

Location:	2633 San Pablo Avenue (APN: 003-0005-001-00)
Proposal:	To establish a Full Service Restaurant that serves beer and wine on a restricted street
Contact Person/Phone Number:	Jason Herbers (804) 314-4727
Owner:	Evelyn Belford
Planning Permits Required:	Major Conditional Use Permit to allow a Full Service Restaurant to serve beer and wine on-site on a restricted street per OPC 17.103
General Plan:	Urban Residential
Zoning:	RU-5 Urban Residential Zoning District
Environmental Determination:	Categorically Exempt, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines; Existing Facilities; 15183 Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Not a Potential Designated Historic Property
Service Delivery District:	1
City Council District:	3
Staff Recommendation:	Approve with Conditions
Finality of Decision:	Appealable to the City Council within 10 days of decision
For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

SUMMARY

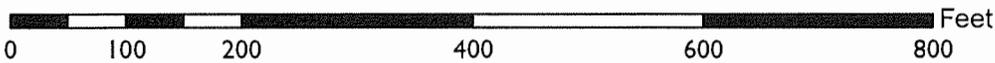
The proposal is to establish a Full Service Restaurant serving wine and beer on San Pablo Avenue near 27th Street. A Major Conditional Use Permit (CUP) is required in order to serve beer and wine at a Full Service Restaurant on a restricted street under OPC Section 17.103. The existing building is deteriorated and in need of rehabilitation before reuse.

The site is within the Urban Residential General Plan category and the RU-5 Urban Residential Zoning District, both of which allow restaurants on a selective basis. Patrons of the business, drawn to the area by the restaurant, would be exposed to other businesses in the area which fit the City’s plans for revitalization.

Staff recommends approval of the Full Service Restaurant with sales of beer and wine, subject to Conditions of Approval because it reinforces the emerging nightlife and tourism activities in this San Pablo Avenue vicinity. This type of family-oriented business is not likely to have adverse effects associated with certain alcohol outlets (bars, liquor stores), associated with negative social issues. Such a Restaurant could assist in the conversion of the area to full participation in Downtown renewal.

The merits of the project’s design are shown on attached exhibits, with the restaurant seating areas inside and outside of the building. This creates a unique family dining experience.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLNI534I
Applicant: Jason Herbers
Address: 2633 San Pablo Avenue
Zone: RU-5

SITE DESCRIPTION

The applicant proposes to utilize an approximately 1,950 square-foot space in an existing dilapidated building located on a 5,000 square foot lot for a full service restaurant serving beer and wine. The restaurant would be open daily from 11:00 AM to 11:00 PM midweek, 11:00 am to 2 AM Fridays, Saturdays and Sundays, with 4 employees. The food preparation area has a full commercial kitchen facility. The menu items include global cuisine such as mid-price full-cooked 3 course meals as a Full Service Restaurant, and also offers sandwiches. A grocery store which does not sell alcohol or tobacco would be located in the building as well. No major changes are planned to the facility.

PROJECT VICINITY

Nearby facilities include older residential properties, many of them vacant; a check cashing store; and a few neighborhood commercial uses. Immediate neighbors on 2 sides are fenced outdoor storage of randomly mixed vehicles and other items. In the past this area of San Pablo Avenue has experienced some disinvestment and blight. As nearby Downtown and West Oakland areas have achieved redevelopment, the trend on San Pablo Avenue has been toward more conventional types of uses.

GENERAL PLAN ANALYSIS

The site is classified as Urban Residential in the Oakland General Plan Land Use and Transportation Element. This designation provides for a wide variety of activities including limited commercial activities serving neighborhood residents and visitors. Providing gourmet beer and wine with food will enhance the image of the area.

ZONING ANALYSIS

The site is located in the RU-5 Urban Residential Zone. Sale of alcohol in Oakland except in a Full Service Restaurant, off restricted streets per OPC Section 17.103, requires a Major Conditional Use Permit. This requirement was enacted primarily to control nuisance-type alcohol sales in older neighborhoods where transient alcohol use on the streets has been a problem. The applicant's request is for a small upscale gourmet Full Service Restaurant also serving beer and wine but no distilled spirits (hard liquor). No Variance is needed. The request is consistent with the emerging theme and revitalization of this area of business concentration.

ENVIRONMENTAL DETERMINATION

Staff has evaluated the project according to the California Environmental Quality Act (CEQA) and determined it is Categorically Exempt from environmental review for the following reasons: Section 15301 of the CEQA Guidelines exempts small existing facilities, and Section 15183 exempts projects consistent with adopted plans, from environmental review. The planned restaurant is proposed within an existing building; does not change the floor area of the building; and is not likely to produce measurable physical or other environmental effects. Therefore, the project is determined to be exempt from further CEQA review. This project is consistent with plans and zoning subject to CUP and is therefore also exempt from further CEQA review under Section 15183 (projects consistent with a community plan, general plan or zoning).

KEY ISSUES

The applicant chose this location due to its proximity to an expected expansion of Uptown's nightlife district and the emerging renaissance area. The City has issued a few permits to other restaurants and

alcohol serving activities in the San Pablo Avenue area e.g. B-side BBQ (Tanya Holland). One type of business which is not currently present among the spectrum of existing food and beverage uses in the area is a Full Service Restaurant with this cuisine, with specialty beer and wine service.

The applicant's proposal requires a Major Conditional Use Permit (CUP). This provision in the Oakland Planning Code was intended to provide a more careful review for any sale of alcoholic beverages in former high-crime and problem corridors. This location is appropriate for a restaurant of this type, given its situation in San Pablo Avenue which has been underserved for such businesses.

It is reasonable to expect that the small size, 11 pm closing time 4 of 7 days a week, and limited customer base of the proposed restaurant will result in no adverse impacts. The nearest residential units do not front toward this activity; commercial and storage uses buffer residential areas in all directions.

Overall crime statistics for the subject area (90 days prior to April 12, 2016, in a half mile radius) showed crime reports higher than most shopping areas, according to OPD records. The subject area had dozens of crime incidents, primarily thefts, burglary, robbery, and assaults and a few other reported crimes incidents. This has historically been a distressed corridor, impacted by public drinking, which is now improving. While crime does occur in the area, staff and the applicant believe the proposed restaurant is small, upscale and will not significantly contribute to crime levels. The café closes at typical hours in the evening and is in a well-traveled, well-observed area with frequent police patrols.

The applicant plans to sell beer and wine in a Full Service Restaurant, and the Conditional Use Permit would run with the property. If this specialty vendor moves out, a replacement business would be required to comply with the project description and conditions of this CUP.

CONCLUSION

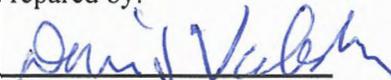
There is no opposition known as of April 26, 2016. Reports of support from neighbors and businesses are consistent with the applicant's intent of improving the business climate in the area.

Therefore, staff concludes that the Findings for the Major CUP for beer and wine sales in a Full Service Restaurant on a Restricted Street are fulfilled, as further explained in Attachment A, the Findings Section, and through the proposed Conditions of Approval.

RECOMMENDATION:

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit for on-site beer and wine in a Full Service Restaurant on a Restricted Street at 2633 San Pablo Avenue, based on the attached findings and subject to the attached conditions of approval.

Prepared by:


David Valeska, Planner II

Reviewed by:

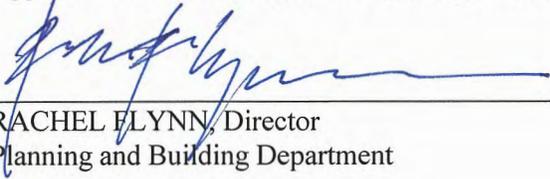

SCOTT MILLER
Zoning Manager

Reviewed by:



DARIN RANELLETTI, Deputy Director
Bureau of Planning

Approved for Forwarding to the Planning Commission:



RACHEL FLYNN, Director
Planning and Building Department

Attachments:

- A. Findings
- B. Conditions of Approval
- C. Plans and Photographs
- D. Applicant and Neighbor Correspondence

ATTACHMENT A: FINDINGS

FINDINGS FOR APPROVAL (ALCOHOLIC BEVERAGE SALES)

This proposal meets the required findings under the Oakland Planning Code. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

Section 17.134.050 (General Use Permit Criteria):

- 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.**

The proposed business would satisfy a community need which does not affect livability of the surrounding neighborhood, and will be operated on a small-scale which is compatible with neighborhood character. The proposed Full-Service restaurant will offer gourmet food and on-site beer and wine selections in a neighborhood which seeks to become known for gourmet food and drink facilities, retail, and nightclub activities like nearby Uptown. Conditions of approval will limit noise, light, trash/litter, loitering, weekday late hours and similar factors to offset any potential for negative effects of alcohol sales related activities.

- 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 proposed business will promote availability of gourmet alcoholic beverages with meals and enhance the convenience and functional living environment of its customers. The small size, upgrading a currently dilapidated existing space, will create an attractive facility as warranted by location and setting. This area of San Pablo Avenue has started a slow influx of gourmet food/beverage related businesses where district where such uses are an appropriate improvement.

- 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 proposed business will function to meet the community's café needs including hospitality or celebrations. This facility would have less traffic, noise and light than a similar business might have offered in a larger format. This facility complements the offerings of the few existing San Pablo Avenue area restaurants in the area.

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

The building to be utilized by the food and alcohol sales at 2633 San Pablo Avenue is existing but needs repairs due to dilapidation and graffiti. No major changes in the one story simple building are proposed from the existing façade, which has been compatible with designs of neighboring facilities for many years, therefore Design Review is not required.

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

The General Plan and Zoning allow for review and approval of Full Service Restaurants with Alcoholic Beverage Sales uses on San Pablo Avenue by Conditional Use Permit. The General Plan also allows for businesses that will not themselves cause undue nuisance activity. The Urban Residential land use category envisions some restaurants, services and stores to serve residential neighbors. An attractive and well-managed café with beer/wine will conform to adopted plans.

Section 17.103.030 (A) - Special Use Permit Criteria:

- 1. That the proposal will not contribute to undue proliferation of such uses in a 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 proposed business is not envisioned to contribute to the same types of loitering and other problems as do some other locations selling Alcoholic Beverages not in conjunction with a restaurant. City crime statistics for recent months show that overall alcohol-related crime rates near the applicant's site are similar to commercial areas elsewhere in the City which are not major crime locations. The neighborhood streets have sufficient capacity to support this small facility without causing undue traffic or other problems. Much of the traffic is foot traffic due to its location, from the neighborhood, and the site lacks loitering areas.

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

The proposed business is over a quarter-mile from park and school sites. The restaurant is unlikely to adversely affect particular uses such as daycare centers in the area because the applicant's site is bordered by industrial and commercial facilities and a few apartments, which function to screen sensitive activities by their bulk and positions. Likewise, houses of worship are mainly too distant to experience effects; St. Andrews Church is over a block distant. This facility design has built-in sound attenuation characteristics within the structure and sidewalk café location. Staff believes that the gourmet specialty use will protect nearby uses from adverse effects. Busiest hours of operation will mainly be when schools and churches are closed.

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

The facility entrance will include ADA disabled access. The 75 to 100 projected daily customers would be arriving throughout the day and evening, which minimizes the crowd management issues of the building tenant. The building entry does not impede pedestrian corridors.

- 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 building's façade shares a scale with a few nearby sales facilities (e.g. B-side BBQ) for which CUP's have been approved and has details similar to some of its neighbors, including color and shape. The facility is of an architectural character that harmonizes with and enhances the area.

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

The project would reuse past legal nonconforming signage for this commercial building and site, a three-panel interior lit sign with a logo, the business name and the word “delicatessen.” The sign is 26 feet 8 inches tall. Two of the panels are approximately 20 square feet each and the top sign is about 15 square feet. This is within the allowed approximately 60 square foot sign area for this corner business and is suitably designed. A legal nonconforming billboard remains in the rear of the building. No parking is provided on-site, which is consistent with the Oakland Planning Code standard for reuse of existing commercial buildings. The site is walking distance to ample street parking and has excellent bus service nearby, which supplements on-street parking in the area.

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

As conditioned, there will be non-flammable trash containers installed proximate to the entrance of the facility and litter will be removed from the sidewalk and gutter in front of and to twenty feet beyond the premises.

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 PM and seven AM.**

The nearest dwellings are behind the commercial district and down the street, and are sufficiently distant to avoid potential noise effects from the restaurant. Existing roadway noise creates an ambient level which will mask any of the business’s noise effects. Attached conditions are provided to ameliorate some of the potential noise effects, including reduced hours of evening operations and lighting controls.

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application for on-site sales (with meals) of beer and wine in a Full Service Restaurant at 2633-2635 San Pablo Avenue; and the approved plans dated October 15, 2015 as amended by the following conditions of approval if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire two calendar years from the Approval date, or from the date of the final decision in the event of an appeal, 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 Approval, 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 or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, and Public Works Department. 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 #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval 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 Approval 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 Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (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 this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project 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 project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval 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 PROJECT CONDITIONS

10. Hours

The business may be open to the public for business from 11 am to 11 pm daily, except that closing hours on Friday and Saturday may be 12 midnight. Any work outside of these hours shall solely be for purposes of staff preparation and the business shall not be open to the public during these hours.

When Required: Ongoing

Initial Approval: N/A

Monitoring and Inspection: Code Compliance

11. Facility Management

Requirement:

- a. Lighting shall be maintained providing enough illumination to identify loiterers standing in front of the store and in the parking lot. Such illumination shall remain lit during all hours of darkness when the business is open.
- b. The licensees/property owners shall clear the gutter and sidewalks twenty feet beyond the property lines along these streets of litter twice daily or as needed to control litter (sweep or mechanically clean weekly). The licensee shall clean the sidewalk with steam or equivalent measures once per month.
- c. Graffiti shall be removed from the premises within 72 hours (3 days) of application.
- d. No pay phones are permitted outside the building.
- e. 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 loiterers 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.

When Required: Ongoing.

Initial Approval: N/A

Monitoring and Inspection: Code Compliance

SPECIFIC CONDITIONS RELATED TO ALCOHOL SALES

12. Conformance with State Department of Alcoholic Beverage Control regulations

Ongoing.

This use shall obtain and maintain an ABC license type 41 only and 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.

13. Compliance with City of Oakland Special Regulations for Alcoholic Beverage Sales Commercial Activities.

a. Prior to the Commencement of Operations 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 the store. The "No Open Container" signs are available from the cashier located on the second floor of 250 Frank H. Ogawa Plaza.

b. Ongoing

Beer and wine consumption is for on-site consumption only in conjunction with a Full-Service Restaurant. Food must be served during all hours that alcohol is served.

14. Compliance Review

After six months of commencement of activity.

The applicant shall return to the Bureau of Planning to report progress and to have an evaluation of compliance with Conditions done. Should any complaints regarding on-sale provision or other issues regarding full-service restaurant with sale of beer and wine 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 \$382.12). 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 may impose additional conditions related to the operation, including restriction of hours of operation.

City of Oakland
David Valeska
1 City Hall Plaza
Oakland California 94612

PLN15-341
May 3, 2016

Hello Mr Valeska,

I called you once, no reply-- I was writing on new restaurant on San Pablo Ave 2633

I live next door and also a chef/retired/ hall of fame baseball player grew up in oakland playing baseball in North Oakland-Bushrod park- today a ghost park--

Been trying over the years, city hall a country club.

These people have gotten grants and other support over the pass year. I do not talk with them, I was told "No"- so now we don't speak- not a problem. Just leave me alone.

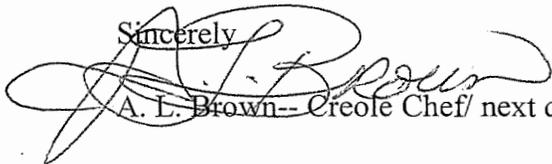
I do know Damon-- I've never met Jason

In area we have a graffitti proplem & people problem. A sercurity camera should be put in place, a busy intersection- Recently a shooting and car flipping over. A camera on this location would have caught the entire event.

I also wanted you to know I expect the same treatment as these people Gentrification in area is taking place, and these people are working on another restaurant in area.

Sad to see local people losing out on everything.

Sincerely


A. L. Brown-- Creole Chef/ next door neighbor

P.S. A while back - A kid at event,
wanted a cup of punch - Too small to reach
take - I offered to help kid - Told "No"
+ Don't touch ~~to~~ nothing! A parent
showed up + helped kid - I walked
out - Don't touch nothing in this
Place - I get the message!
Gentrification

STAY GOLD BBQ PLATES

Hickory Smoked Dry Rubbed Brisket

½ plate 9\$ Full plate 14\$

Slow Cooked Pulled Pork

½ plate \$8 Full plate \$12

Stay Gold Smoked BBQ Chicken

½ plate \$8 Full \$12

Stay Gold Mixed Plate (all 3 above items)

\$15 Full Plate

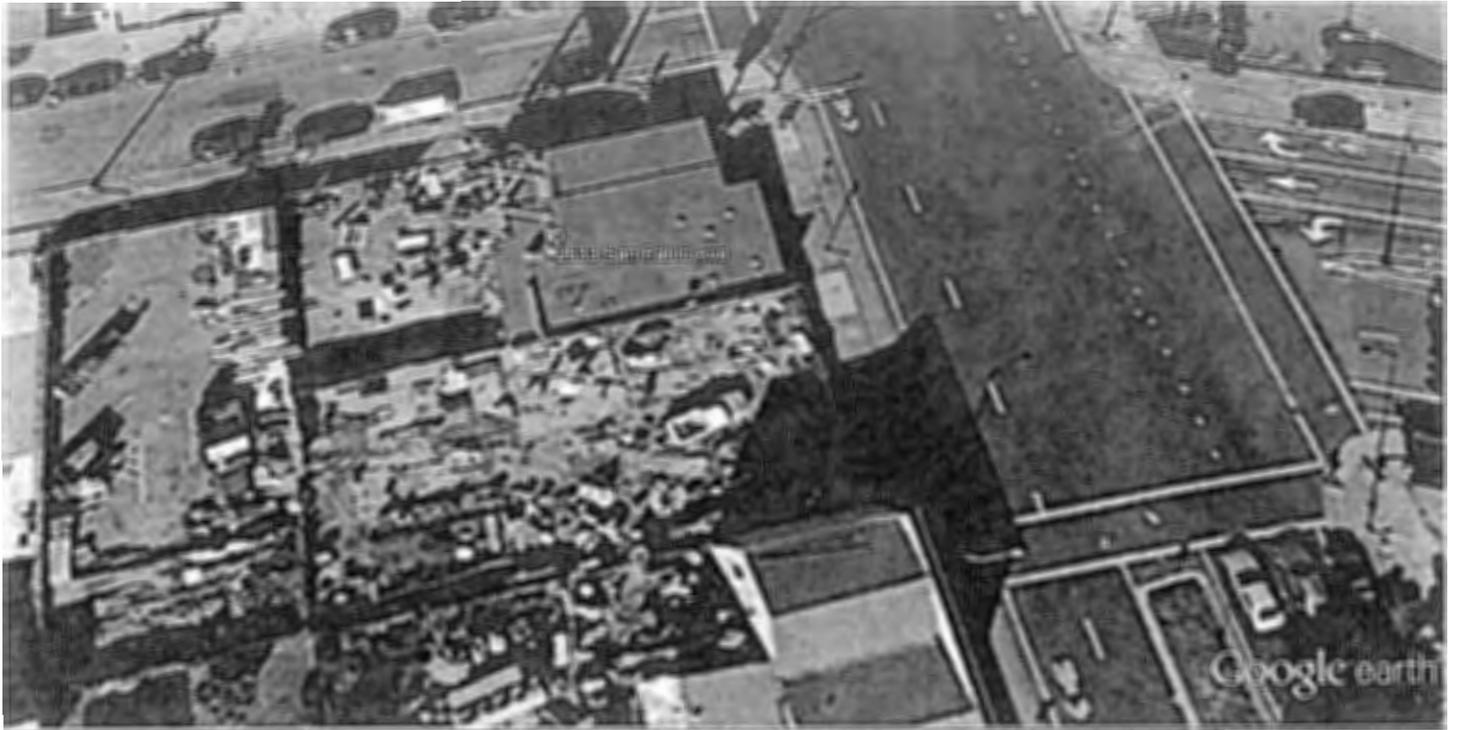
All BBQ Plates comes with 1 side *extra side \$2.50

SIDES: Potato Salad, Coleslaw, Macaroni salad, pickled veggie salad, Tomato caprese Salad, spring mix salad, white bean salad, Mac & cheese, deli chips, Spring Mix salad.

*Prices TBD...

*Choose a beverage from our Grocery refrigerator. Try a beer or wine selection from our tasting room to go with your meal. Or ask your server for a beer and wine list.

* Beverage priced separately



Google earth





Google earth

feet
meters





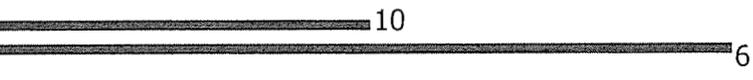
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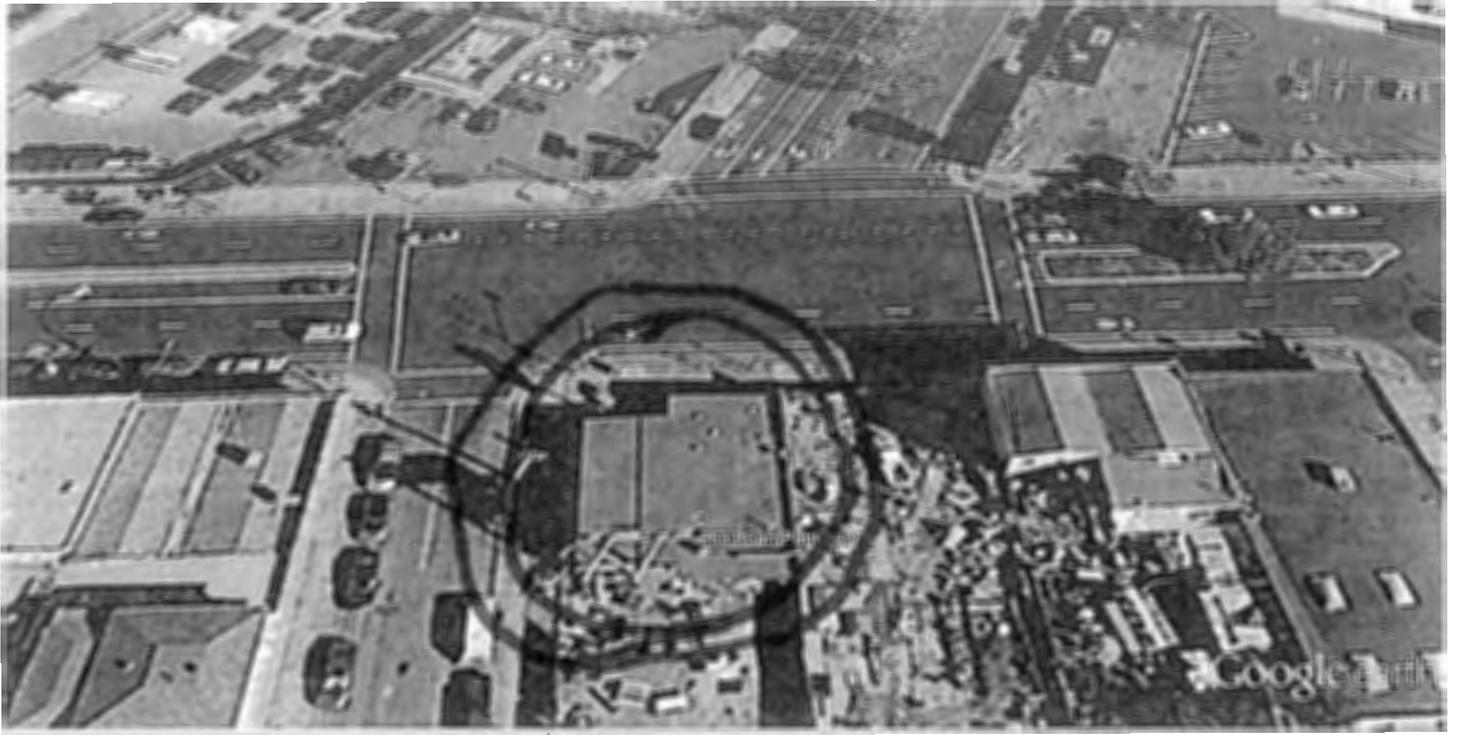




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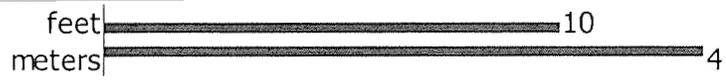


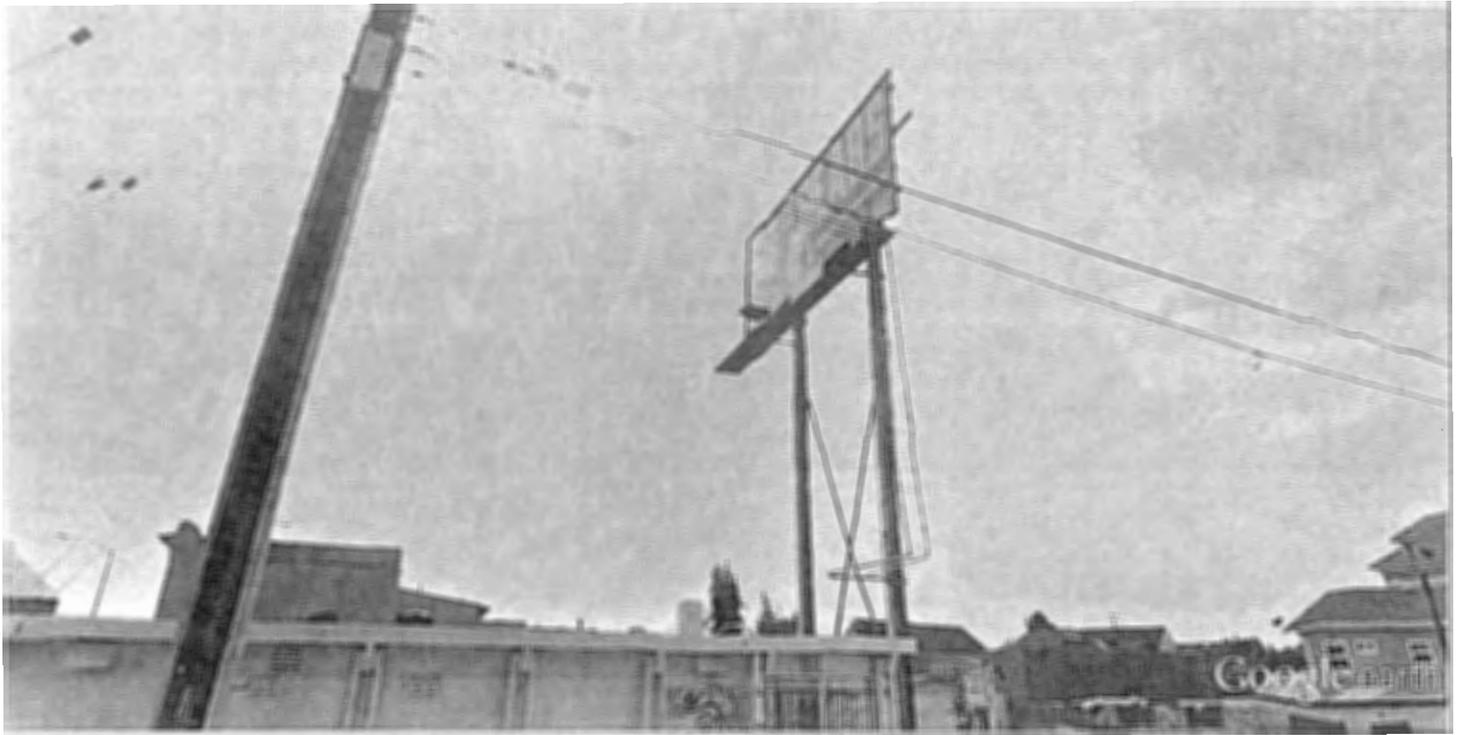
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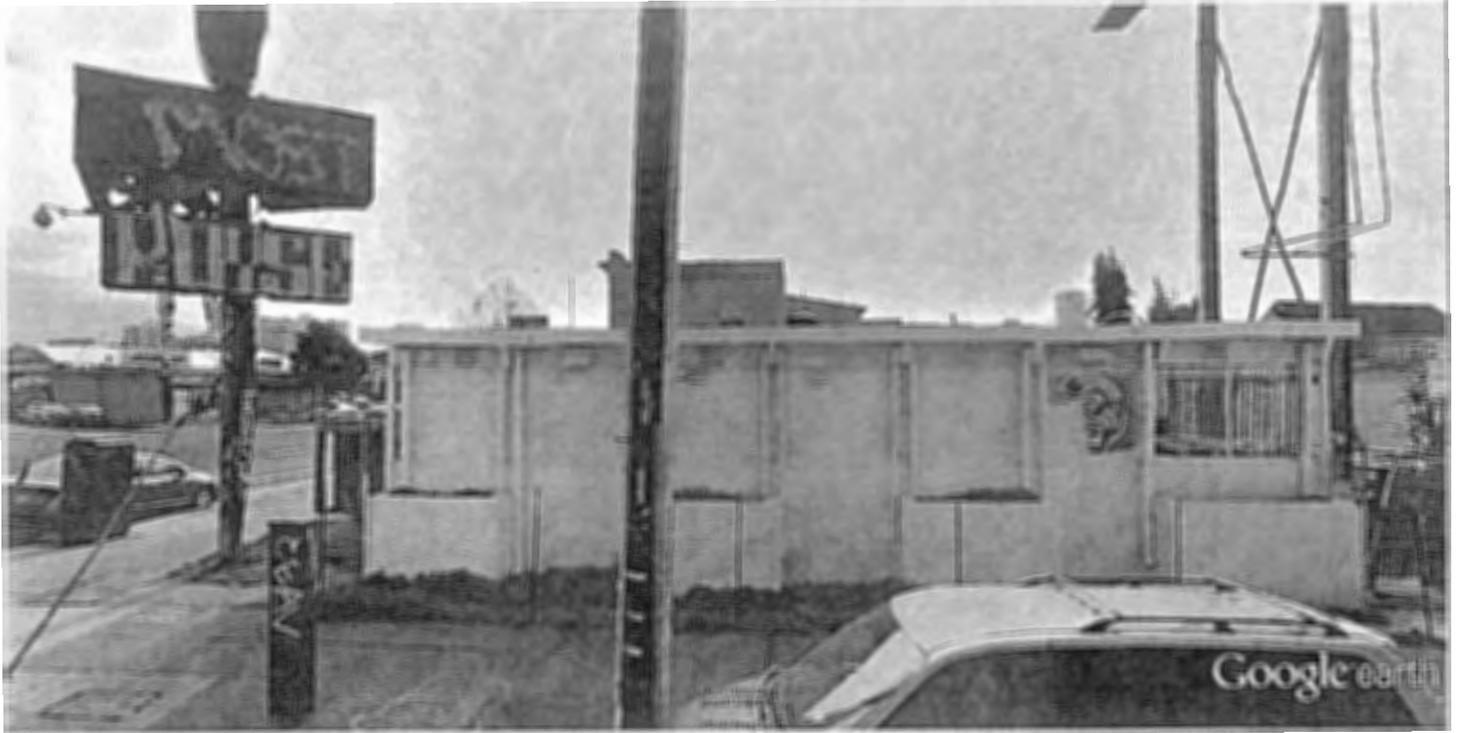
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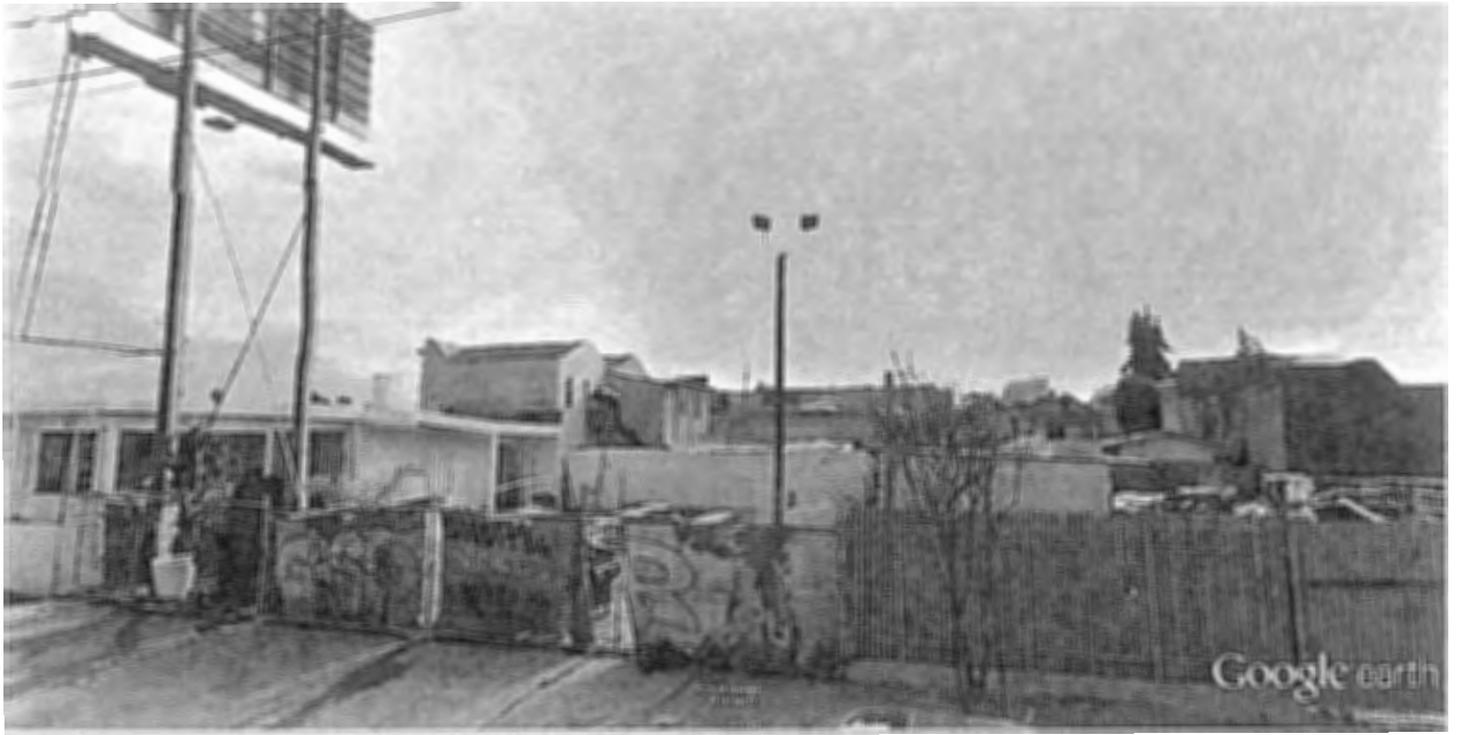




Google earth

feet
meters





Google earth





Google earth



STAY GOLD

2635 SAN PABLO AVENUE
OAKLAND CA 94612

lowney arch

TEL 510.836.5400 WWW.LOWNEYARCH.COM

PROJECT NAME

STAY GOLD

DAMON GALLAGHER

2635 SAN PABLO AVENUE

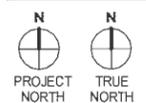
ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	03/23/16	PLANNING	TV
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DRAWN BY: TV
PROJECT NUMBER: 06-017
SHEET ISSUE DATE: 03/23/16
SHEET TITLE:

INDEX

SHEET NUMBER

G0.1

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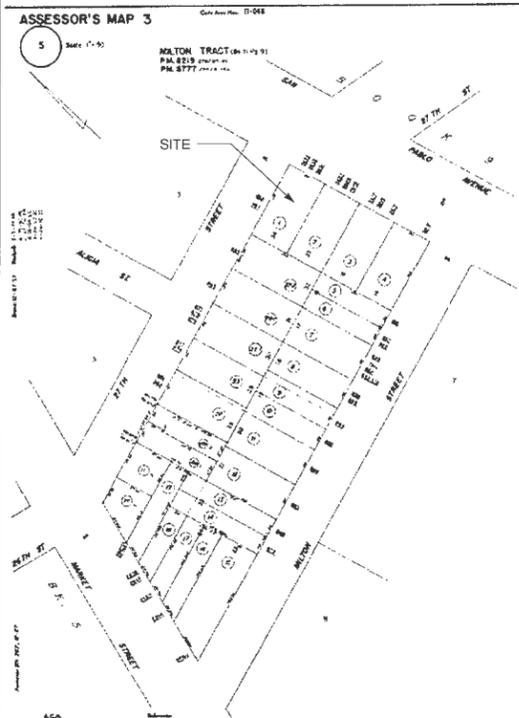
ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APROV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
		OP	OPENING
		OPP	OPPOSITE
		ORIG	ORIGINAL
BLDG	BUILDING		
BLKG	BLOCKING		
BM	BEAM		
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAP	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
		PL	PLATE
CAB	CABINET	PN	PLATE NAILING
CBC	CALIFORNIA BUILDING CODE	PLYWO	PLYWOOD
CI	CAST IRON	PT	POINT
CIP	CAST IN PLACE	LB	POUND
COL	COLUMN	PRES	PRESSURE
CTR	CENTER		
CL	CENTER LINE	QUAL	QUALITY
CTC	CENTER TO CENTER	QUAN	QUANTITY
CER	CERAMIC		
CJ	CONSTRUCTION JOINT		
CL	CLEAR	PT	PRESSURE/ PRESERVATIVE TREATED
CMU	CONCRETE MASONRY UNIT	PS	PRESTRESSED
CON	CONNECTION	PART	PARTITION
CONT	CONTINUOUS		
CP	COMPLETE PENETRATION		
CS	COUNTERSUNK	RAD	RADIUS
CW	COLD WATER	RWL	RAIN WATER LEADER
		RECTP	RECTANGLE
		REF	REFERENCE
DET	DETAIL	REIN	REINFORCEMENT, REINFORCED
DEPT	DEPARTMENT	REQ	REQUIRED
DIA	DIAMETER	RWDW	REDWOOD
DIV	DIVISION	RH	RIGHT HAND
DR	DOOR	RHR	RIGHT HAND REVERSE
DBL	DOUBLE	RM	ROOM
DF	DOUGLAS FIR	RND	ROUND
DN	DOWN	RO	ROUGH OPENING
DS	DIAGONAL SHEATHING	REV	REVISION
DWG	DRAWING		
DRWR	DRAWER		
		SS	SANITARY SEWER
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SCD	SEE CONSULTANT DRAWINGS
EAF	EACH FACE	SED	SEE ELECTRICAL DRAWINGS
EW	EACH WAY	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EN	EDGE NAILING	SSD	SEE STRUCTURAL DRAWINGS
EL	ELEVATION	SLD	SEE LANDSCAPE DRAWINGS
ELV	ELEVATOR	SMD	SEE MECHANICAL DRAWINGS
ELEC	ELECTRICAL	SFMD	SEE FINISH CARPENTRY DRAWINGS
ENG	ENGINEER	SPD	SEE PLUMBING DRAWINGS
EQ	EQUAL	SJ	SEISMIC JOINT
EQUIP	EQUIPMENT	SCHED	SCHEDULE, SCHEDULE
EX	EXHAUST	SECT	SECTION
EXP	EXPEDITE	SHT	SHEET
EXT	EXTERIOR	SM	SHEET METAL
		SIM	SIMILAR
		SP	SPACE
FAB	FABRICATE	SPEC	SPECIFICATION
FOC	FACE OF CONCRETE	SO	SQUARE
FOF	FACE OF FINISH	SOFT	SQUARE FOOT
FOS	FACE OF STUD	ST	STRAP TIE
FOW	FACE OF WALL	STAG	STAGGERED
FIN	FINISH	SSTL	STAINLESS STEEL
FF	FINISHED FLOOR	STAND	STANDARD
FE	FIRE EXTINGUISHER	STL	STEEL
FA	FIRE ALARM	STOR	STORAGE
FLR	FLOOR	STRUCT	STRUCTURAL
FLUOR	FLUORESCENT	SUSP	SUSPENDED
FL	FLUSH	SYMM	SYMMETRICAL
FOUND	FOUNDATION	SYM	SYSTEM
FTNG	FOOTING	SYS	
FR	FRAMING		
FUR	FURRING	TEMP	TEMPERED
		TH	THICKNESS
GA	Gauge	THR	THREADED
GALV	GALVANIZED, GALVANIZING	TD	TIE DOWN
GL	GLASS, GLAZING	T&B	TOP AND BOTTOM
GLULAM	GLUE LAMINATED BEAM	T&G	TONGUE AND GROOVE
GYP-BD	GYP-SUM BOARD	TOC	TOP OF CONCRETE
		TOF	TOP OF FINISH
HVAC	HEATING VENTILATION & AIR CONDITIONING	TOP	TOP OF PLATE
HSR	HIGH STRENGTH RODS	TOS	TOP OF STEEL
HSB	HIGH STRENGTH BOLT	TOW	TOP OF WALL
HT	HEIGHT	TYP	TYPICAL
HD	HOLD DOWN		
HORIZ	HORIZONTAL	UL	UNDER WRITERS LABORATORY
HW	HOT WATER	UON	UNLESS OTHERWISE NOTED
		UTIL	UTILITY, UTILITIES
INC	INCLUDING, INCLUDED	VERT	VERTICAL
INFO	INFORMATION	VIF	VERIFY IN FIELD
INT	INTERIOR	VER	VERIFY
		VEST	VESTIBULE
JH	JOIST HANGER	WC	WATER CLOSET
JT	JOINT	WH	WATER HEATER
		WTH	WITH
LAM	LAMINATE	W/O	WITH OUT
LH	LEFT HAND	WO	WOOD
LHR	LEFT HAND REVERSE	YD	YARD
LT	LIGHT		
LTW	LIGHT WEIGHT		
L	LONG LENGTH		
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MFD	MOUNTED		
MUL	MULLION		

EXISTING BUILDING AND SITE INFO

ADDRESS: 2635 SAN PABLO AVENUE
APN: 003-000-500-100
BUILDING AREA: APPROX. 1,800 SF (TO REMAIN)

APN



VICINITY MAPS



PROJECT LOCATION



ZONING SUMMARY

ZONING: RU-5 (URBAN RESIDENTIAL)
LOT AREA: APPROX. 5,000 SF
BUILDING AREA: APPROX. 1,800 SF (TO REMAIN)

PROJECT DESCRIPTION

THIS PROJECT IS THE REUSE OF AN EXISTING RESTAURANT FACILITY AS A FULL SERVICE RESTAURANT AND SMALL MARKET. NO ALCOHOL WILL BE SOLD AT THE MARKET.

DRAWING LIST

DRAWING LIST	
SHEET NUMBER	SHEET NAME
A1.0	SITE PLAN
GENERAL	
G0.1	INDEX
ARCHITECTURAL	
A1.1	GROUND FLOOR PLAN

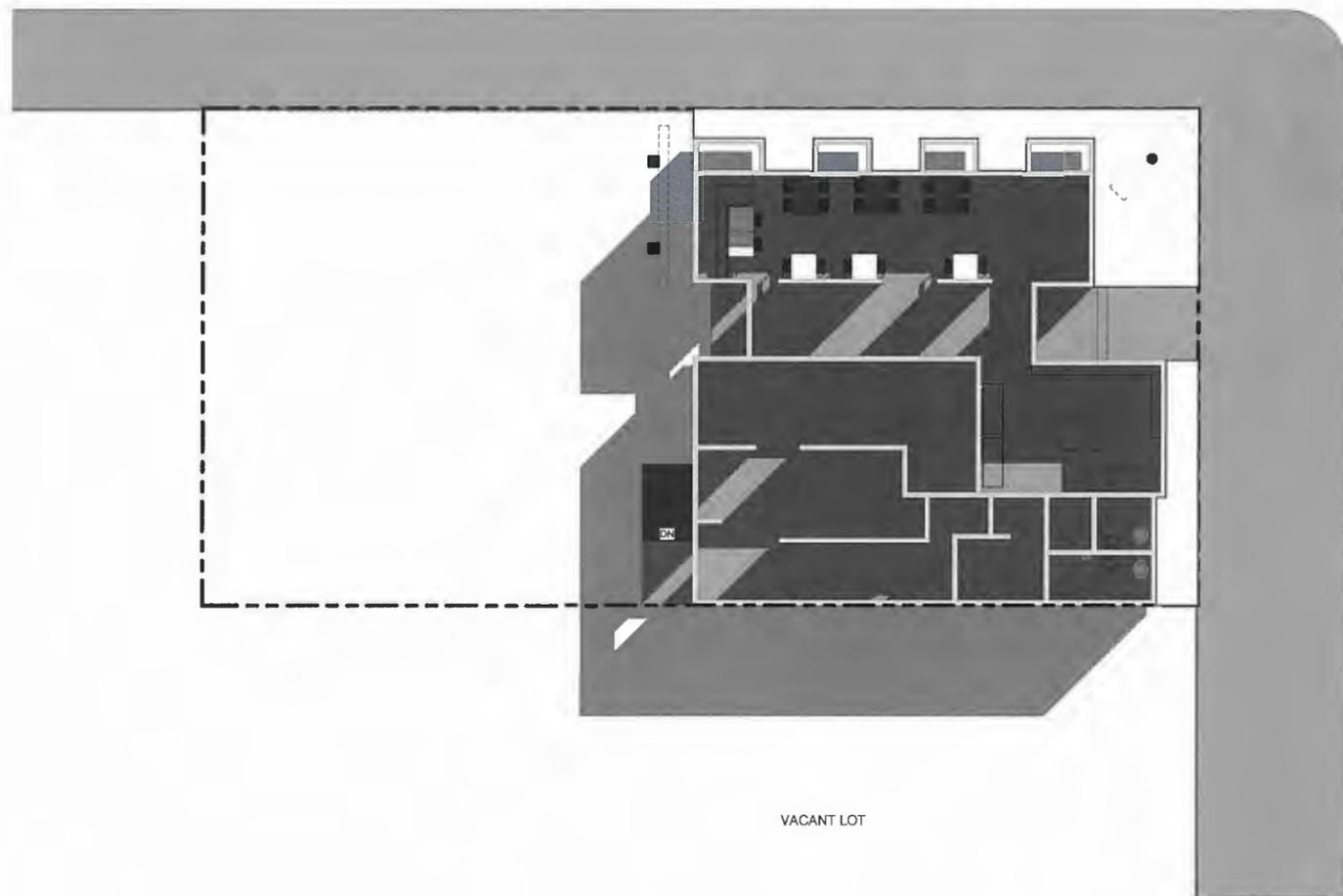
PARKING

PER TABLE 17.116.080 OF OAKLAND MUNICIPAL CODE, NO PARKING IS REQUIRED FOR THE PROPOSED PROJECT



RETAIL

27TH STREET



VACANT LOT

SAN PABLO AVENUE

27TH STREET

lowney arch

TEL 510.836.5400 www.lowneyarch.com
1560 CRYSTALMOUNT AVENUE | SUITE 200 | OAKLAND, CALIFORNIA 94612

PROJECT NAME

STAY GOLD

DAMON GALLAGHER

2835 SAN PABLO AVENUE

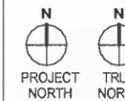
ARCHITECT



CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY



DRAWN BY: Author
PROJECT NUMBER: 06-017
SHEET ISSUE DATE: 04/12/16
SHEET TITLE:

SITE PLAN

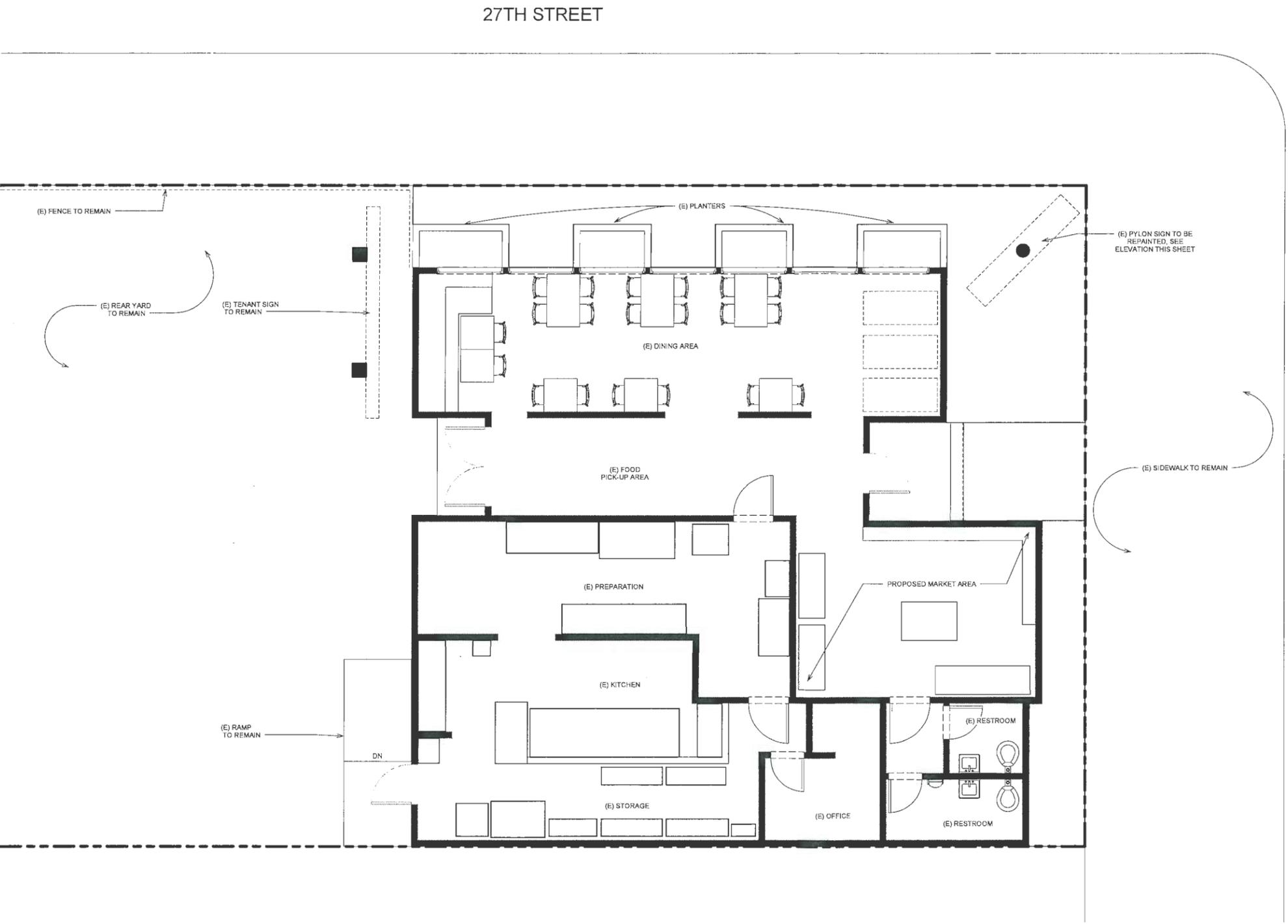
SHEET NUMBER

A1.0

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1 SITE PLAN
1/8" = 1'-0"



SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302, SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.



TEL: 510.836.5400 | www.lowneyarch.com

PROJECT NAME
STAY GOLD

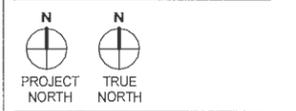
DAMON GALLAGHER
2835 SAN PABLO AVENUE

ARCHITECT
NOT FOR CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	03/23/16	PLANNING	TV
	00000000	REVISION 1	XX



DRAWN BY: TV
PROJECT NUMBER: 06-017
SHEET ISSUE DATE: 03/23/16
SHEET TITLE:

GROUND FLOOR PLAN

SHEET NUMBER
A1.1

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① GROUND FLOOR PLAN
1/4" = 1'-0"

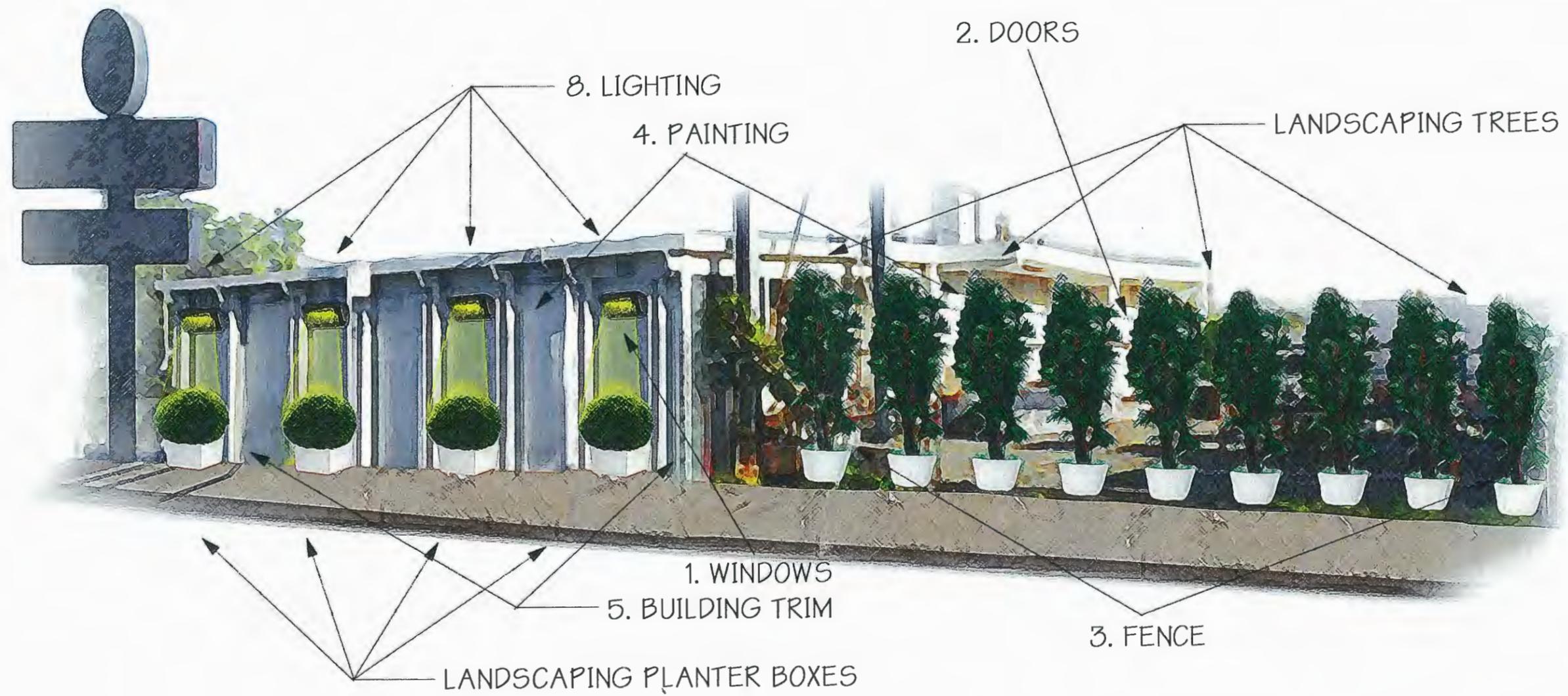
LEGEND

- (E) WALL
- (N) WALL

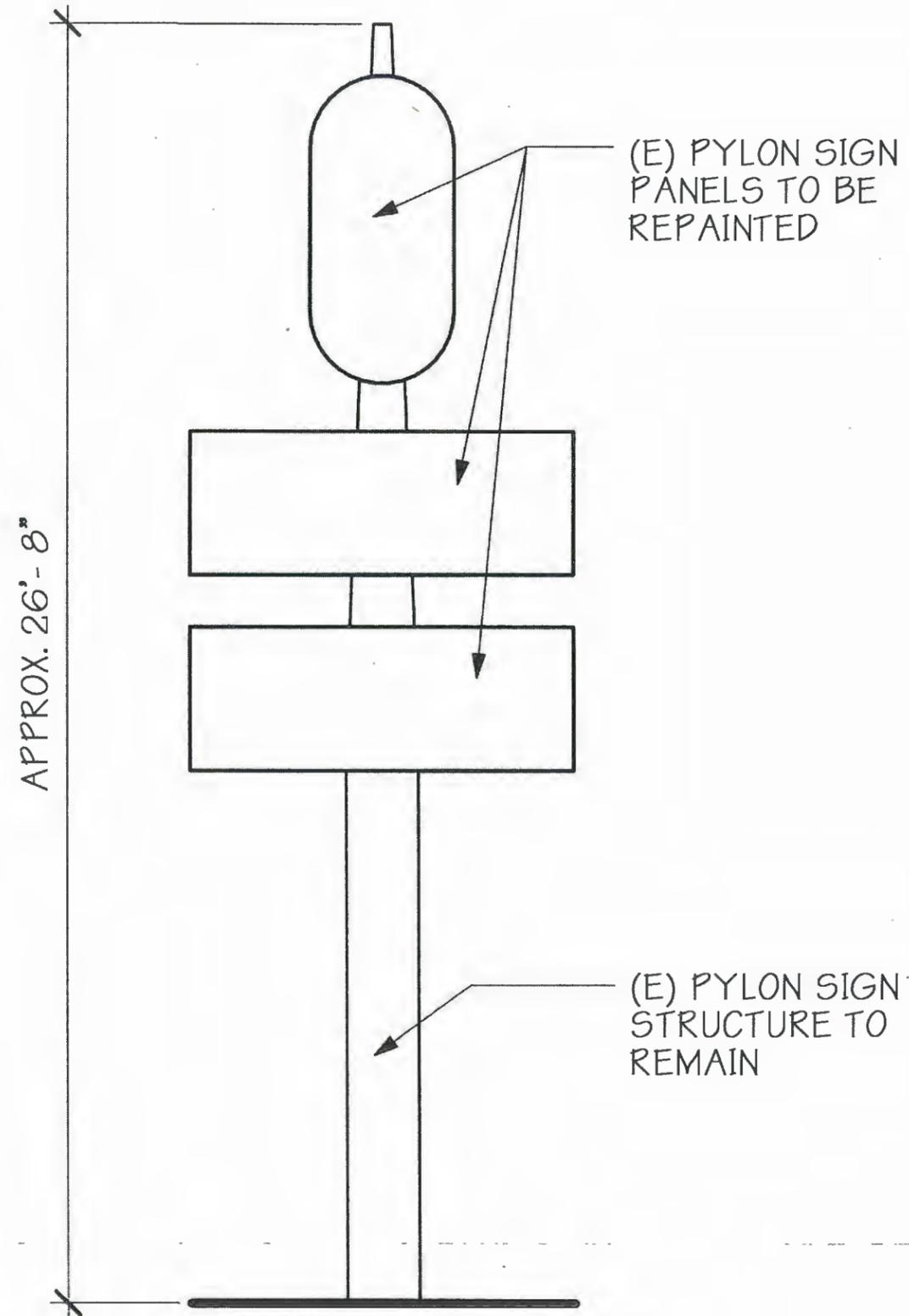
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STAY GOLD DELICATESSEN: VIEW FROM SAN PABLO AVE.



STAY GOLD DELICATESSEN: VIEW FROM 27TH ST.



○ PYLON SIGN ELEVATION
 1/4" = 1'-0"

STAY GOLD DELICATESSEN: PYLON SIGN