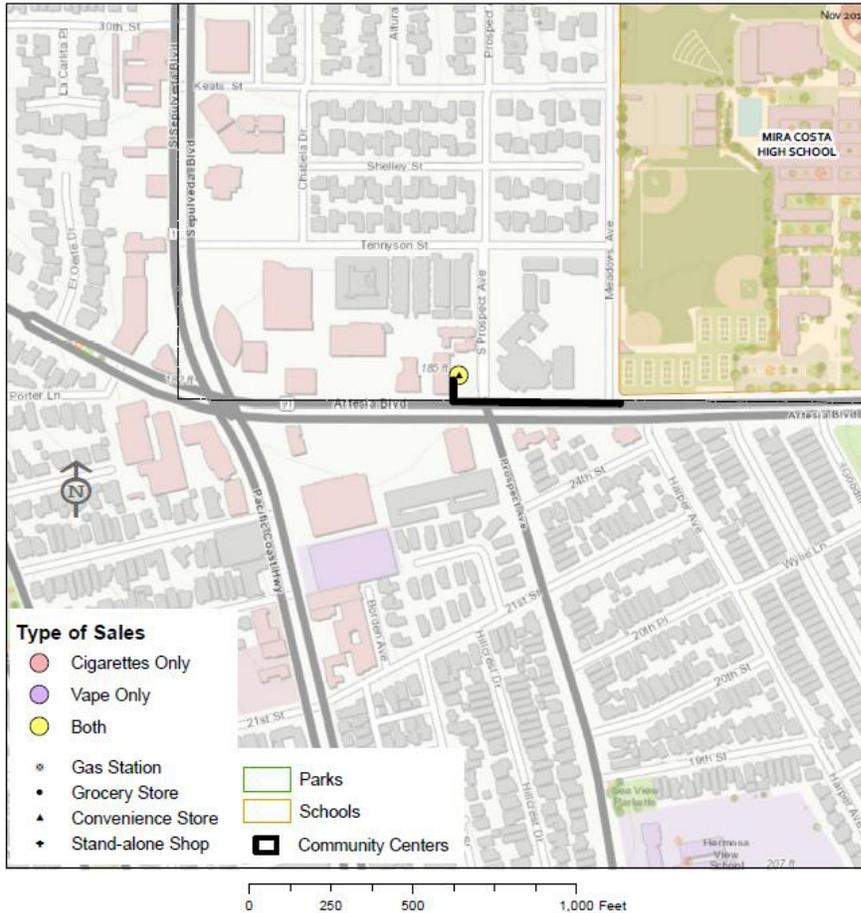


Attachment 1

Chevron Gas Station - distance to Marine Sports Park = 537 ft



7-11 Store - distance to Mira Costa High School = 567 ft



Attachment 1

76 Gas Station - distance to Grand View Elementary School = 1,032 ft
 76 Gas Station - distance to Live Oak Park = 891 ft



AM/PM Gas Station - distance to Pacific Elementary School = 1,336 ft

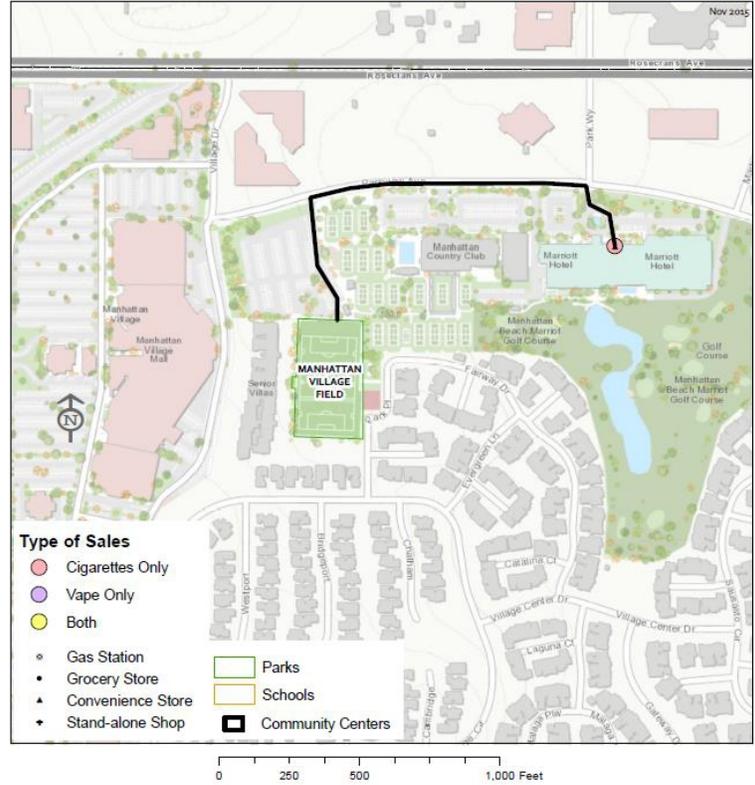


Attachment 1

MB Smoke Shop - distance to 8th Street Parkette = 1,592 ft
 Speedi Mart - distance to 8th Street Parkette = 1,393 ft



Travel Traders - distance to Manhattan Village Field = 1,705 ft



Ralphs - distance to Veterans Parkway = 1,886 ft
 Ralphs - distance to Manhattan Village Field = 2,766 ft





MANHATTAN BEACH

Dear Mayor Burton,

To date the Manhattan Beach Chamber of Commerce has not taken an official position on Ordinance No. 15-0020, in regards to the Tobacco Retail Licensing Program. The board of directors is monitoring the program and has expressed some opportunity for collaboration. With respect to this we would ask for some consideration be given to the following:

1. Exemption to some or all aspects of the program for long term businesses in the city who have been in good standing.
2. An elongated phase-in period for some of the more encompassing of the restrictions.
3. A more in depth review of the cities cited in the report and the level of restriction placed when applying for a city tobacco license.
4. A possible delay in the public hearing of this issue.

A number of businesses fall within proposed buffer zones, who have done business here in Manhattan Beach for an extended period of time. In some if not all cases their businesses would be radically effected by the proposed ordinance. As a member of city council, we are aware of the difficulty you are faced with in balancing what is seen as the public good and the health and prosperity of our business community.

Many of the business owners directly impacted by this proposed ordinance did not receive written communication until Thursday or Friday of last week. While it was mailed out within-in the seven day public notice period, perhaps a show of goodwill could allow all parties to better understand one another. The Manhattan Beach Chamber would be glad to assist in or put together a discussion with city staff and the business owners in question.

Sincerely,

James O'Callaghan

President/CEO

Manhattan Beach Chamber of Commerce

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Manhattan Beach City Council
1400 Highland Avenue
Manhattan Beach, CA 90266

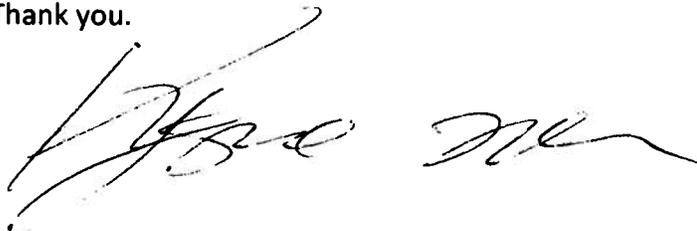
Dear City Councilmembers,

I own a business that sells tobacco in Manhattan Beach. While I do not object to a tobacco license, I oppose a ban on selling flavored tobacco products and ask that the City Council remove this provision from the ordinance.

I do not sell tobacco to minors so if the intent of this flavor ban is to keep these products away from children, it is not necessary. All of the tobacco products I sell are kept behind the counter and not accessible without the assistance of a clerk.

It is also important that you allow retailers that are located near schools and other tobacco retailers to continue to sell tobacco. A provision to grandfather existing businesses is very important and I ask you to include this in your ordinance.

Thank you.



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Mayor Burton
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA

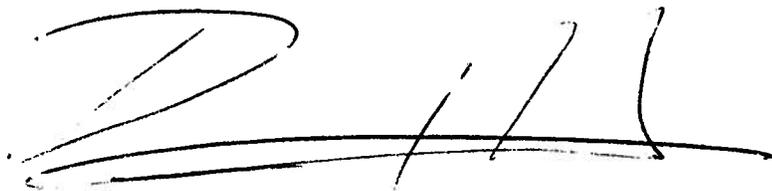
Dear Mayor Burton,

I understand that you will be discussing whether the City should adopt a license requirement for tobacco retailers. As a responsible retailer, I support efforts to curb access to tobacco to minors. While I would rather not have to pay for another license, I can support a city tobacco license as long as the fees are not excessive and that no other restrictions are placed upon my business.

Existing businesses should be allowed to continue to sell all types of tobacco products including flavored tobacco. Once the ordinance is passed, the city will have the necessary tools to monitor and penalize any retailer caught selling cigarettes to minors.

Please protect existing businesses and include a grandfather provision in the ordinance that will allow me to continue to operate my store. I also ask that you exclude the proposed ban on the sale of flavored tobacco.

Thank you for your consideration.



Drew Hubbard

8-14-15

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2015 OCT 15 PM 12:06

August 14, 2015

Manhattan Beach City Council
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: Tobacco Retail License Ordinance

Dear Mayor Burton and City Councilmembers,

As a business owner that sells tobacco in Manhattan Beach, I would like to take this opportunity to comment on the proposed ordinance to license tobacco retailers.

I understand that the purpose of the license is to help keep tobacco out of the hands of kids but I think it is important to know that we don't sell tobacco to anyone under 18. I am not opposed to a local tobacco license as long as the fee is reasonable and the city does not place any additional restrictions on my business.

I support the provision in the ordinance that grandfathers existing businesses that are located near schools and other tobacco retailers to continue to sell tobacco. This will allow me to continue to operate my business and also, when and if I decide to sell my business, allow the next owner to continue to sell tobacco products.

I oppose the proposal to ban flavored tobacco in stores like mine. I do not understand why the city wants to ban the sale of flavored tobacco in my store but allow it to be sold in stores that are age restricted. It is unfair and I thought the whole purpose of the license was to make sure the city had enough resources to make sure there were no sales of any type of tobacco products to anyone under the age of 18.

Something else that is important to mention is that adults enjoy flavored tobacco. I am not sure of the average age of each flavored tobacco product but I can tell you that anything from mint chew to grape cigars, adults and even seniors buy these products. A ban on the sale of flavored tobacco products will drive my customers to Hawthorne, El Segundo, Hermosa or Redondo Beach.

I hope you will give serious consideration to my concerns. I appreciate the opportunity to comment on the proposal.

Sincerely,

SPEEDI MART.
AAMIR BHAMANI,
975 N AVIATION BLVD
MANHATTAN BEACH
CA 90266

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Speedi Mart
975 N. Aviation Blvd. 2015 OCT 15 PM 12:06
Manhattan Beach, CA, 90266

October 15, 2015

Manhattan Beach City Council
City Hall
1400 Highland Avenue
Manhattan Beach, CA, 90266

Dear Mayor and City Council Members,

I submitted a letter previously on the tobacco licensing proposal and wanted to follow up with some additional information.

My family and I have operated Speedi Mart for over 25 years. It has been our livelihood since 1990 and I take great pride in servicing the neighborhood of this community. Under my ownership, we have never been cited for selling tobacco or alcohol to a minor. My children graduated from Mira Costa High School and as a father, I completely understand the importance of a zero tolerance policy when it comes to selling tobacco or alcohol to a minor and therefore have practiced this in my place of business as well. Under no conditions do I or my staff take the issue of selling to a minor lightly and therefore we have managed to have a clean record and intend to always maintain this record. To validate this, we have letters of recommendation from the Police Department commenting on our excellent compliance record and I have attached the letters for your review.

Given my history in the city, and the importance of the tobacco licensing issue to my business, I would greatly appreciate the council's support to grandfathering existing tobacco retailers who are located within 1000 feet from a school/park or 500 feet from another tobacco retailer.

My business is located within the proposed area from a school/park, as well as a recently opened smoke shop. If this ordinance passes with no grandfathering provision, I will be put out of business. The smoke shop will be allowed to operate its business with no hindrances; in fact its business will flourish but I will suffer a great deal despite my 25 years of maintaining a spotless record.

It is sometimes said that people like me who sell products other than tobacco will be ok if this proposal passes. As a business owner and an operator, I can confidently say that by not allowing the sale of tobacco, we will be hurt to a destructive degree. Tobacco sales comprise about 30 percent of our revenues. The customers who walk in to buy tobacco products also purchase other items. Small businesses like ours operate on very thin profit margins, and passing this ordinance will not allow us to survive as a business. I can definitively say this based on decades of experience.

I have been doing my part to keep tobacco and alcohol out of the hands of minors and intend to always do so at our place of business. If the city feels compelled to enact a TRL ordinance, I implore you to protect businesses like mine that have been doing business here for decades. Grandfathering existing businesses will ensure that my business will be able to continue to serve the residents and visitors of Manhattan Beach.

Before you enact this ordinance, I invite you and your staff to visit our store so you may fully understand the impact that this ordinance will have on our business. I appreciate your consideration of my comments and look forward to the opportunity to discuss this with you in person.

Please contact me at 310.628.3032.

Sincerely,

A handwritten signature in black ink that reads "Amir Bhamani". The signature is written in a cursive style with a large, prominent initial "A".

Aamir Bhamani



Matrix of Local Ordinances Restricting Tobacco Retailers Near Schools

June 2015

In order to reduce illegal sales of tobacco products to minors and prevent youth from getting addicted to tobacco products, many cities and counties in California have restricted the location of tobacco retailers near schools. Studies have shown that the density of tobacco retailers, particularly in neighborhoods surrounding schools, has been associated with increased smoking rates and that one-third of illegal tobacco sales take place within 1,000 feet of schools.

This matrix lists 41 municipalities in California that have adopted an ordinance to restrict the location of tobacco retailers within a certain distance of schools. The cities and counties are listed in reverse chronological order from the most recently passed. To be included on this matrix, the ordinance must require all tobacco retailers or significant tobacco retailers to be located 500 feet or more away from schools. The definition of significant tobacco retailers varies by ordinance, therefore, the strength of each of these 41 ordinances varies and policy details are included in this matrix help to highlight these differences.

Type of Ordinance

There are four different ways for local governments to restrict the location of tobacco retailers and the first section of the matrix designates which type of policy each municipality has adopted. While each of these policy options can accomplish the goal of restricting tobacco retailers near schools, using the tobacco retailer licensing ordinance to do this is the best approach for dealing with current tobacco retailers located within the restricted area around a school, it is more efficient to enforce, and therefore it is recommended. For this reason, the tobacco retailer licensing column is highlighted. Full explanations for each of the four policy types, along with the matrix abbreviation and information about how many municipalities have adopted that type of policy, are listed below.

1. **Tobacco Retailer Licensing Ordinance (TRL)** – this type of law requires all tobacco retailers to obtain a license in order to sell tobacco products in the municipality and a requirement can be added to the licensing ordinance that a retailer cannot obtain a license if they are located within a certain distance of schools. Because tobacco retailer licenses are only granted for a set period of time (one year) and must be renewed annually, it is more efficient to implement location restrictions through a licensing ordinance by simply not renewing licenses for businesses in prohibited locations. Ten municipalities use this type of policy to restrict sales near schools.
2. **Zoning Ordinances (Zoning)** – zoning regulations establish what type of uses are allowed for each type of property or district. A zoning ordinance can be used to specifically prohibit a tobacco retailer from operating within a certain distance of schools. Eight municipalities use this policy to restrict sales near schools.
3. **Conditional Use Permit (CUP)** – the requirement that a business obtain a Conditional Use Permit (CUP) is a requirement typically imposed through a community's zoning code that allows a city or county to make an individualized determination about the use of a property in a specific location. If a proposed use, such as tobacco

retailing near schools is not “permitted” by the zoning code or “prohibited,” it can be “conditionally permitted” depending on site-specific factors. A retailer would have to apply for a CUP in order to open a business in a specific location. A restriction on the issuance of a CUP can be that the tobacco retailer is not located within a certain distance of schools. Twenty municipalities have adopted this type of policy.

4. **Direct Regulation (Reg)** – this type of law is enacted under the general police powers of the municipality to protect the health, safety, welfare and morals of their citizens. Unlike TRL, zoning, and CUP ordinances, for this type of law an enforcement mechanism must be specifically created or incorporated by referencing another part of the municipal code (TRL and zoning ordinances already include enforcement procedures that apply to any violation). A regulatory ordinance can be enforced in many ways, for example through civil suit or criminal prosecution, administrative citations, or as a nuisance through administrative, civil or criminal nuisance abatement proceedings. Three cities has adopted this type of ordinance to restrict tobacco retailers near schools.

Type of Tobacco Retailers that are Subject to the Ordinance

Another significant distinction for these policies is whether the policy restricts the location of all tobacco retailers or just significant tobacco retailers (those whose sales include a high percentage of tobacco products). The column on the right side contains the information about which type of retailers are subject to the ordinance. The municipalities that contain an “X” in the column are the strongest type of policy and restrict every retailer that sells tobacco products within a certain distance of schools. Nineteen municipalities have adopted this type of ordinance. The other policy option is to only restrict the location of significant tobacco retailers. Ten municipalities have adopted an ordinance that only applies to significant tobacco retailers. One municipality has adopted an ordinance that only applies to retailers other than significant tobacco retailers.

Other Important Policy Provisions

In addition, the Matrix also contains information about five other policy provisions relevant to restrictions on the sale of tobacco products near schools. For each of these provisions, the full question is listed below along with information on trends and most common responses from the 41 ordinances:

- *Does the policy prohibits tobacco retailers from being located within what distance of schools?* The restrictions range from 500 feet to 1,500 feet, with the majority (26 of 41) restricting sales within 1,000 feet of schools.
- *Does the policy apply to existing retailers (no grandfathering)?* A majority of the policies (37 of 41) do not subject existing retailers to the location restrictions but would only apply to new retailers and grandfather in existing retailers. However, for several of these cities and counties, there were no existing retailers within that restricted distance from schools.
- *What other youth-oriented areas do the distance requirements apply to other than schools?* In addition to schools, the majority of these policies (27 of 41) also restrict tobacco retailers within a certain distance of other youth-oriented areas. The most popular other location is near parks and/or playgrounds, where 23 cities and counties restrict tobacco retailers.
- *Does the policy restrict tobacco retailers from being located within a certain distance of other tobacco retailers?* In addition to schools and other youth-oriented areas, some of these ordinances contain a density provision that restricts tobacco retailers from being located near other tobacco retailers. Sixteen ordinances contain this provision and the distance restrictions range from 200 to 1,500 feet.

Resources

The Center has additional resources on restricting tobacco retailers near schools and tobacco retailer licensing ordinances available at www.center4tobaccopolicy.org/localpolicies-licensing. ChangeLab Solution has model ordinance language available for tobacco retailer licensing ordinances, conditional use permits and zoning ordinances at <http://changelabsolutions.org/>.

City/County Date Passed	Type of Policy				Distance (in feet) from schools?	Apply to existing retailers (no grandfathering)?	What other youth-oriented areas (other than schools) are included?	Restricts retailers within a certain distance of other retailers?	Apply to every retailer who sells tobacco products?
	TRL	Zoning	CUP	Reg					
Gilroy November 2014	X				1,000	No	None	No	X
Temple City October 2014		X			1,000	Yes	Public parks, large childcare center	Yes (1,000 feet)	
Hayward July 2014			X		500	No	Residential, sensitive receptors	Yes (500 feet)	
Westminster July 2014			X		500	No	None	Yes (1,000 feet)	
Goleta May 2014	X				1,000	No	None	No	X
Santa Cruz April 2014	X				1,000	No	None	Yes (600 feet of high risk alcohol outlet)	X
Scotts Valley April 2014				X	500	Yes	None	No	
El Cajon March 2014		X			600	Yes	Residential, religious facility, courthouse, day nursery, public playground/park/recreation area, vocational/professional institution, higher education	Yes (1,000 feet)	
Capitola February 2014				X	1,000	No	Public library	No	X
Selma December 2013			X		1,000	No	Playground, recreation center or facility, childcare center or library	Yes (1,000 feet)	
Fairfield October 2013			X		1,000	No	Parks and recreation centers	Yes (1,000 feet)	
Carpinteria May 2013		X			1,000	No	None	No	X
Oroville March 2013		X			500	No	Residences, parks, and places of worship	No	X
Dublin December 2012		X			1,000	No	500 feet from playgrounds, parks libraries, and City owned and operated recreational facilities	Yes (1,000 feet)	X
Sacramento June 2012			X		1,000	No (but retailers are allowed within the	None	No	X

City/County Date Passed	Type of Policy				Distance (in feet) from schools?	Apply to existing retailers (no grandfathering)?	What other youth-oriented areas (other than schools) are included?	Restricts retailers within a certain distance of other retailers?	Apply to every retailer who sells tobacco products?
	TRL	Zoning	CUP	Reg					
						restricted area if 10% or less floor space has tobacco products)			
Huntington Park December 2011	X				500	No	Library, playground, youth center, recreational facility open to the public, arcade open to the public, parks	Yes (200 feet)	X
West Hollywood March 2011	X				600	No	None	No	
Santa Barbara County November 2010	X				1,000	No	None	No	X
Santa Clara County November 2010	X				1,000	No	None	Yes (500 feet)	X
South Pasadena November 2010	X				500	No (but there were no retailers within restricted area)	None	No	X
Riverbank July 2010	X				500	Yes	Playgrounds	No	X
Adelanto May 2010		X			1,000	No	Playground, church, public library or childcare facility	No	X
Calabasas April 2010	X				500	No (but there were no retailers within restricted area)	None	No	X
Palmdale January 2010			X		500	No	Commercial daycare center, hospitals, parks, libraries, recreation centers	No	X
Union City January 2010			X		1,000	No	Park, playground, library, recreation center, religious institution, youth-oriented establishment	Yes (1,000 feet)	X

City/County Date Passed	Type of Policy				Distance (in feet) from schools?	Apply to existing retailers (no grandfathering)?	What other youth-oriented areas (other than schools) are included?	Restricts retailers within a certain distance of other retailers?	Apply to every retailer who sells tobacco products?
	TRL	Zoning	CUP	Reg					
Vallejo December 2009			X		1,000	No	Church, public recreation area	Yes (1,000 feet)	
Windsor November 2009			X		600	No (but there were no retailers within restricted area)	Religious institutions, libraries and parks	No	
Saratoga October 2009			X		1,000	No	Parks	Yes (500 feet)	X
Rohnert Park April 2009			X		500	No	Religious assembly, public facility, multi-unit residential development	Yes (500 feet)	
Albany February 2009			X		500	Yes	Childcare centers, public libraries, public community centers, parks or playgrounds	No	
Oakland April 2008			X		1,000	No	Residential zone, library, park, playground, recreation center, licensed daycare facility	No	X
La Mirada November 2007			X		600	No	Church, temple, park	Yes (500 feet)	
Emeryville March 2007				X	1,000	Yes	Parks, greenways, and playgrounds		
Mountain View February 2005			X		1,000	No (if existing retailers are caught selling to minors twice in a 36 month period, they must apply for a CUP)	Childcare facility or preschool other than family daycare, playground, youth center, recreational facility	No	
Pasadena February 2004			X		1,000	No	Game arcade, internet access studio, library, licensed childcare facility other than family daycare, park and recreation facility, theater	No	

City/County Date Passed	Type of Policy				Distance (in feet) from schools?	Apply to existing retailers (no grandfathering)?	What other youth-oriented areas (other than schools) are included?	Restricts retailers within a certain distance of other retailers?	Apply to every retailer who sells tobacco products?
	TRL	Zoning	CUP	Reg					
San Rafael February 2003			X		1,000	No	Parks, libraries, arcades, youth/teen centers, community/recreation centers, licensed daycare centers, shopping malls, houses of worship with youth programs	No	
Marin County 2002			X		1,000	No	Childcare facility or preschool other than family daycare, playground, youth or teen center, community or recreation center, arcade, park, library, houses of worship with youth activities	No	
Berkeley November 2001			X		1,400	No	Public Park	No	
San Leandro July 2001			X		1,500	No	Park, library, recreational facility	Yes (1,500 feet)	
Novato April 2001		X			1,000	No	Parks or other land use oriented to minors as determined by zoning administrator	No	
Vista June 1997		X			1,000	No	None	No	