



CITY OF OCEANSIDE

Administrative Services Department
Business Activities/Revenue Division

April 8, 2026

HYPE HAVEN I
ATTN: BZBK LLC
10 PACIFIC CREST
IRVINE, CA 92602

Re: Suspension of Tobacco Retail License TRL-1277379 Hype Haven I

Dear Omar Turbi,

This letter provides formal notice that Financial Services Director Jill Moya has determined, following a hearing held on April 6, 2026, that the suspension of Tobacco Retail License TRL-1277379 for Hype Haven I, located at 3504 College Blvd Ste F, Oceanside, CA 92056, is warranted. The suspension is based on documented violations of California Health and Safety Code section 104559.5 and the City of Oceanside Municipal Code, Chapter 7, Article X, which regulates the sale of tobacco products. The licensee was provided with notice and an opportunity to present evidence and testimony prior to this determination.

On February 12, 2026, the business was inspected by the City of Oceanside's Code Enforcement Division and the California Department of Tax and Fee Administration (CDTFA). During the inspection, various prohibited items were found for sale on the premises, including flavored vapes, which constituted a violation of HSC § 104559.5(b)(1). In addition to the flavored tobacco products, inspectors from the California Department of Public Health, Food and Drug Branch also identified and impounded other prohibited products bearing state-required cannabis labeling. All prohibited items were immediately impounded by the CDTFA field staff, who additionally issued civil citations to both the store clerks and business owner. The inspection photographs documenting these issues were entered into the record during the hearing held on April 6, 2026.

According to HSC § 104559.5(b)(1), "A tobacco retailer, along with their agents or employees, is prohibited from selling, offering for sale, or possessing with the intent to sell or offer for sale, any flavored tobacco products or tobacco product flavor enhancers." Furthermore, the Oceanside Municipal Code Chapter 7, Article X, § 7.92.2(b)(1) states that a tobacco retail license will be suspended for 30 days upon the first violation within any five-year period. Consequently, TRL #TRL-1277379, will be suspended for 30 days, **effective April 28, 2026, unless a timely appeal is filed with the City Clerk, in which case the suspension will be stayed pending the City Council's determination.**

During the suspension period, you are not allowed to sell any tobacco products at this location. Failure to comply with this suspension may result in additional penalties, an extension of the suspension period, or permanent revocation of your tobacco retail license, as outlined in § 7.92.2(b)(3) of the Oceanside Municipal Code.

If you wish to appeal this determination, you may do so by filing a written appeal with the City Clerk within 20 days of the date of this notice, pursuant to Oceanside Municipal Code sections 7.92.2(c) and 15.5(3). If a timely appeal is filed, the suspension will be stayed pending the City Council's determination. The written appeal should identify the grounds for the appeal and should be directed to the City Clerk, 300 N. Coast Highway, Oceanside, CA 92054.

Although TRL compliance inspections are conducted randomly as part of the City's overall enforcement efforts, a scheduled compliance inspection is required to verify that all violations have been corrected prior to resuming tobacco sales. Please contact Code Enforcement Officer Jackie Bickford at (760) 435-3905 to schedule the inspection.

If you have any questions or need further clarification, please do not hesitate to contact me at (760) 435-3339.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lleymi Martinez', written over a horizontal line.

Lleymi Martinez
Code Enforcement Officer
Business License Division

cc: Jill Moya, Financial Services Director
Donna Trevizo, Financial Services Division Manager
Kirk Mundt, Code Enforcement Division Manager
Jennifer Rhoades, Financial Services Management Analyst



CITY OF OCEANSIDE

Administrative Services Department
Business Activities/Revenue Division

April 8, 2026

HYPE HAVEN II
ATTN: BZBK LLC
10 PACIFIC CREST
IRVINE, CA 92602

Re: Suspension of Tobacco Retail License TRL-1277377 Hype Haven II

Dear Omar Turbi,

This letter provides formal notice that Financial Services Director Jill Moya has determined, following a hearing held on April 6, 2026, that the suspension of Tobacco Retail License TRL-1277377 for Hype Haven II, located at 1405 S El Camino Real Ste 5113, Oceanside, CA 92054, is warranted. The suspension is based on documented violations of California Health and Safety Code section 104559.5 and the City of Oceanside Municipal Code, Chapter 7, Article X, which regulates the sale of tobacco products. The licensee was provided with notice and an opportunity to present evidence and testimony prior to this determination.

On February 12, 2026, the business was inspected by the City of Oceanside's Code Enforcement Division and the California Department of Tax and Fee Administration (CDTFA). During the inspection, various prohibited items were found for sale on the premises, including flavored vapes, which constituted a violation of HSC § 104559.5(b)(1). In addition to the flavored tobacco products, inspectors from the California Department of Public Health, Food and Drug Branch also identified and impounded other prohibited products bearing state-required cannabis labeling. All prohibited items were immediately impounded by the CDTFA field staff, who additionally issued civil citations to both the store clerks and business owner. The inspection photographs documenting these issues were entered into the record during the hearing held on April 6, 2026.

According to HSC § 104559.5(b)(1), "A tobacco retailer, along with their agents or employees, is prohibited from selling, offering for sale, or possessing with the intent to sell or offer for sale, any flavored tobacco products or tobacco product flavor enhancers." Furthermore, the Oceanside Municipal Code Chapter 7, Article X, § 7.92.2(b)(1) states that a tobacco retail license will be suspended for 30 days upon the first violation within any five-year period. Consequently, TRL #TRL-1277377. will be suspended for 30 days, **effective April 28, 2026, unless a timely appeal is filed with the City Clerk, in which case the suspension will be stayed pending the City Council's determination.**

During the suspension period, you are not allowed to sell any tobacco products at this location. Failure to comply with this suspension may result in additional penalties, an extension of the suspension period, or permanent revocation of your tobacco retail license, as outlined in § 7.92.2(b)(3) of the Oceanside Municipal Code.

If you wish to appeal this determination, you may do so by filing a written appeal with the City Clerk within 20 days of the date of this notice, pursuant to Oceanside Municipal Code sections 7.92.2(c) and 15.5(3). If a timely appeal is filed, the suspension will be stayed pending the City Council's determination. The written appeal should identify the grounds for the appeal and should be directed to the City Clerk, 300 N. Coast Highway, Oceanside, CA 92054.

Although TRL compliance inspections are conducted randomly as part of the City's overall enforcement efforts, a scheduled compliance inspection is required to verify that all violations have been corrected prior to resuming tobacco sales. Please contact Code Enforcement Officer Jackie Bickford at (760) 435-3905 to schedule the inspection.

If you have any questions or need further clarification, please do not hesitate to contact me at (760) 435-3339.

Sincerely,

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Lleymi Martinez
Code Enforcement Officer
Business License Division

cc: Jill Moya, Financial Services Director
Donna Trevizo, Financial Services Division Manager
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