

STATE OF CALIFORNIA

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

CERTIFICATE OF DECISION

FILE : 47-464930

REG. : 11075620

It is hereby certified that the Department of Alcoholic Beverage Control, having reviewed the findings of fact, determination of issues and recommendation in the attached proposed decision submitted by an Administrative Law Judge of the Administrative Hearing Office, adopted said proposed decision as its decision in the case therein described on February 7, 2012.

**THIS DECISION SHALL BECOME OPERATIVE MARCH 26, 2012.**

Sacramento, California

Dated: February 7, 2012



---

Matthew D. Botting  
General Counsel

Pursuant to Government Code Section 11521(a), any party may petition for reconsideration of this decision. The Department's power to order reconsideration expires 30 days after the delivery or mailing of this decision, or on the effective date of the decision, whichever is earlier.

Any appeal of this decision must be made in accordance with Chapter 1.5, Articles 3, 4 and 5, Division 9 of the Business and Professions Code. For further information, call the Alcoholic Beverage Control Appeals Board at (916) 445-4005, or mail your written appeal to the Alcoholic Beverage Control Appeals Board, 300 Capital Mall, Suite 1245, Sacramento, CA 95814.

BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA

Alcoholic Beverage Control  
Legal Unit  
JAN 10 2012  
RECEIVED

IN THE MATTER OF THE PROTESTS OF:

Bozier Demaree, et al

Against the Premises to Premises (Premises Expansion)  
of an On-Sale General Public Eating Place License to:

Grand and Strand, LLC  
DBA: Pacific Beach Shore Club  
4343 Ocean Boulevard  
San Diego, CA 92109

FILE: 47-464930

REG: 11075620

LICENSE TYPE: 47

WORDS: 54,735

REPORTER: Fivecoat and With

**PROPOSED DECISION**

This matter was heard by Rodolfo Echeverria, Administrative Law Judge of the Department of Alcoholic Beverage Control, Administrative Hearings Office, at San Diego, California, on December 14, 2011 at 9:30 a.m.

Staff Counsel Kerry Winters represented the Department of Alcoholic Beverage Control.

The Applicant's member and principal owner, Barrett Rinzler, was present at the hearing and the Applicant was represented by William R. Winship, Jr.

Protestants, Bozier Demaree, Gerald Demaree, Marcie Beckett, Larose Hunt, Jerry Hall and Elvin Lai<sup>1</sup>, were present at the hearing and they were not represented by counsel.

Evidence was received and the matter was argued and submitted. The Administrative Law Judge now finds, determines, and orders as follows:

<sup>1</sup> Alvin Lai substituted in as a Protestant in lieu of Al Sessler, the former manager of the Ocean Park Inn.

## FINDINGS OF FACT

### I

A. The Applicant has been operating a full service restaurant and bar serving seafood and American and Mexican food since February of 2007 at 4343 Ocean Boulevard in the Pacific Beach neighborhood of San Diego, California (hereinafter "the premises"). The premises are located on the second floor of a building situated on Ocean Front Walk which overlooks the Pacific Ocean and the Applicant has applied for an expansion of the premises to add a second floor deck.

B. Should the applied-for license be issued, the Applicant has agreed to the fourteen conditions which are contained in Exhibit 11 which is attached hereto as Appendix A and incorporated herein by reference.

C. The premises are located in a mostly commercial area in a two story building on the boardwalk of Mission Beach. The existing premises are sixty feet by eighty feet and the planned expansion would add a deck approximately thirty feet by sixty feet. According to the Department's licensing representative, the expansion will add approximately one hundred twenty seats to the existing patron capacity of the premises. The Applicant estimated that the expansion is expected to provide additional seating for approximately seventy-five dinner patrons. The Applicant intends to serve lunch and dinner on weekdays and breakfast, lunch and dinner on weekends. The premises kitchen currently closes at 10:00 p.m. However, if the planned expansion is approved, a new condition on the license will require that food be available at all times when alcoholic beverages are being sold, served and consumed.

D. The premises have been unconditionally licensed intermittently with on-sale type licenses since June of 1940.

E. No residences are located within one hundred feet of the premises or its parking lot and there are no consideration points such as churches or schools located within 600 feet of the premises.

F. The San Diego Police Department filed a conditional protest in this matter and indicated that it would withdraw its protest if the Applicant accepted the six conditions it had recommended. The Police Department subsequently withdrew its protest after the Applicant agreed to the fourteen conditions recommended by the Department and which are stated in Exhibit `11.

G. The Department has recommended approval of the applied-for license subject to the fourteen conditions stated in the Petition For Conditional License (Exhibit 11).

## II

The Protestants objected to the issuance of the applied-for license on the following grounds: (1) the premises are located in a residential area and the operation of the premises will interfere with the quiet enjoyment of their property by nearby residents, (2) issuance of the license would tend to create a law enforcement problem in the area, (3) issuance of the license would result in or add to an undue concentration of licenses in the area and (4) there are many children and families that come to the area where the premises are located.

## III

A. As indicated above, no residences are located within one hundred feet of the premises or its parking lot. However, residents who live near the premises but beyond 100 feet are concerned regarding loud music and other noise coming from the premises.

1. Protestant Larose M. Hunt lives in a condominium on Ocean Boulevard which is located approximately one and one half blocks from the premises. Her residence is separated from the premises by two streets, a hotel and some residences. According to Ms. Hunt, several of the fine dining restaurants in the area have now become sports bars and this has caused more noise and more crime in the area. These restaurants/sports bars include the subject premises as well as the Ale House which is located approximately 75 feet from the premises and the Firehouse which is located approximately 100 feet northwest of the premises. Additionally, Joe's Crab Shack, another licensed premises, is located adjacent to the premises. A total of eighteen on-sale type licenses are located within 1000 feet of the premises and several of them have outdoor decks.

2. Protestant Jerry Hall lives approximately one third of a mile from the premises and he has many issues with several of the restaurants/bars in the area. He is not bothered at his home by noise coming from the premises, but he wants a more tranquil beach and boardwalk. Therefore, he is concerned that the premises leave its west facing windows open. As a result of this, he is able to hear noise coming from the premises including loud DJ music, cowbells and loud voices when he is on the boardwalk or on the beach.

3. Protestant Marcie Beckett lives about one half mile from the premises. Her main concern is the high crime in the area and she is concerned that expanding the premises will exacerbate the high crime rate and have a negative impact on public safety. Her

other concern is noise. Although she is not bothered by noise coming from the premises when she is at her home, she has been startled by noise and yelling coming from the premises when she walks and rides her bicycle on the beach. She did not experience this noise problem before the Applicant moved in because the prior owner kept the windows closed.

4. Protestant Bozier Demaree lives approximately one half mile from the premises and she opposes the expansion of the premises since she feels that the expansion will be the equivalent of opening a new bar. She is concerned that the nearby restaurants have morphed into bars. In her opinion, the subject premises are the loudest and the noisiest licensed premises in the area. According to Demaree, she has been disturbed at her residence late at night when the premises have had a major outdoor event.

5. Candy Hogan lives on Ocean Boulevard approximately one block from the premises and her residence is separated from the premises by two streets and a hotel. She is concerned because the premises never close its windows and she can hear blaring loud music when she walks on the boardwalk or on the beach.

B. The Ocean Park Inn is located on Grand Avenue approximately one hundred thirty feet from the premises. Grand Avenue and public restrooms separate the premises from the Ocean Park Inn. Al Sessler, the former manager of the Ocean Park Inn, originally filed a protest in this matter. Since Mr. Sessler has retired, Alvin Lai, one of the Inn's owners, substituted in as a Protestant in place of Mr. Sessler. Mr. Lai testified that his Inn has lost business because of noise complaints. Several licensed premises including the subject premises are located near the Inn and guests complain about the noise generated by these licensed premises. Mr. Lai feels that the Applicant has done a great job of closing its north facing windows at 10:00 p.m. But according to Mr. Lai, you can still hear noise from the west facing windows which face the ocean. Mr. Lai is also concerned about adding one hundred and twenty extra patrons if the applied-for premises expansion is allowed.

C. The evidence established that the proposed patio/deck will be entirely enclosed on three sides with solid walls at least 8 feet in height and a four foot glass wall on the west side facing the ocean. The west side of the premises does not face any residences. The premises are a full service restaurant and bar serving lunch and dinner on weekdays and adding breakfast on weekends. The Applicant will also be adding to its menu if the requested expansion is allowed. The Firehouse Restaurant located across the street from the premises and the Pacific Beach Ale House Restaurant located next door to the premises have second story or rooftop patios. The premises kitchen currently closes at 10:00 p.m. However, if the planned expansion is approved, a new condition on the

license will require that food be available at all times when alcoholic beverages are being sold, served and consumed. The proposed deck will consist of a free standing steel building, the total cost of the proposed deck is estimated at somewhere between \$ 400,000 and \$ 500,000 dollars and the Applicant must still get approval from the Coastal Commission.

D. The Applicant currently has no conditions on its license and the Applicant has agreed to fourteen conditions which were designed to alleviate the concerns of the Protestants. These conditions limit the hours during which alcoholic beverages can be served and consumed on the proposed expanded deck. Sales, service and consumption of alcoholic beverages shall be permitted in the patio/deck area only between the hours of 8:00 a.m. and 12:00 midnight each day of the week. Live entertainment inside the building shall be restricted to disc jockey only and there shall be no live entertainment of any type allowed in the patio/deck area. Furthermore, the use of any amplified system or device is prohibited on the patio/deck area and use of such system or device inside the premises shall not be audible 50 feet outside the premises in any direction. Additionally, the Applicant will be required to have a security guard at the licensed premises and his primary duty shall be to patrol the interior and exterior of the premises in order to alleviate police problems, excessive noise, abusive behavior, disturbances, and other violations of the law that occur on or about the licensed premises.

E. It has been the custom and practice of the Applicant to close the north facing windows at 10:00 p.m. and the Applicant agreed at the hearing to accept a condition requiring him to do so.

F. If the applied-for expansion of the premises is denied, the Applicant will be able to operate its existing premises without any conditions whatsoever. If the applied-for expansion is granted, the fourteen conditions recommended by the Department and accepted by the Applicant will go along way in addressing the concerns of the Protestants. However, the fourteen agreed upon conditions do not go far enough. By agreeing only to the fourteen conditions included in Exhibit 11, the Applicant has not established that the issuance of the applied-for license will not interfere with the quiet enjoyment of nearby residents. However, the Applicant would establish that the issuance of the applied-for license will not interfere with the quiet enjoyment of nearby residents if it agrees to modify condition 2 as follows and to add conditions 15 and 16 as follows:

2. Sales, service and consumption of alcoholic beverages in the patio/deck area shall be permitted only between the hours of 8:00 a.m. and 10:00 p.m. on Sunday through Thursday and from 8:00 a.m. until midnight on Friday and Saturday.

15. The premises windows including the north facing windows and the west facing windows shall remain closed when ever the premises are offering live entertainment and the windows shall be closed by 10:00 p.m. each day of the week even when the premises are not offering live entertainment.

16. No fixed bars shall be located on the proposed patio/deck.

#### IV

A. The preponderance of the evidence established that the approval of the applied-for expansion subject to the fourteen agreed-upon conditions and the modified and additional conditions contained in paragraph III-F would not tend to create a law enforcement problem in the area where the premises are located. The area where the premises are located is policed by the San Diego Police Department. The evidence established that the reporting district in which the premises are located is considered to be a high crime area. The number of Part 1 crimes and Part 2 arrests for this reporting district is 501% which is above the City average. The San Diego Police Department initially filed a protest in this matter but it withdrew its conditional protest after the Applicant agreed to the fourteen conditions included in Exhibit 11. The evidence also established that the Applicant has been licensed since February 26, 2007 with no record of disciplinary action.

B. The premises are located in Census Tract 79.01. According to the Department's licensing representative, the population in this census tract allows six on-sale licenses and 53 on-sale licenses existed when the Applicant filed its application for license. Therefore, an undue concentration of licenses does exist in the census tract where the premises are located. However, the license count in this census tract will not increase if the applied-for expansion is allowed since the Applicant currently has a type 47 on-sale license.

C. The Applicant submitted a letter dated April 12, 2011 regarding public convenience or necessity (Exhibit 7). The premises are located on Ocean Front Walk which overlooks the Pacific Ocean in the Pacific Beach area of San Diego which is a very popular tourist destination. The premises serve local residents as well as the many visitors that come to the area. The Applicant has established that the approval of the applied-for expansion will serve public convenience or necessity.

#### V

The Protestants also objected to the approval of the applied-for expansion because there are many families and children in the area of the premises. The premises are located next to the beach, public showers and restrooms. The evidence presented at the hearing did

not establish that the operation of the premises has caused any problems to families or children in the area and based upon the strict conditions that will be placed on the Applicant's license, there is no reason to believe that the approval of the applied-for expansion will cause any problems to families or children in the area.

### **LEGAL BASIS FOR DECISION**

#### I

A. Article XX, Section 22 of the California Constitution delegates to the Department of Alcoholic Beverage Control the exclusive power to license the sale of alcoholic beverages in this State.

B. Article XX, Section 22 of the California Constitution provides that the Department of Alcoholic Beverage Control has the power, in its discretion, to deny an application for an alcoholic beverage license if it determines for good cause that the granting of the license would be contrary to public welfare or morals.

#### II

A. Business and Professions Code section 25750 provides that "(t) he department shall make and prescribe those reasonable rules as may be necessary or proper to carry out the purposes and intent of Section 22 of Article XX of the California Constitution and to enable it to exercise the powers and perform the duties conferred upon it by that section or by (the Alcoholic Beverage Control Act), not inconsistent with any statute of this state...."

B. Pursuant to the code section cited above, the department promulgated the following rule: "No original issuance of a retail license or premises-to-premises transfer of a retail license shall be approved for premises ... (which) are located within 100 feet of a residence. ... Notwithstanding the provisions of this rule, the department may issue an original retail license or transfer a retail license premises-to-premises where the applicant establishes that the operation of the business would not interfere with the quiet enjoyment of the property by residents." Title 4, California Code of Regulations, Section 61.4.

#### III

A. Business and Professions Code section 23958 provides that the Department of Alcoholic Beverage Control shall deny an application for a license if issuance of that



license would tend to create a law enforcement problem, or result in or add to an undue concentration of licenses.

B. "Undue concentration" of licenses is addressed in Section 23958.4 and is defined as existing where the premises, *inter alia*, sits in a Census Tract where issuance of the license would result in a ratio of licenses to population greater than the county's ratio (subd. (a)(2) - "high count").

C. Business and Professions Code Section 23958.4 (b) provides that "Notwithstanding Section 23958, the department may issue a license as follows:

(1) With respect to a nonretail license, a retail on-sale bona fide eating place license, a retail license issued for a hotel, motel, or other lodging establishment,..., a retail license issued in conjunction with a beer manufacturer's license or a wine grower's license, if the applicant shows that public convenience or necessity would be served by the issuance.

### **DETERMINATION OF ISSUES**

#### I

By agreeing only to the fourteen conditions included in Exhibit 11, the Applicant has not established that the granting of the applied-for expansion will not interfere with the quiet enjoyment of nearby residents as set forth in Finding III. However, the Applicant would establish that the granting of the applied-for expansion will not interfere with the quiet enjoyment of nearby residents if it agrees to modify condition 2 as follows and to add conditions 15 and 16 as follows:

2. Sales, service and consumption of alcoholic beverages in the patio/deck area shall be permitted only between the hours of 8:00 a.m. and 10:00 p.m. on Sunday through Thursday and from 8:00 a.m. until midnight on Friday and Saturday.

15. The premises windows including the north facing windows and the west facing windows shall remain closed when ever the premises are offering live entertainment and the windows shall be closed by 10:00 p.m. each day of the week even when the premises are not offering live entertainment.

16. No fixed bars shall be located on the proposed patio/deck.

II

The preponderance of the evidence established that the granting of the applied-for expansion would not tend to create a law enforcement problem in the area as set forth in Finding IV.

III

Although the evidence presented at the hearing established that there is an undue concentration of licenses in the area where the premises are located and that the premises are located in a high crime area, the granting of the applied-for expansion will not increase the number of on-sale licenses in the census tract where the premises are located. Additionally, the preponderance of the evidence did establish that the issuance of the applied-for license would serve public convenience or necessity as set forth in Finding IV. Furthermore, the evidence did not establish that issuance of the applied-for license will lead to an increase in crime in the area where the premises are located.

IV

The evidence established that the granting of the applied-for license would not result in a problem for families or children in the area where the premises are located as set forth in Finding V.

V

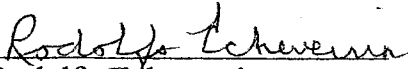
The granting of the applied-for expansion subject to the fourteen conditions contained in the Petition For Conditional License (Exhibit 11), the modification of condition 2 and the adding of conditions 15 and 16 as stated above in paragraph I of the Determination of Issues would not be contrary to public welfare or morals.

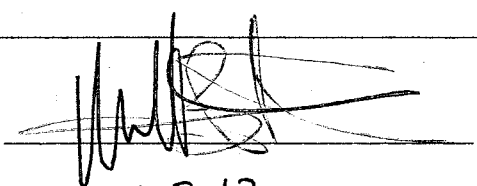
**ORDER**

If the Applicant forthwith submits a Petition for Conditional License modifying condition 2 and adding of conditions 15 and 16 as stated above in paragraph I of the Determination of Issues, the protests of Demaree Bozier, Gerald Demaree, Marcie Beckett, Larose Hunt, Jerry Hall and Elvin Lai, are denied in accordance with the determinations made herein, and the license shall issue immediately upon the adoption of this Proposed Decision by the Department.

Grand & Strand, LLC  
47-464930  
11075620  
Page 10

Dated: December 29, 2011

  
Rodolfo Echeverria  
Administrative Law Judge

<input checked="" type="checkbox"/> Adopt
<input type="checkbox"/> Non-Adopt:
_____
_____
By: 
Date: <u>2-2-12</u>

Grand & Strand, LLC

47-464930

11075620

Page 11

**APPENDIX A**

BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA

IN THE MATTER OF THE APPLICATION OF

GRAND & STRAND LLC  
PACIFIC BEACH SHORE CLUB  
4343 OCEAN BLVD  
SAN DIEGO, CA 92109-3923

} FILE 47-464930

} REG.

} PETITION FOR CONDITIONAL  
} LICENSE

For Issuance of an On-Sale General Eating Place- License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and,

WHEREAS, the proposed premises are located in Census Tract 0079.01 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and,

WHEREAS, the proposed premises are located in a crime reporting district that has a 20% greater number of reported crimes, as defined in subdivision (c) of Section 23958.4, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency; and,

WHEREAS, the petitioner(s) stipulate(s) that by reason of the aforementioned high crime and over concentration of licenses, grounds exist for denial of the applied-for license; and,

WHEREAS, the privilege conveyed with the applied-for license requires that the petitioner(s) operate(s) the premises, in good faith, as a Bona Fide Public Eating Place; and,

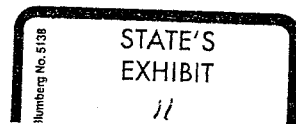
WHEREAS, the San Diego Police Department and 17 residential protest(s) has/have been filed against the issuance of the applied-for license; and,

WHEREAS, the protest(s) deal(s) with the proposed operation of the applied-for premises; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

\_\_\_\_\_  
Initials



- 1 Sales, service and consumption of alcoholic beverages shall be permitted inside the building portion of the premises only between the hours of 8:00 AM and 2:00 AM each day of the week.
- 2 Sales, service and consumption of alcoholic beverages shall be permitted in the patio/deck area only between the hours of 8:00 AM and 12:00 Midnight, each day of the week.
- 3 Live entertainment inside the building portion of the licensed premises shall be restricted to a disc jockey only. There shall be no other live entertainment, including but not limited to live music, karaoke, topless entertainment, male or female performers or fashion shows.
- 4 There shall be no live entertainment **in the patio/deck area** of the licensed premises of any type, including but not limited to live music, disc jockey, karaoke, topless entertainment, male or female performers or fashion shows.
- 5 There will be no dancing allowed on the premises.
- 6 There shall be no amusement machines or video game devices in the premises at any time.
- 7 No pool or billiard tables may be maintained on the premises.
- 8 The use of any amplifying system or device is prohibited on the patio/deck area, and the use of any such system or device inside the premises shall not be audible 50' outside the premises in all directions.
- 9 At all times when alcoholic beverages are being sold, served and consumed food shall be available upon request of a patron.
- 10 Alcoholic beverages shall not be sold by the pitcher but by single servings only.
- 11 There shall be one security guard at the licensed premises as depicted in the ABC-257 dated 4-21-11. The security personnel shall wear clothing that identifies them as security personnel. Their primary duty shall be to patrol the interior and exterior of the premises in order to alleviate police problems, excessive noise, abusive behavior, disturbances, and any other violations of the law that occur on or about the licensed premises.
- 12 There shall be no competitive events/games/contests held on the licensed premises where participation in such competitive events/games/contests are conditioned on the purchase, sale or consumption of alcoholic beverages.
- 13 There shall be no glass containers on the deck area of the licensed premises.
- 14 The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 4<sup>th</sup> DAY OF November, 2010

GRAND & STRAND, LLC

By: [Signature] Managing Member  
Applicant/Petitioner Title

THE DOCUMENT TO WHICH THIS CERTIFICATE IS AFFIXED IS A TRUE AND CORRECT COPY OF A DOCUMENT ON FILE AND OF RECORD IN THE SAN DIEGO DISTRICT OFFICE OF THE CALIF STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL.

ATTEST:

12/13/2011

J. Hill

DISTRICT ADMINISTRATOR  
DEPT. OF ALCOHOLIC  
BEVERAGE CONTROL

**BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE PROTEST OF:

BOZLER H DEMAREE, et al

AGAINST THE PREMISES TO PREMISES TRANSFER  
(PREMISES EXPANSION) OF AN ON-SALE GENERAL  
EATING PLACE LICENSE TO:

GRAND & STRAND LLC  
PACIFIC BEACH SHORE CLUB  
4343 OCEAN BLVD  
SAN DIEGO, CA 92109-3923

FILE : 47 - 464930

REG. : 11075620

**DECLARATION OF  
SERVICE BY MAIL**

under the Alcoholic Beverage Control Act.

The undersigned declares:

I am over eighteen years of age, and not a party to the within cause; my business address is 3927 Lennane Drive, Suite 100, Sacramento, California 95834. I served by **CERTIFIED** mail a copy of the following documents:

**CERTIFICATE OF DECISION**

on each of the following, by placing same in an envelope(s) addressed as follows:

**GRAND & STRAND LLC  
7201 E CAMELBACK, STE 210  
SCOTTSDALE, AZ 85251-3327**

**SEE ATTACHED LIST**

**Kerry Winters, Staff Counsel  
Southern Division, Legal – Inter Office Mail**

**WILLIAM WINSHIP, JR.  
ATTORNEY AT LAW  
591 CAMINO DE LA REINA STE 1015  
SAN DIEGO, CA 92108**

Each said envelope was then, on February 7, 2012 sealed and deposited in the United States Mail at Sacramento, California, the county in which I am employed, with the postage thereon fully prepaid.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 7, 2012 at Sacramento, California.



\_\_\_\_\_  
Declarant

San Diego District Office(interoffice mail)

Division Office(interoffice mail)



MARCIE BECKETT  
4110 BAYARD STREET  
SAN DIEGO, CALIFORNIA 92109

BOZLER H DEMAREE  
1051 REED AVENUE  
SAN DIEGO, CALIFORNIA 92109

GERALD F DEMAREE  
1051 REED AVE  
SAN DIEGO, CALIFORNIA 92109

JERRY HALL  
4306 CASS STREET  
SAN DIEGO, CALIFORNIA 92109

LAROSE M HUNT  
4465 OCEAN BLVD. #53  
SAN DIEGO, CALIFORNIA 92109

ALVIN LAI  
710 GRAND AVENUE  
SAN DIEGO, CALIFORNIA 92109