



CITY OF OCEANSIDE

Administrative Services Department
Business Activities/Revenue Division

February 24, 2026

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

Re: Suspension of Tobacco Retail License TRL-1277379

Dear Omar Turbi,

This letter serves as a formal notice of the City of Oceanside's intent to suspend the Tobacco Retail License (TRL) for Hype Haven I, located at 3504 College Blvd Ste F Oceanside, CA 92056. This action is based on documented violations of California Health and Safety Code (HSC) § 104559.5(b)(1) and the City of Oceanside Municipal Code, Chapter 7, Article X, which regulates the sale of tobacco products. The suspension is being imposed due to the recent instance of non-compliance, as detailed below.

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. During the inspection, various prohibited products 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 from the premises, including products containing mushroom alkaloid extract and products bearing state-required cannabis labeling. All prohibited items were immediately impounded by the CDTFA field staff, who additionally issued criminal citations to both the store clerks and the business owner. The inspection photographs of the products are attached and incorporated herein by reference.

Under Health and Safety Code § 104559.5(b)(1), a tobacco retailer, or any of the retailer's agents or employees, may not sell, offer for sale, or possess with intent to sell any flavored tobacco product or tobacco product flavor enhancer. 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.

If the suspension takes effect, whether by the expiration of the hearing request period without a timely request or by a determination of the Financial Services Director following a hearing, you will be prohibited from selling any tobacco products at this location for the duration of the 30-day suspension period. During the suspension, the licensee must cease all sales of tobacco products, remove all tobacco and nicotine products from public display, and may not advertise or offer such

CITY OF OCEANSIDE

Administrative Services Department
Business Activities/Revenue Division

products for sale. Failure to comply with the suspension may result in further penalties, an extension of the suspension period, or the permanent revocation of your tobacco retail license, as outlined in § 7.92.2(b)(3) of the Oceanside Municipal Code. Re-inspection will occur at the end of the suspension period to verify compliance.

You have the right to contest this proposed suspension by requesting a hearing before the City's Financial Services Director within twenty (20) calendar days of service of this notice, as provided in Oceanside Municipal Code § 15.5(2). The written request for a hearing must be submitted to the Financial Services Department at BLInquiry@oceansideca.org or by mail to 300 N. Coast Highway, Oceanside, CA 92054. If no hearing is requested within that period, the suspension will take effect on March 16, 2026. If a timely hearing is requested, the suspension will be stayed pending the Director's determination. In the event the Financial Services Director determines that the suspension is warranted, you may further appeal that decision to the City Council pursuant to Oceanside Municipal Code § 7.92.2(c) and § 15.5(3).

Pursuant to California Government Code § 53069.4 and Code of Civil Procedure § 1094.5, any final administrative decision may be subject to judicial review by a petition for writ of administrative mandamus filed with the Superior Court within the time allowed by law.

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

Sincerely,



Lleydi 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



02/12/2026







CITY OF OCEANSIDE

Administrative Services Department
Business Activities/Revenue Division

February 24, 2026

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

Re: Suspension of Tobacco Retail License TRL-1277377

Dear Omar Turbi,

This letter serves as a formal notice of the City of Oceanside's intent to suspend the Tobacco Retail License (TRL) for Hype Haven II, located at 1405 S El Camino Real Ste 5113 Oceanside, CA 92054. This action is based on documented violations of California Health and Safety Code (HSC) § 104559.5(b)(1) and the City of Oceanside Municipal Code, Chapter 7, Article X, which regulates the sale of tobacco products. The suspension is being imposed due to the recent instance of non-compliance, as detailed below.

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. During the inspection, various prohibited products 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 from the premises, including products containing mushroom alkaloid extract and products bearing state-required cannabis labeling. All prohibited items were immediately impounded by the CDTFA field staff, who additionally issued criminal citations to both the store clerks and the business owner. The inspection photograph of the products is attached and incorporated by reference.

Under Health and Safety Code § 104559.5(b)(1), a tobacco retailer, or any of the retailer's agents or employees, may not sell, offer for sale, or possess with intent to sell any flavored tobacco product or tobacco product flavor enhancer. 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.

If the suspension takes effect, whether by the expiration of the hearing request period without a timely request or by a determination of the Financial Services Director following a hearing, you will be prohibited from selling any tobacco products at this location for the duration of the 30-day suspension period. During the suspension, the licensee must cease all sales of tobacco products, remove all tobacco and nicotine products from public display, and may not advertise or offer such

CITY OF OCEANSIDE

Administrative Services Department
Business Activities/Revenue Division

products for sale. Failure to comply with the suspension may result in further penalties, an extension of the suspension period, or the permanent revocation of your tobacco retail license, as outlined in § 7.92.2(b)(3) of the Oceanside Municipal Code. Re-inspection will occur at the end of the suspension period to verify compliance.

You have the right to contest this proposed suspension by requesting a hearing before the City's Financial Services Director within twenty (20) calendar days of service of this notice, as provided in Oceanside Municipal Code § 15.5(2). The written request for a hearing must be submitted to the Financial Services Department at BLInquiry@oceansideca.org or by mail to 300 N. Coast Highway, Oceanside, CA 92054. If no hearing is requested within that period, the suspension will take effect on March 16, 2026. If a timely hearing is requested, the suspension will be stayed pending the Director's determination. In the event the Financial Services Director determines that the suspension is warranted, you may further appeal that decision to the City Council pursuant to Oceanside Municipal Code § 7.92.2(c) and § 15.5(3).

Pursuant to California Government Code § 53069.4 and Code of Civil Procedure § 1094.5, any final administrative decision may be subject to judicial review by a petition for writ of administrative mandamus filed with the Superior Court within the time allowed by law.

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

Sincerely,



Lleyani 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

