

<b>Location:</b>	<b>526 8<sup>th</sup> Street (right side space on ground floor)</b> <i>See map on reverse</i>
<b>Assessor's Parcel Number:</b>	<b>001 0203-009-00</b>
<b>Proposal:</b>	To establish a bar featuring small events by customers in a 1,600 square-foot space with a 2:00 A.M. closing time.
<b>Applicant/</b>	<b>Mr. Ricardo Summers</b>
<b>Phone Number:</b>	<b>(415) 488-7803</b>
<b>Owner:</b>	<b>Green Group LP</b>
<b>Planning Permits Required:</b>	Major and Minor Conditional Use Permits with additional findings including Public Convenience or Necessity for 'Alcoholic Beverage Sales' & 'Personal Instruction and Improvement' Commercial Activities
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	CBD-P Central Business District Pedestrian Retail / S-7 Preservation Combining Zones
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Designated Historic Property; Survey rating: C1+ / Contributor, Area of Primary Importance (Old Oakland)
<b>City Council District:</b>	3
<b>Date Filed:</b>	November 8, 2017
<b>Action to be Taken:</b>	Approve with Conditions
<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
<b>For Further Information:</b>	Contact case planner <b>Aubrey Rose AICP</b> at <b>(510) 238-2071</b> or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a>

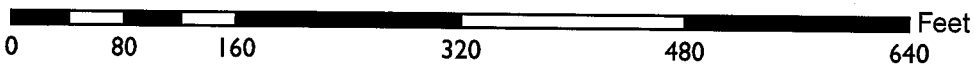
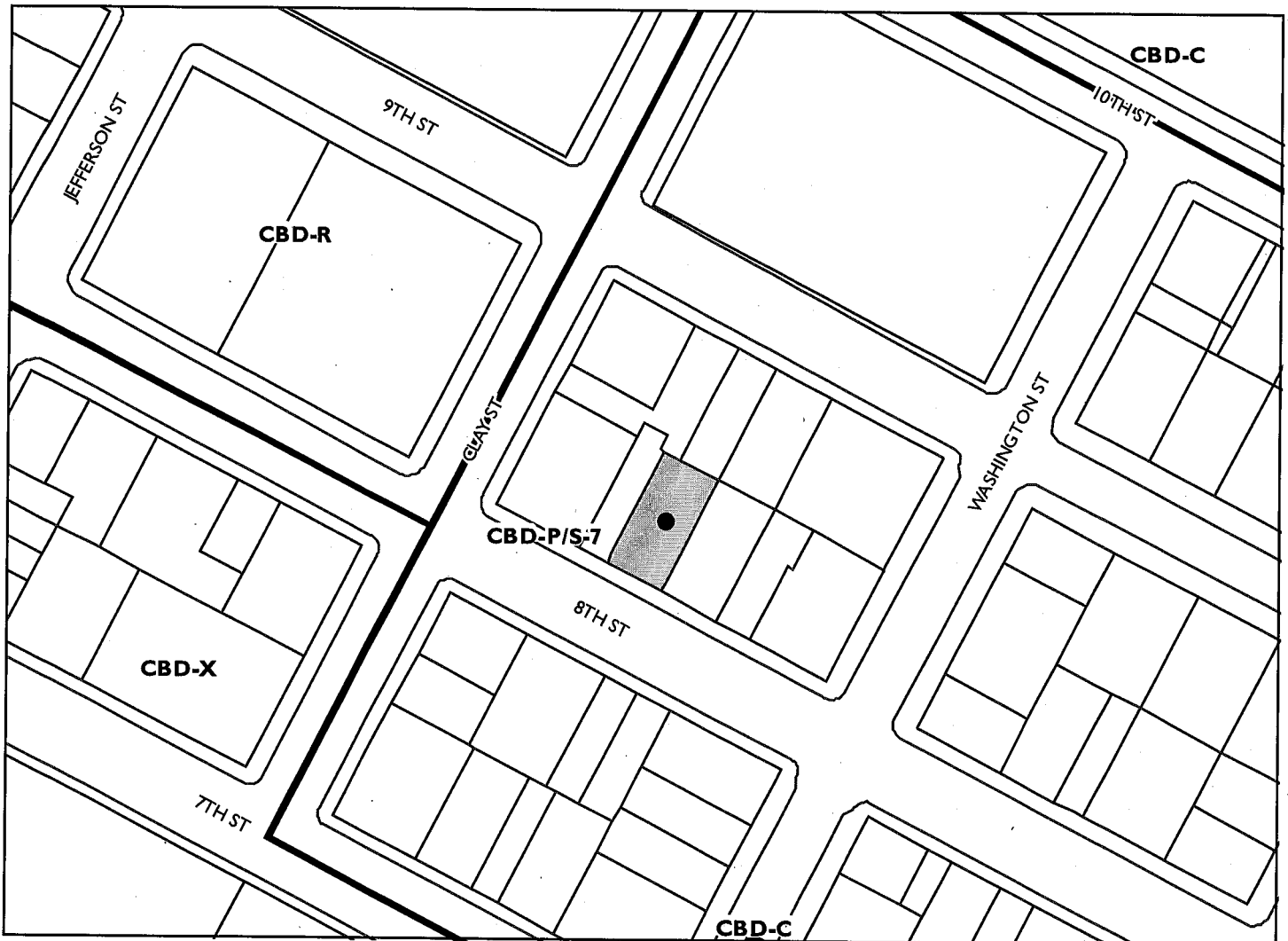
**SUMMARY**

The applicant requests Planning Commission approval of Major and Minor Conditional Use Permits to establish a new bar with occasional small events by customers in the Old Oakland district. Staff recommends approval of the requested permits, subject to the Conditions of Approval included in this report.

**PROPERTY DESCRIPTION**

The property consists of a level 5,000 square-foot lot situated midblock with fifty feet of street frontage. The lot contains a three-story brick building constructed in 1907 with apartments (formerly a small hotel) over three commercial spaces. The building is at zero-lot-line front and sides. It contains windows on front and rear sides only and its façade and ground floor spaces are currently under renovation. The right-side commercial space measures approximately 20-feet in width by 90-feet in depth, narrow towards the front an upper story staircase. The space was formerly occupied by a restaurant beginning in the 1980s until 2016. The site is in the Old Oakland Historic District, which includes Swan's Market, bars, restaurants, boutiques, and high density residences. Utilities are undergrounded. Parking is metered on-street and the district is adjacent to mass transit lines on Broadway.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17460  
Applicant: Mr. Ricardo Summers  
Address: 526 8th Street (right side space on ground floor)  
Zone: CBD-P / S-7

To the north (rear) is a surface parking lot fronting on 9<sup>th</sup> Street; to the south (across 8<sup>th</sup> Street) are other mixed use buildings; to the east (right) is a surface parking lot; and to the west (left) is a two-story commercial building. There is a temple up the block at 512 8<sup>th</sup> Street, a church at 625 8<sup>th</sup> Street, and a park at 618 Jefferson Street. The district is to the Marriott Hotel, Central Downtown/City Center/City Hall, Chinatown, City and County jail, 880 and 980 freeways, and the Jack London District.

### PROJECT DESCRIPTION

The applicant seeks to establish a new bar featuring some small events by and for patrons (for example, parties including sing-a-longs). The bar would serve liquor, beer and wine, and would not admit minors; be required to offer food service; or be a cabaret (that is, charge admission). Capacity would be approximately 49 persons. Hours of operation would be daily from 11:00 A.M. to 2:00 A.M. The bar would employ seven to ten persons including security on weekends. The business plan includes recycling.

Floor plan from front to rear would consist of a reception area; bar on along right-side wall; 440 square-foot dining room with approximately five tables and fourteen chairs; two restrooms along left-side wall; stairs leading to mezzanine; rear 358 square-foot "VIP" room with approximately five tables and fourteen chairs; and a rear door with no rear patron-accessible areas. The project would require installation of the new bar with counter and equipment; two new restrooms; new lighting in new dining rooms, restrooms and hallway; and construction of a utility room at small mezzanine. Noise insulation features including dual pane windows would be installed and the space would be fire-sprinklered.

The applicant would act as manager of the bar and has prior experience operating bar businesses. The applicant presented the proposal to the community and received letters of support (Attachment F).

Staff has advised the Police Department's Alcoholic Beverage Action Team of the request. The proposal requires a type 48 license from the Department of Alcoholic Beverage Control ("ABC"). Following is the ABC's description of a type 48 license:

48	<b>ON SALE GENERAL – PUBLIC PREMISES</b> - (Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
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### GENERAL PLAN ANALYSIS

The property is in the Central Business District area of the General Plan's Land Use and Transportation Element (LUTE). The intent of the area is: "to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California." The proposal to establish a new bar in an historic district that is appropriate for beverage and entertainment establishments conforms to this intent and to the following LUTE Policies:

#### Policy I/C3.2 Enhancing Business Districts.

Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

#### Policy D5.1 Encouraging Twenty-Four Hour Activity.

Activities and amenities that encourage pedestrian traffic during the work week, as well as evenings and weekends should be promoted.

Policy D12.4 Locating Entertainment Activities.

Small scale entertainment uses, such as small clubs, should be allowed to locate in the Jack London Waterfront area and to be dispersed throughout downtown districts, provided that the City works with area residents and businesses to manage the impacts of such uses.

Staff finds the proposal, subject to Conditions of Approval, to conform to the General Plan.

## **ZONING ANALYSIS**

The property is in the CBD-P Central Business District Pedestrian Retail and S-7 Preservation Combining Zones. The intent of the CBD-P Zone is: "to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities." The intent of the S-7 Zone is: "to preserve and enhance the cultural, educational, aesthetic, environmental, and economic value of structures, other physical facilities, sites, and areas of special importance due to historical association, basic architectural merit, the embodiment of a style or special type of construction, or other special character, interest, or value, and is typically appropriate to selected older locations in the City." The following are permits required for the proposal and the reason each permit is required. These items are further discussed in the Key Issues and Impacts section of this report.

### Major Conditional Use Permit

One (1) Major Conditional Use Permit (CUP) is required for an Alcoholic Beverage Sales Commercial Activity (bar). Additional CUP findings further ensure review of alcoholic beverage sales above and beyond general findings. The Planning Code requires a review of these activities to ensure that they do not contribute to nuisances in the community, including both alcohol-related issues that discourage business attraction. All Major CUPs are decided by the Planning Commission due to their critical nature. Additionally, Findings of Public Convenience or Necessity (PCN) are required for alcoholic beverage sales where the site is in an area that is over-concentrated for reported crime and / or alcoholic beverage sales outlets. PCN ensures no undue proliferation and further ensures compatibility.

### Minor CUP

Small events are classified as "Personal Instruction and Improvement Commercial Activities." The proposed use requires a CUP to establish in a ground floor space in this district, in order to prioritize retail, restaurants and large scale entertainment. Special findings ensure consideration of impacts to retail, prevent blank facades facing the street, and encourage a pedestrian friendly environment.

As described in Attachment A, the proposal meets the required findings and conforms to the intent of the CBD-P / S-7 Zones. Staff finds the proposal, subject to Conditions of Approval, to conform to the Planning Code.

## **ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts projects involving *operation and licensing of existing private facilities*. The proposal for on-sale of alcoholic beverages from a new bar located in an existing space meets this description: the project would constitute operation of an existing private facility. Section 15183 of the State CEQA Guidelines relates to Projects Consistent with a Community Plan, General Plan or Zoning. The project adheres to this section, as described above. The project is, therefore, not subject to further Environmental Review.

**KEY ISSUES AND IMPACTS**

Alcoholic beverage sales

The site is located in Police Beat 3Y which is roughly bound by the 980 freeway to the north, Broadway to the south, 14<sup>th</sup> Street to the east, and the 880 freeway to the west; this beat is over-concentrated for reported crime in comparison to beats Citywide. The site is also located in Census Tract 4031 which is roughly bound by Martin Luther King Jr Way to the north, Broadway to the south, 14<sup>th</sup> Street to the east, and the 880 freeway to the west. The tract is over-concentrated for ABC licenses in comparison to tracts Countywide. Area crime rates may be a function of areas within the Police Beat that are not in Old Oakland; statistics for a 500-foot radius over four weeks ending December 26, 2017 show crimes weekday crimes as opposed to weekend mostly along Washington Street and none involving alcohol (Attachment E). Many ABC-licensed premises are restaurants and few are bars: there are approximately two markets selling liquor, beer and wine; one beer and wine tavern; six restaurants serving beer and wine; thirteen restaurants serving liquor, beer and wine; and two bars (Attachment F). Old Oakland is a very appropriate location for a bar with minor entertainment, subject to Conditions of Approval for controls on impacts such as litter, noise and loitering.

Small group assembly / entertainment

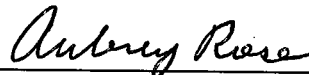
The purpose of the Minor CUP is to regulate certain non-pedestrian oriented site layouts, and non-retail businesses such as yoga studios. In this case, the property is developed to face the street with no exterior modifications proposed. Also, group assembly / entertainment would be essentially secondary to the bar function and not be pre-emptive to a retail and pedestrian friendly environment, and the space was not formerly retail. Events would not charge admission or constitute a "cabaret" as defined by the Municipal Code.

Therefore, due to the proposal's ability to meet required findings, staff recommends approval of the project, subject to Conditions of Approval, including a compliance review.

**RECOMMENDATIONS:**

1. Affirm staff's environmental determination.
2. Approve the Major and Minor Conditional Use Permits subject to the attached findings and conditions.

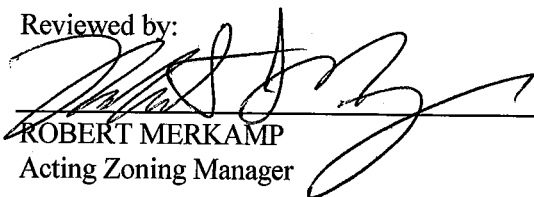
Prepared by:



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AUBREY ROSE, AICP  
Planner III

Reviewed by:



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ROBERT MERKAMP  
Acting Zoning Manager

Approved for forwarding to the  
City Planning Commission:



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DARIN RANELLETTI  
Deputy Director  
Planning Bureau

**ATTACHMENTS:**

- A. Findings
- B. Conditions
- C. Plans / Photographs
- D. Area Crime Statistics (Map & Table)
- E. ABC Licensing Data
- F. Community letters of support
- G. Proof of public notification posting

**Attachment A: Findings**

This proposal meets the required findings under **General Conditional Use Permit Criteria (OMC Sec. 17.134.050)**, **Use Permit Criteria for Establishments Selling Alcoholic Beverages (OMC Sec. 17.103.030.A)**, **CBD Central Business District Zone / Conditionally Permitted Activities (OMC Sec. 17.58.040 Limitation L5)**, and **Findings for Public Convenience or Necessity (OMC Sec. 17.103.030.B.3)** as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are shown in normal type.

**General Use Permit Criteria (OMC Sec. 17.134.050):**

**A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

Old Oakland is an appropriate location to establish a bar with secondary small group assembly / entertainment by and for patrons in a space that was not formerly retail, subject to Conditions of Approval regarding litter, loitering and noise, which will maintain the compatibility of the bar with the surrounding district, which contains bars, restaurants, and small entertainment venues. The proposal conforms to the intent of the CBD-P Central Business District Pedestrian Retail Zone.

**B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The proposal to establish a bar with secondary small group assembly / entertainment is appropriate for the district. The building and district are historic, and the building interior and façade is under renovation. Additionally, multiple modes of transportation are available.

**C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The proposal to establish a bar with secondary small group assembly / entertainment is appropriate for the district as it will enhance the entertainment options within the subject retail and entertainment district and Downtown Oakland.

**D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

No exterior changes or signage are proposed at this time and design review is, therefore, not applicable. Should the applicant desire exterior changes and/or signage in the future, they will need to obtain a Design Review permit from the Planning Bureau as required by the Conditions of Approval.

**E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California.” The proposal to establish a new bar in an historic district that is appropriate for beverage and entertainment establishments conforms to this intent and to the following LUTE Policies:

Policy I/C3.2 Enhancing Business Districts.

Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

Policy D5.1 Encouraging Twenty-Four Hour Activity.

Activities and amenities that encourage pedestrian traffic during the work week, as well as evenings and weekends should be promoted.

Policy D12.4 Locating Entertainment Activities.

Small scale entertainment uses, such as small clubs, should be allowed to locate in the Jack London Waterfront area and to be dispersed throughout downtown districts, provided that the City works with area residents and businesses to manage the impacts of such uses.

**Use Permit Criteria for Establishments Selling Alcoholic Beverages (OMC Sec. 17.102.210.A):**

- 1. That the proposal will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable, with consideration to be given to the area’s function and character, problems of crime and loitering, and traffic problems and capacity;**

The proposal to establish a bar with secondary small group assembly / entertainment in a space that was not formerly retail conforms to the intent of the CBD-P Central Business District Pedestrian Retail Zone. Certain areas within the Downtown such as Old Oakland are appropriate for retail as well as bars, restaurants, and entertainment. In this case the bar will replace a restaurant in a neighborhood with many food and beverage options. The Census Tract is over-concentrated for ABC licenses; however, many of the ABC-licensed premises are restaurants and few are bars. Area crime rates may be a function of areas within the Police Beat that are not in Old Oakland; statistics show crimes weekday crimes as opposed to weekend mostly along Washington Street and none involving alcohol. Old Oakland is a very appropriate location for a bar with minor entertainment, subject to Conditions of Approval for several requirements, such as controls on litter, loitering and noise, to maintain the compatibility of a bar with the surrounding district.

- 2. That the proposal will not adversely affect adjacent or nearby churches, temples, or synagogues; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds;**

There is a temple up the block at 512 8<sup>th</sup> Street, a church at 625 8<sup>th</sup> Street, and a park at 618 Jefferson Street; the bar is not anticipated to adversely affect these civic uses given hours of operation, Conditions of Approval, and distance to the church and park.

- 3. That the proposal will not interfere with the movement of people along an important pedestrian street;**

The commercial space lacks a parking lot and does not block any sidewalks. This Finding is, therefore, met.

- 4. That the proposed development will be of an architectural and visual quality and character which**



**harmonizes with, or where appropriate enhances, the surrounding area;**

The commercial façade is attractive and no further changes to it are proposed at this time.

**5. That the design will avoid unduly large or obtrusive signs, bleak unlandscaped parking areas, and an overall garish impression;**

The site does not contain a parking lot, and the proposal does not involve signage at this time. Should signage be desired in the future, that project would require review and approval by the Planning Bureau

**6. That adequate litter receptacles will be provided where appropriate;**

Litter will be collected inside the business. Conditions of Approval will ensure the operator maintains cleanliness in the public right-of-way (sidewalk and gutter) adjacent to the site.

**7. That where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it will be limited in hours of operation, or designed or operated, so as to avoid disruption of residents' sleep between the hours of ten p.m. and seven a.m. The same criteria shall apply to all conditional use permits required by subsection B of this section for sale of alcoholic beverages at full-service restaurants.**

The bar will be downstairs from apartments; closest windows may be living rooms. Conditions of Approval will prohibit smoking within 25-feet of any door.

**8. That proposals for new Fast-Food Restaurants must substantially comply with the provisions of the Oakland City Planning Commission "Fast-Food Restaurant--Guidelines for Development and Evaluation" (OCPD 100-18).**

This finding is not applicable; the proposal does not involve a Fast-Food Restaurant.

**CBD Central Business District Zone / Conditionally Permitted Activities (OMC Sec. 17.58.040 Limitation L5)**

**a. The proposal will not impair a generally continuous wall of building facades;**

The building sits at zero-lot-line front and sides, and no new exterior construction is proposed.

**b. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and**

The space was not formerly retail and the side of the block does not contain retail.

**c. The proposal will not interfere with the movement of people along an important pedestrian street.**

This finding is met; no driveways will be installed.

**Findings of Public Convenience or Necessity (OMC 17.103.030.B.3)**

**a. That a community need for the project is clearly demonstrated. To demonstrate community need, the applicant shall document in writing, specifically how the project would serve an unmet or underserved need or population within the overall Oakland community or the community in which the project is**

**located, and how the proposed project would enhance physical accessibility to needed goods or services that the project would provide, including, but not limited to alcohol; and**

The district is highly conducive to bars including with small group assembly / entertainment functions. The district is located Downtown halfway between the Uptown area and Jack London Square. All of these districts contain several food, beverage and entertainment options which will be enhanced by the project.

**b. That the overall project will have a positive influence on the quality of life for the community in which it is located, providing economic benefits that outweigh anticipated negative impacts, and that will not result in a significant increase in calls for police service; and**

The business will generate jobs and consumer options within the district and is not anticipated to generate any need for police services.

**c. That alcohol sales are customarily associated with, and are appropriate, incidental, and subordinate to, a principal activity on the lot.**

Alcoholic beverage sales are entirely typical for a bar business.

**Attachment B: Conditions**

**1. Approved Use**

***Ongoing***

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and the plans dated and submitted on **November 8, 2017** and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall require prior written approval from the Director of City Planning or designee.
- b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:
- i) Major and Minor Conditional Use Permits and Findings of Public Convenience or Necessity for an Alcoholic Beverage Sales Commercial Activity (bar & small group assembly / entertainment) at 526 8<sup>th</sup> Street (ground floor, right-side space).*

**2. Effective Date, Expiration, Extensions and Extinguishment**

***Ongoing***

Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

**3. Scope of This Approval; Major and Minor Changes**

***Ongoing***

The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

**4. Conformance with other Requirements**

***Prior to issuance of a demolition, grading, P-job, or other construction related permit***

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval 3.
- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

**5. Conformance to Approved Plans; Modification of Conditions or Revocation**  
***Ongoing***

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, Conditions or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

**6. Signed Copy of the Conditions**

***With submittal of a demolition, grading, and building permit***

A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

**7. Indemnification**

***Ongoing***

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect) action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b) Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

**8. Compliance with Conditions of Approval**  
***Ongoing***

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

**9. Severability**  
***Ongoing***

Approval of the project would not have been granted but for the applicability and validity of each and every one of the specified conditions, and if one or more of such conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions consistent with achieving the same purpose and intent of such Approval.

**SPECIFIC CONDITIONS**

**10. Alcoholic Beverage Sales**

**a. Additional Permits Required**

***Prior to commencement of activity***

A type 48 license shall be obtained from the ABC. This use shall conform to all provisions of the State ABC license. The state license and state conditions shall be posted along with these Conditional Use Permit conditions in a place visible to the public. This use shall also conform to all State Retail Operating Standards, Section 25612.5 of the Business and Professions Code and local Performance Standards, Section 15210, where applicable including any future changes in the above regulations. The intent of these standards is to reduce nuisance, litter, loitering, and crime associated with alcohol outlets. The City Conditions of Approval shall be forwarded to the Department of Alcoholic Beverage Control.

**b. Location and manner of alcohol consumption**

Alcohol sale is on-sale, for on-site consumption only.

**c. Hours of Alcohol Sale**

Hours of alcohol sales are limited to the following:

Monday-Sunday, 11:00 A.M. - 2:00 A.M.

No alcoholic beverages shall be sold within fifteen minutes prior to closing time.

**d. Admittance**

No minors shall be admitted at any time.

**11. Operation**

***Ongoing***

**a. Staffing**

The establishment shall have at least two staff persons on-site Thursdays through Sundays.

**b. Staff training program**

The operator shall require new employees to complete a staff training program that includes training in the conditions of approval and ABC statutes and regulations.

**c. Staff to monitor site**

Staff of the business shall regularly monitor the bar and public right-of-way to discourage all nuisances including but not limited to discouraging loitering, littering, noise, graffiti, public drinking / intoxication / urination / violence, and noise.

**d. Future operators**

Any future operator of the bar at these premises are subject to the requirements of this approval.

**e. Entry**

Admission shall never be charged for events or otherwise.

**f. Cabaret**

No "Cabaret," as defined under OMC Ch. 5.12, is allowed without a Cabaret Permit from the City Administrator's Office / Special Activity Unit.

**g. Taxi or ride share call program**

**Ongoing**

The establishment shall maintain a program of calling taxi cabs or ride shares for patrons on request for the purpose of preventing driving while intoxicated and shall maintain this service. Signage offering this service shall be displayed behind the bar.

**12. Coordination/Outreach**

**a. ABAT Registration**

The operator shall register with the Police Department's Alcoholic Beverage Action Team and adhere to their regulations.

**b. Deemed Approved Alcoholic Beverage Sale Regulations**

The applicant and proprietor voluntarily agree to conform to the Oakland Planning Code Deemed Approved Alcoholic Beverage Sale Regulations (OMC Sec. 17.156).

**c. Crime Prevention Through Environmental Review (CPTED)**

The applicant shall request a CPTED review from the Oakland Police Department's Alcoholic Beverage Action Team (ABAT) and shall implement all recommendations to the extent practicable.

**d. Neighborhood outreach**

The business operator shall be accessible to neighbors wishing to register complaints against the business and shall work to eliminate any related nuisances reported or noted.

**13. Environmental Effects**

**a. Nuisances**

Crime, litter, or disorderliness conduct associated with alcohol sales at the establishment shall result in a revocation of the Major Conditional Use Permit or a review to revoke.

**b. Performance standards**

**Ongoing**

The establishment shall adhere to performance standards for noise, odor, and all environmental effects of the bar activity as regulated under OMC Chapter 17.120.

**c. Loitering**

The owner, manager, and employees of this establishment shall make appropriate efforts to discourage

loitering from the premises including calling the police to ask that they remove loiters who refuse to leave. Persons hanging around the exterior of the establishment with no apparent business for more than ten minutes shall be asked to leave. Techniques discussed in the manual entitled "Loitering: Business and Community Based Solutions" may be used and are recommended by the Alcoholic Beverage Action Team.

**d. Odor**

Staff shall eliminate outdoor odors by refraining from purposefully breaking defective bottles outside and by immediately washing spillage from bottles broken accidentally.

**e. Graffiti**

Graffiti shall be removed from the premises within 72 hours (3 days) of application.

**f. Trash and litter**

The licensees/property owners shall clear the gutter and sidewalks along 8<sup>th</sup> Street plus twenty feet beyond the property lines along this street of litter twice daily or as needed to control litter. In addition to the requirements of B&P Code Section 25612.5 (sweep or mechanically clean weekly), the licensee shall clean the sidewalk with steam or equivalent measures once per month. The business shall utilize a recycling program.

**g. Noise**

The City Noise Ordinance (OMC Sec. 8.18.010) and Performance Standards (OMC Sec. 17.20.050) shall be observed for noise emanating from within the establishment from any source of recorded music and from patrons as well as from outdoor noise from patrons.

**h. Smoking**

The City Smoking Ordinance shall apply (OMC Sec. 8.30). Smoking shall only be located on the sidewalk over 25-feet from any entrance should such a location exist. Ashtrays shall be provided as necessary. The establishment shall provide signage inside the building and next to the exit to direct patrons to the proper location for smoking.

**14. Design**

**a. Signage**

***Within 30 days of the date of decision and ongoing***

At least one sign (one square foot maximum) shall be posted and maintained in a legible condition at each public entrance to the building prohibiting littering and loitering. Required signage prohibiting open containers and drinking in public shall also be maintained in legible condition near each public entrance to bar. The "No Open Container" signs are available from the cashier located on the second floor of 250 Frank H. Ogawa Plaza.

**b. Signage to discourage other nuisances**

***Ongoing***

The establishment shall display signage inside the building and next to the exit discouraging the patrons from generating nuisances outdoors both fronting the building and within the neighborhood.

**c. Contact phone numbers**

***Ongoing***

The establishment shall display signage behind the bar offering contact numbers for both the establishment and the City (CEDA Code Compliance at (510)238-3381 and OPD non-emergency at (510)777-3333 for the purpose of reporting nuisances.

**d. Advertising signage**

No product advertising signage (such as neon beer signs) or banners (such as happy hour advertisements) may be displayed.

**e. Building Code Upgrades**

***Prior to commencing approved activities***

The applicant shall obtain Building Permits and construct any building upgrades required to comply with the Building Code for occupancy requirements; it may be the case that no upgrades are required.

**f. Modifications**

***Prior to submitting for a building permit & ongoing***

All business signage and/or exterior alterations shall require Planning Bureau approval.

**15. Compliance hearings**

***After 6 months of commencement of sale of alcoholic beverages***

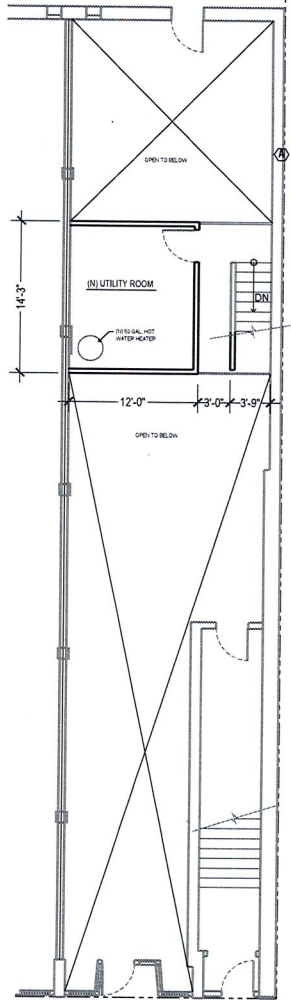
The applicant shall return to the Planning Bureau to report their progress. Should any complaints regarding on-sale provision or other issues regarding sale of alcohol be identified, staff may refer the item back to the Planning Commission under a Director's Report. In that case, the applicant shall submit for a Compliance Review, and pay all appropriate fees consistent with the current Master Fee Schedule at that time (currently \$1,310.00). The Compliance Review will be agendaized for an upcoming Planning Commission meeting. The Compliance Review shall provide an opportunity for the Commission and the public to provide comment on the operation and determine whether there is a violation of any term, **Conditions** or project description relating to the Approvals or if there is violation of any provision of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance or there exists adverse impacts caused. As a result of the hearing, the Commission may direct staff to initiate enforcement proceedings pursuant to Condition of Approval 5C and/or 13a, and/or may impose additional conditions related to the operation.

**APPROVED BY:**

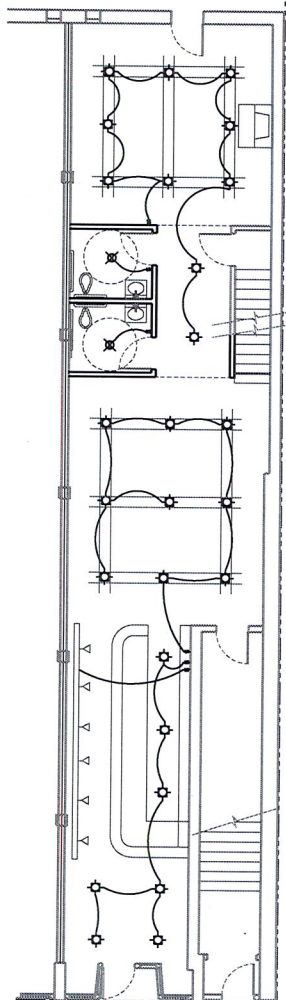
City Planning Commission: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)







(N) MEZZ. PLAN  
SCALE: 3/16"=1'-0"

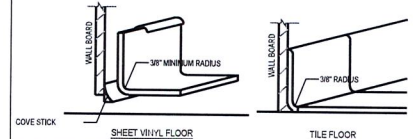


(N) CEILING PLAN  
SCALE: 3/16"=1'-0"

ROOM FINISH AND MATERIALS SCHEDULE

ROOM OR AREA	FLOOR	FLOOR FINISH (ON EDGE)	WALLS	CEILING	ROOM NO.
(A) HALL	TILE OVER CONC. FLOOR	YES	SMETROCK # HIGH STAINLESS STEEL	SMETROCK (OUTDOOR SHEETS)	
(B) CORRIDOR	TILE OVER CONC. FLOOR	YES	SMETROCK # HIGH STAINLESS STEEL	SMETROCK (OUTDOOR SHEETS)	
(C) HALL ROOM	IN TILE FLOOR	YES	SMETROCK # HIGH T.E. FROM FL.	SMETROCK (OUTDOOR SHEETS)	
(D) HALLWAY	IN TILE	NO	SMETROCK ABOVE # HIGH T.E. FROM FL.	SMETROCK (OUTDOOR SHEETS)	
(E) STAIRWELL AREA	IN TILE	NO	SMETROCK ABOVE # HIGH T.E. FROM FL.	SMETROCK (OUTDOOR SHEETS)	

- (1) INDICATE IF THE FLOOR FINISH IS TO EXTEND UP WALLS AND DEPENDS AT LEAST 1" WITH A MINIMUM 3/8" FINISH AT THE WALL, FLOOR AND CORNER JOINTS.
- (2) SPECIFY COLOURS.
- (3) ALL SMETROCK FINISH WILL BE SMOOTH, UNBLEND, DURABLE AND LIGHT COLOUR FINISH.
- (4) WALL FINISHES TO A HEIGHT OF 4" ABOVE THE TOP OF THE FINISH.
- (5) WALL AND CEILING SHALL BE SMOOTH AND FINISHED WITH GLOSS OR SEMI-GLOSS ENAMEL OR PESTICIDE PAINT.
- (6) WALL FINISHES TO A HEIGHT OF 4" ABOVE THE TOP OF THE FINISH.
- (7) WALL SURFACE ADJACENT TO UTILITY, KITCHEN, FOOD PREPARATION AND CLEANING, SWIMMING POOL, AND HIGH LOW RISE SHALL BE COVERED WITH FINISHES RESISTANT TO WATER, STAIN, AND DISINTEGRATION.
- (8) THE QUALITY OF FINISHES TO BE USED SHALL BE DETERMINED FROM THE TOP OF FLOOR COVERING TO THE HEIGHT.
- (9) FOOD STORAGE ROOMS OR AREAS WHERE FOODS STORED IN UNWRAPPED ORIGINAL WRAPPING CONTAINERS SHALL BE COVERED WITH FINISHES RESISTANT TO WATER, STAIN, AND DISINTEGRATION.
- (10) ALL FLOOR FINISH SHALL BE INSTALLED FLUSH WITH THE FINISH FLOOR.



REVISION	BY
10-05-2017	J. LI

James Li, P.E. Consulting Engineer  
112 Palm Avenue  
Milpitas, California 94029  
E-mail: jamesli15@yahoo.com

SUMMER  
526 8TH STREET  
OAKLAND, CA 94607

(N) MEZZ. PLAN, CEILING PLAN

**SYMBOLS**

110V	Smoke detector	Light fixture-celling
	Exhaust fan wheel lamp	Light fixture-wall mounted
	Thermostat	Light fixture-recessed
	Telephone outlet	GFCI Duplex convenient outlet
	Television cable	GFCI 45°
	Duplex convenient outlet	GFCI Water proof duplex convenient outlet
	Switch	Auto garage door opener
	3 Way	Switch Panel
	Fire alarm pull station	Fluorescent
	Fire alarm audio / visual device	

**LEGEND**

	Existing Wall to be Remain
	New Stud Wall, Metal stud 2x4 @ 16" O.C., MEZZ TYPE C CONFGD AT B.L.
	Existing Wall to be Removed
	New Conc. Retaining Wall or Slab or Foundation
	Smoke Detector
	Insulation

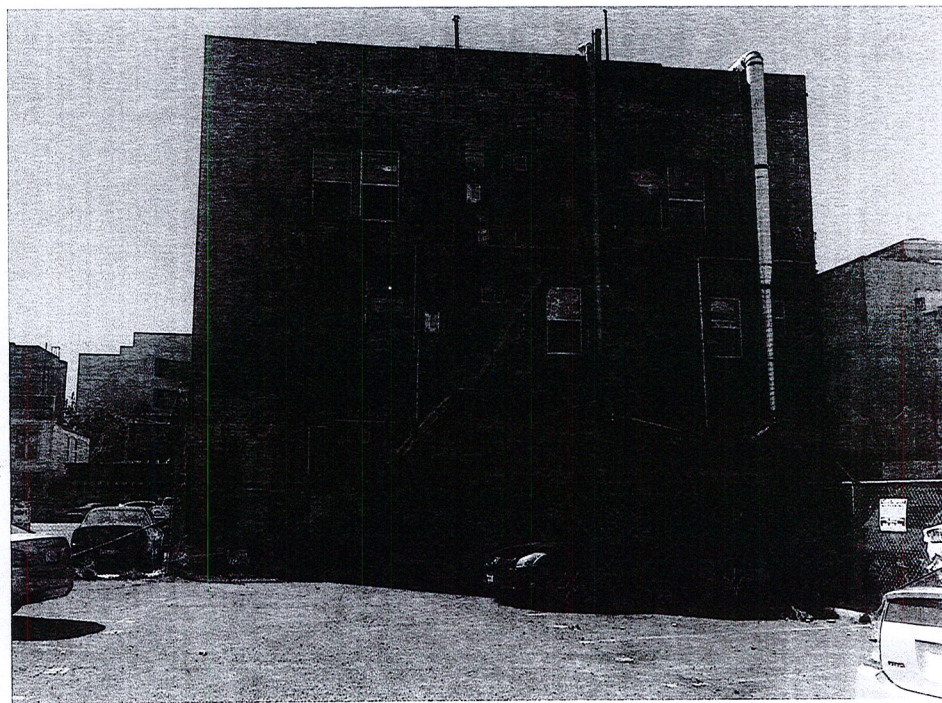
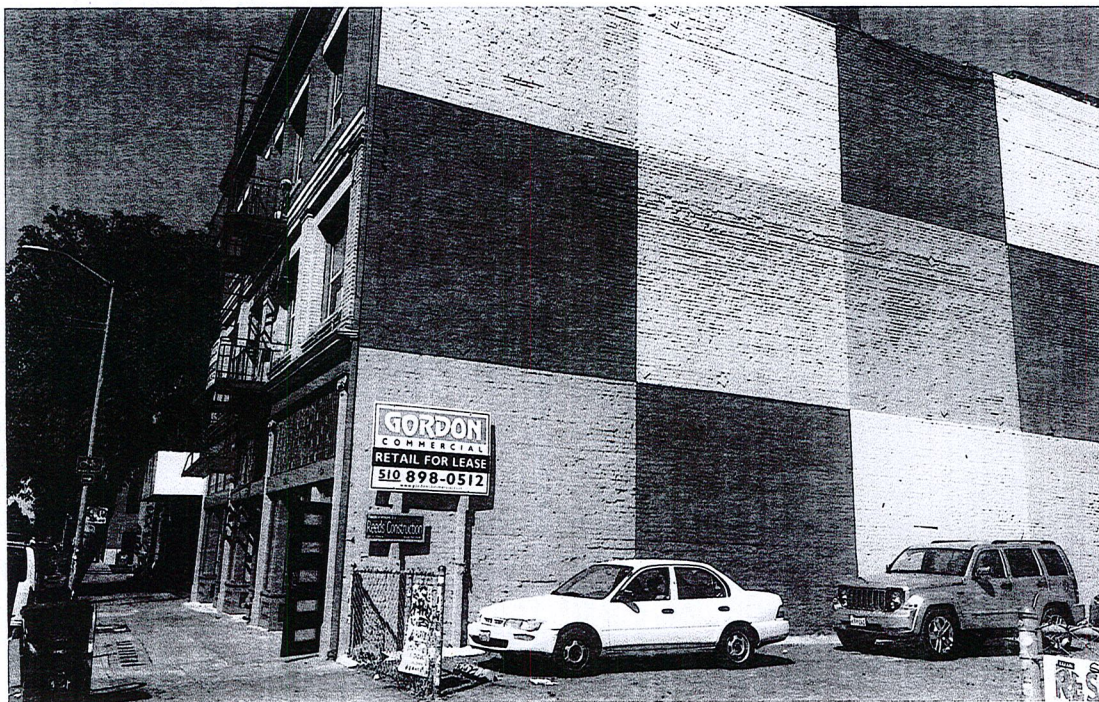
Owner's Information:



Date: 10-31-2017  
Scale: 3/16"=1'-0"  
Drawn: J. LI  
Job:  
Sheet:

**A-2**  
2 of 2 Sheets







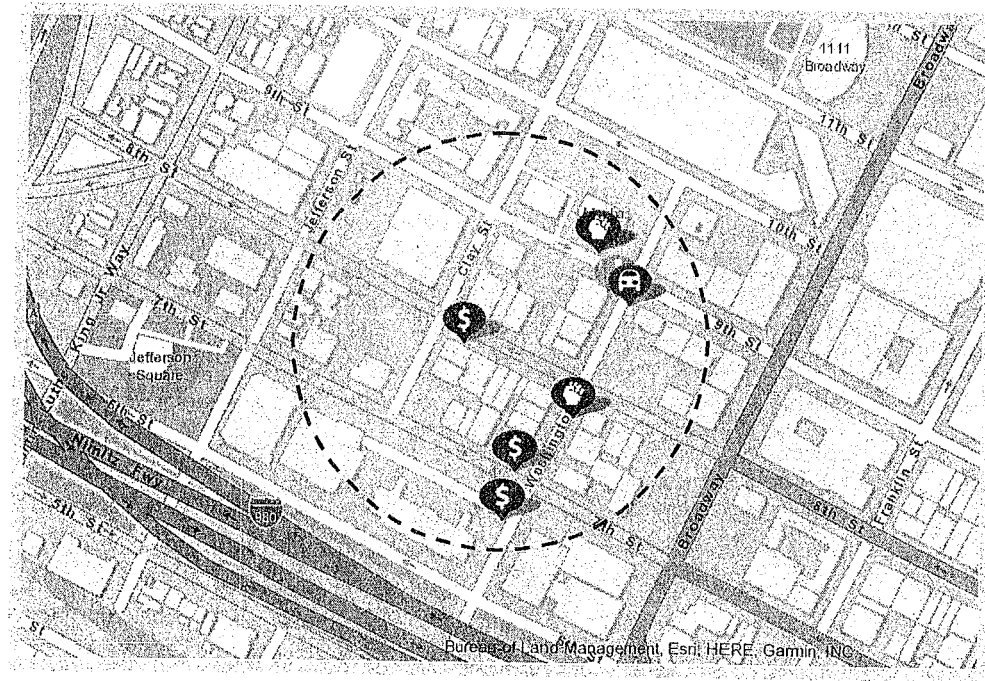
Print

### CrimeMapping.com Map

Wednesday, November 29, 2017 through Tuesday, December 26, 2017

Showing crime types: Arson, Assault, Burglary, Disturbing the Peace, Drugs / Alcohol Violations, DUI, Fraud, Homicide, Motor Vehicle Theft, Robbery, Sex Crimes, Theft / Larceny, Vandalism, Vehicle Break-In / Theft, Weapons

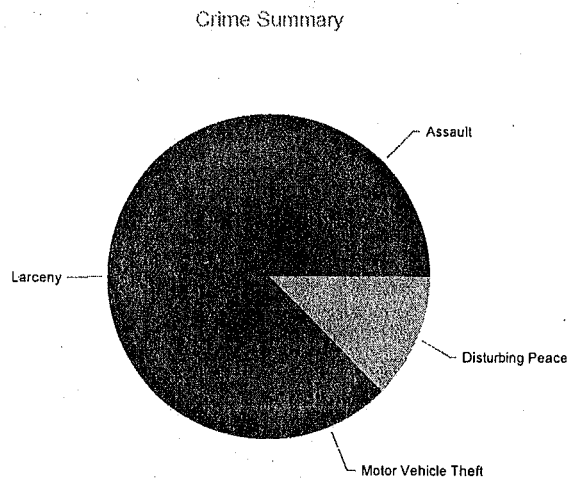
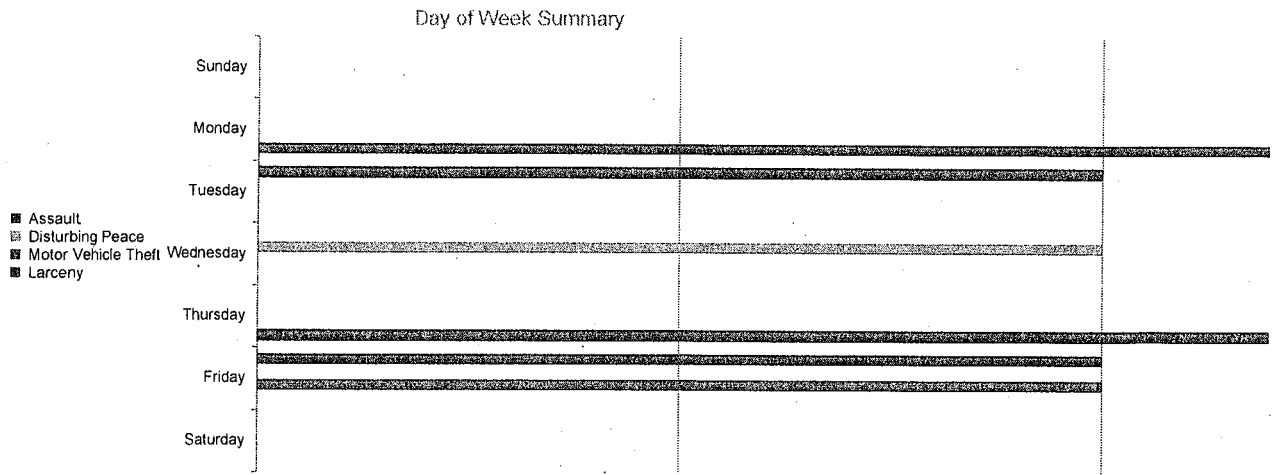
Show crime report  Show crime chart



Grab the bottom/right borders to resize the map or the handle in the bottom right corner.

All representations on this map are distributed and transmitted "AS IS" without warranties of any kind, either express or implied including without limitation, warranties of title or implied warranties of merchantability or fitness for a particular purpose. In no event shall CrimeMapping.COM become liable to users of these data for any loss or damages, consequential or otherwise, including but not limited to time, money, goodwill, arising from the use, operation or modification of the data. The visual presentation of data is being provided strictly as a courtesy, not as an obligation to its users.

**Attachment D**



### Crime Report

Type	Description	Incident #	Location	Agency	Date
👛	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	17-066419		Oakland Police	12/21/2017 7:40 PM
👛	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	17-065927		Oakland Police	12/18/2017 12:00 PM
👊	ASSAULT - OTHER ASSAULTS - SIMPLE, NOT AGGRAVATED	17-063964		Oakland Police	12/8/2017 5:23 PM
👊	ASSAULT - OTHER ASSAULTS - SIMPLE, NOT AGGRAVATED	17-063371		Oakland Police	12/5/2017 1:00 PM
👛	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	17-919020		Oakland Police	12/4/2017 11:00 AM
🚗	MOTOR VEHICLE THEFT - AUTOS	17-062861		Oakland Police	12/1/2017 11:45 PM
👛	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	17-919068		Oakland Police	11/30/2017 12:30 PM
🗑️	DISORDERLY CONDUCT	17-062216		Oakland Police	11/29/2017 11:40 AM



## California Department of Alcoholic Beverage Control

Save As CSV

## Active Retail Licenses

For the County of ALAMEDA and the Census Tract of 4031

Report as of: 12/26/2017

Rows Per Page: 25 Reload

Total Licenses: 36

Page 1 of 2

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Mailing Address	Geo Code
1	<a href="#">45616</a>	ACTIVE	47	11/01/1977	06/30/2018	GOMEZ, EFREN	MEXICALO ROSE RESTAURANT	701 CLAY ST OAKLAND, CA 94607 Census Tract: 4031.00		0109
2	<a href="#">59319</a>	ACTIVE	21	05/06/1974	09/30/2018	MITCHELL BROS IMPORTS INC	G B RATTO & CO	821 WASHINGTON ST OAKLAND, CA 94607 Census Tract: 4031.00		0109
3	<a href="#">336347</a>	ACTIVE	41	12/02/1997	11/30/2018	CHANYONPATANAKUL, RATTANAPORN	SIAM BAY AUTHENTIC THAI CUISINE	1009 CLAY ST OAKLAND, CA 94607 Census Tract: 4031.00		0109
4	<a href="#">425122</a>	ACTIVE	47	05/22/2009	04/30/2018	ARECHIGA, BLANCA JAQUELINE	COCK A DOODLE CAFE	719 WASHINGTON ST OAKLAND, CA 94607-3924 Census Tract: 4031.00	4200 PARK BLVD, #313 OAKLAND, CA 94602	0109
5	<a href="#">438851</a>	SUREND	47	08/24/2006	01/31/2018	ENG, KAI TONG	KAIS	801 WASHINGTON ST OAKLAND, CA 94607-4029 Census Tract: 4031.00	22 CASTLEBAR PL ALAMEDA, CA 94502	0109
6	<a href="#">448400</a>	ACTIVE	42	11/20/2007	10/31/2018	BELGIAN BIER CAFE LLC	TRAPPIST CAFE	460 8TH ST OAKLAND, CA 94607-3935 Census Tract: 4031.00	PO BOX 6553 OAKLAND, CA 94603-0553	0109
7	<a href="#">449464</a>	ACTIVE	41	05/02/2007	04/30/2018	WHITE, BARBARA ANN	OBS COFFEE CAFE	729 WASHINGTON ST OAKLAND, CA 94607-3924 Census Tract: 4031.00		0109
8	<a href="#">456439</a>	ACTIVE	21	05/20/2008	06/30/2018	SMART & FINAL STORES LLC	SMART & FINAL 446	901-933 BROADWAY OAKLAND, CA 94607-4017 Census Tract: 4031.00	600 CITADEL DR LOS ANGELES, CA 90040-1562	0109
9	<a href="#">471384</a>	ACTIVE	47	06/18/2009	05/31/2018	PENELOPE LLC	PENELOPE LOUNGE	555 12TH ST, STE 120 OAKLAND, CA 94607-4067 Census Tract: 4031.00		0109
10	<a href="#">483091</a>	ACTIVE	48	02/24/2010	01/31/2018	LOUNGE GROUP LLC	LIEGE SPIRITS LOUNGE	481 9TH ST OAKLAND, CA 94607-4047 Census Tract: 4031.00		0109
11	<a href="#">489039</a>	ACTIVE	47	06/15/2010	04/30/2018	DOMINGUEZ, ALFONSO	TAMARINDO	468 8TH ST OAKLAND, CA 94607-3935 Census Tract: 4031.00		0109
12	<a href="#">507871</a>	ACTIVE	41	03/15/2011	02/28/2018	D MORS LLC	CAFFE 817	817 WASHINGTON ST OAKLAND, CA 94607-4029 Census Tract: 4031.00	4719 PARK BLVD OAKLAND, CA 94602	0109
13	<a href="#">514176</a>	ACTIVE	41	10/18/2011	09/30/2018	SBI ENTERPRISES LLC	LA SALSA FRESH MEXICAN GRILL	501 14TH ST 24 OAKLAND, CA 94612-1488 Census Tract: 4031.00	PO BOX 951 NEWARK, CA 94560	0109
14	<a href="#">515424</a>	ACTIVE	47	11/21/2011	10/31/2018	SANTA FE BAR & GRILL, INC.	FAZ RESTAURANT & BAR	1111 BROADWAY OAKLAND, CA 94607-4139 Census Tract: 4031.00	5121 HOPYARD RD PLEASANTON, CA 94588-3303	0109
15	<a href="#">515889</a>	ACTIVE	47	12/22/2011	11/30/2018	CRJ PARTNERS IV, LLC	DISTRICT	827 WASHINGTON ST OAKLAND, CA 94607-4029 Census Tract: 4031.00		0109
16	<a href="#">519710</a>	ACTIVE	47	05/15/2012	02/28/2018	LE CHEVAL LLC	LE CHEVAL RESTAURANT	1007 CLAY ST OAKLAND, CA 94607-4025 Census Tract: 4031.00		0109
17	<a href="#">520147</a>	ACTIVE	41	01/09/2013	12/31/2017	ROSA WASHINGTON, INC.	ROSAMUNDE SAUSAGE GRILL	911 WASHINGTON ST OAKLAND, CA 94607-4003 Census Tract: 4031.00	2832 MISSION ST SAN FRANCISCO, CA 94110-3908	0109

Attachment E

18	<u>527679</u>	ACTIVE	48	12/20/2013	11/30/2018	CDJ GROUP, LLC	PARLIAMENT	811 WASHINGTON ST OAKLAND, CA 94607-4029 Census Tract: 4031.00	7925 FONTAINE ST OAKLAND, CA 94605	0109
19	<u>529911</u>	ACTIVE	47	04/05/2013	03/31/2018	MISS OLLIES LLC	MISS OLLIES LLC	901 WASHINGTON ST OAKLAND, CA 94607-4003 Census Tract: 4031.00		0109
20	<u>533842</u>	ACTIVE	47	08/22/2013	07/31/2018	SPIGA LLC	SPIGA DESCO	499 9TH ST OAKLAND, CA 94607-4047 Census Tract: 4031.00	499 9TH ST OAKLAND, CA 94607-4047	0109
21	<u>535272</u>	ACTIVE	47	11/13/2013	10/31/2018	HONDUMEX GROUP, LLC	EL GUSANO	1015 CLAY ST OAKLAND, CA 94607-4025 Census Tract: 4031.00		0109
22	<u>536326</u>	ACTIVE	41	09/17/2014	08/31/2018	B-DAMA INC	B-DAMA INC	907 WASHINGTON STE, STE H OAKLAND, CA 94607-4097 Census Tract: 4031.00		0109
23	<u>536337</u>	ACTIVE	41	05/01/2014	04/30/2018	COOK AND HER FARMER LLC THE	COOK AND HER FARMER THE	907 WASHINGTON ST, STE F OAKLAND, CA 94607-4097 Census Tract: 4031.00		0109
24	<u>536672</u>	ACTIVE	47	10/18/2013	09/30/2018	KESHAVA LLC	SEISON RESTAURANT	495 10TH ST OAKLAND, CA 94607-4012 Census Tract: 4031.00		0109
25	<u>539571</u>	ACTIVE	47	03/24/2014	09/30/2018	GALETO BRAZILIAN GRILL, INC	GALETO BRAZILIAN GRILL	1019 CLAY ST OAKLAND, CA 94607-4025 Census Tract: 4031.00		0109

State of California Department of Alcoholic Beverage Control  
1515 Clay Street, Ste 2208  
Oakland, CA 94612

**RE: Pending Type 48 ABC License for the Premises Located at 526 8<sup>th</sup> St, Oakland, CA  
(Public hearing scheduled for January 10, 2018 at 1 Frank H Ogawa Plaza, Oakland)**

Dear Sir or Madame:

I support the issuance of a license under the Alcoholic Beverage Control Act to Ricardo Ian Summers for the premises located at 526 8<sup>th</sup> St, Oakland, CA 94607, for the following reasons:

- The proposed business establishment will help activate 8<sup>th</sup> Street by bringing increased foot traffic, vibrancy, and commercial vitality to the block.
- Greater foot traffic will immediately benefit other retail establishments currently located in the vicinity and will help encourage those considering moving their businesses to the neighborhood to do so.
- Improved retail sales for hardworking local entrepreneurs will correspond with increased revenues for the City of Oakland.
- Operating as a business in this location will improve safety and reduce crime on the block because there will be more general activity and more "eyes on the street" to help combat vagrancy, dumping, and vandalism.

The Old Oakland neighborhood is only beginning to realize its potential as a lively district for the public to enjoy. The proposed bar use will compliment several nearby existing establishments and will add to Old Oakland's emerging reputation as a destination for vibrant nightlife.

The City of Oakland and all local stakeholders stand to benefit from Mr. Summers' planned establishment.

Thank you for your consideration.

Name: Cody Cooksey

Signature: [Handwritten Signature]

Title/Organization: Bartender at Deszo

Address 499 9th St Oakland CA 94612

**Attachment F**



State of California Department of Alcoholic Beverage Control  
1515 Clay Street, Ste 2208  
Oakland, CA 94612

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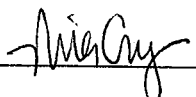
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The City of Oakland and all local stakeholders stand to benefit from Mr. Summers' planned establishment.

Thank you for your consideration.

Name: NINA CRUZ

Signature: 

Title/Organization: OWNER, SPECIALTY FOODS INC.  
535 8<sup>th</sup> Street

State of California Department of Alcoholic Beverage Control  
1515 Clay Street, Ste 2208  
Oakland, CA 94612

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The City of Oakland and all local stakeholders stand to benefit from Mr. Summers' planned establishment.

Thank you for your consideration.

Name: Victor Kali

Signature: 

Title/Organization: Kali Made Garments  
902 Washington St.

State of California Department of Alcoholic Beverage Control  
1515 Clay Street, Ste 2208  
Oakland, CA 94612

**RE: Pending Type 48 ABC License for the Premises Located at 526 8<sup>th</sup> St, Oakland, CA  
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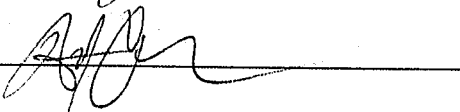
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The City of Oakland and all local stakeholders stand to benefit from Mr. Summers' planned establishment.

Thank you for your consideration.

Name: Anthony Preer

Signature: 

Title/Organization: Bozz

494 9<sup>th</sup> St. Oakland, Ca

State of California Department of Alcoholic Beverage Control  
1515 Clay Street, Ste 2208  
Oakland, CA 94612

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Thank you for your consideration.

Name: Viviana Rodriguez-Smith

Signature: Viviana Rodriguez-Smith

Title/Organization: E14 Gallery  
472 - 9<sup>th</sup> Street  
Oakland CA

State of California Department of Alcoholic Beverage Control  
1515 Clay Street, Ste 2208  
Oakland, CA 94612

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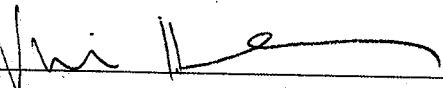
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- Operating as a business in this location will improve safety and reduce crime on the block because there will be more general activity and more "eyes on the street" to help combat vagrancy, dumping, and vandalism.

The Old Oakland neighborhood is only beginning to realize its potential as a lively district for the public to enjoy. The proposed bar use will compliment several nearby existing establishments and will add to Old Oakland's emerging reputation as a destination for vibrant nightlife.

The City of Oakland and all local stakeholders stand to benefit from Mr. Summers' planned establishment.

Thank you for your consideration.

Name: Julie Harleman

Signature: 

Title/Organization: Owner, Maple Street Denim  
465 4<sup>th</sup> St  
Oakland, CA 94607

State of California Department of Alcoholic Beverage Control  
1515 Clay Street, Ste 2208  
Oakland, CA 94612

**RE: Pending Type 48 ABC License for the Premises Located at 526 8<sup>th</sup> St, Oakland, CA  
(Public hearing scheduled for January 10, 2018 at 1 Frank H Ogawa Plaza, Oakland)**

Dear Sir or Madame:

I support the issuance of a license under the Alcoholic Beverage Control Act to Ricardo Ian Summers for the premises located at 526 8<sup>th</sup> St, Oakland, CA 94607, for the following reasons:

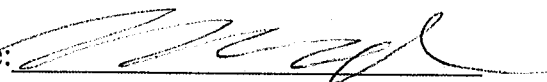
- The proposed business establishment will help activate 8<sup>th</sup> Street by bringing increased foot traffic, vibrancy, and commercial vitality to the block.
- Greater foot traffic will immediately benefit other retail establishments currently located in the vicinity and will help encourage those considering moving their businesses to the neighborhood to do so.
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The City of Oakland and all local stakeholders stand to benefit from Mr. Summers' planned establishment.

Thank you for your consideration.

Name: Kim Reed

Signature: 

Title/Organization: Manager, Oeste cafe

Address 730 Clay St.  
Oakland, CA 94607

State of California Department of Alcoholic Beverage Control  
1515 Clay Street, Ste 2208  
Oakland, CA 94612

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The City of Oakland and all local stakeholders stand to benefit from Mr. Summers' planned establishment.

Thank you for your consideration.

Name: Nathan Johnson

Signature: 

Title/Organization: Font Green

Address 736 Washington St.



**Rose, Aubrey**

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**From:** Ricardo Summers <rishouses@gmail.com>  
**Sent:** Friday, December 22, 2017 3:56 PM  
**To:** Rose, Aubrey  
**Subject:** Re: plan for 526 8th Street, Oakland, CA94607

Aubrey:  
I pick up the yellow sign and put it on the front door of the property. See the attached for the photo.

Best Regards

Ricardo Summers







Sent from

my iPhone

On Dec 21, 2017, at 3:54 PM, Rose, Aubrey <[ARose@oaklandnet.com](mailto:ARose@oaklandnet.com)> wrote:

Thanks Ricardo – I haven't received any letters yet and don't know a Carl Chan

**From:** Ricardo Summers [<mailto:rishouses@gmail.com>]

**Sent:** Thursday, December 21, 2017 3:49 PM

**To:** Rose, Aubrey <[ARose@oaklandnet.com](mailto:ARose@oaklandnet.com)>

**Subject:** Re: plan for 526 8th Street, Oakland, CA94607

Aubrey:

We are working on the community support..

I was worked at a full bar and two bars in the restaurants. bartender, schedule planner and inventory check..

And I will pick up the yellow sign tomorrow.

Also, I was went to 250 Frank Ogawa plaza #6303 Oakland, the address for Carl Chan, a person against my business with the letter, the officer told that he didn't know him and he is not working in the office. But for his letter, his title is President of Oakland Chinatown NCPC.

Finally they find a officer Ken, who knows him and tell he is a volunteer for the broad, he will send over my message to him. Do you think I must discuss with him? Does he present for city?

Best Regards

Ricardo