

Location:	1915 Broadway <i>See map on reverse</i>
Assessor's Parcel Number:	008-0639-003-00
Proposal:	To establish a bar.
Applicant/	Cory Hunt
Phone Number:	(916) 601-1782
Owner:	EMBL, LLC
Planning Permits Required:	Major Conditional Use Permit with additional findings including Public Convenience or Necessity for Alcoholic Beverage Sales Commercial Activity
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Zone
Environmental Determination:	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
Historic Status:	Potential Designated Historic Property *d1+ rating - Area of Primary Importance (API) Uptown Commercial
City Council District:	3
Date Filed:	August 9, 2018
Action to be Taken:	Approve with Conditions
Finality of Decision:	<i>Appealable to City Council within 10 days</i>
For Further Information:	Contact case planner Michael Bradley, Planner III at (510) 238-6935 or mbradley@oaklandca.gov

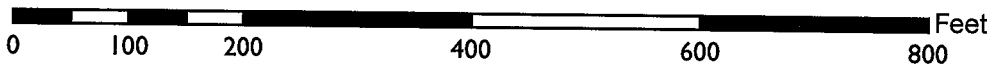
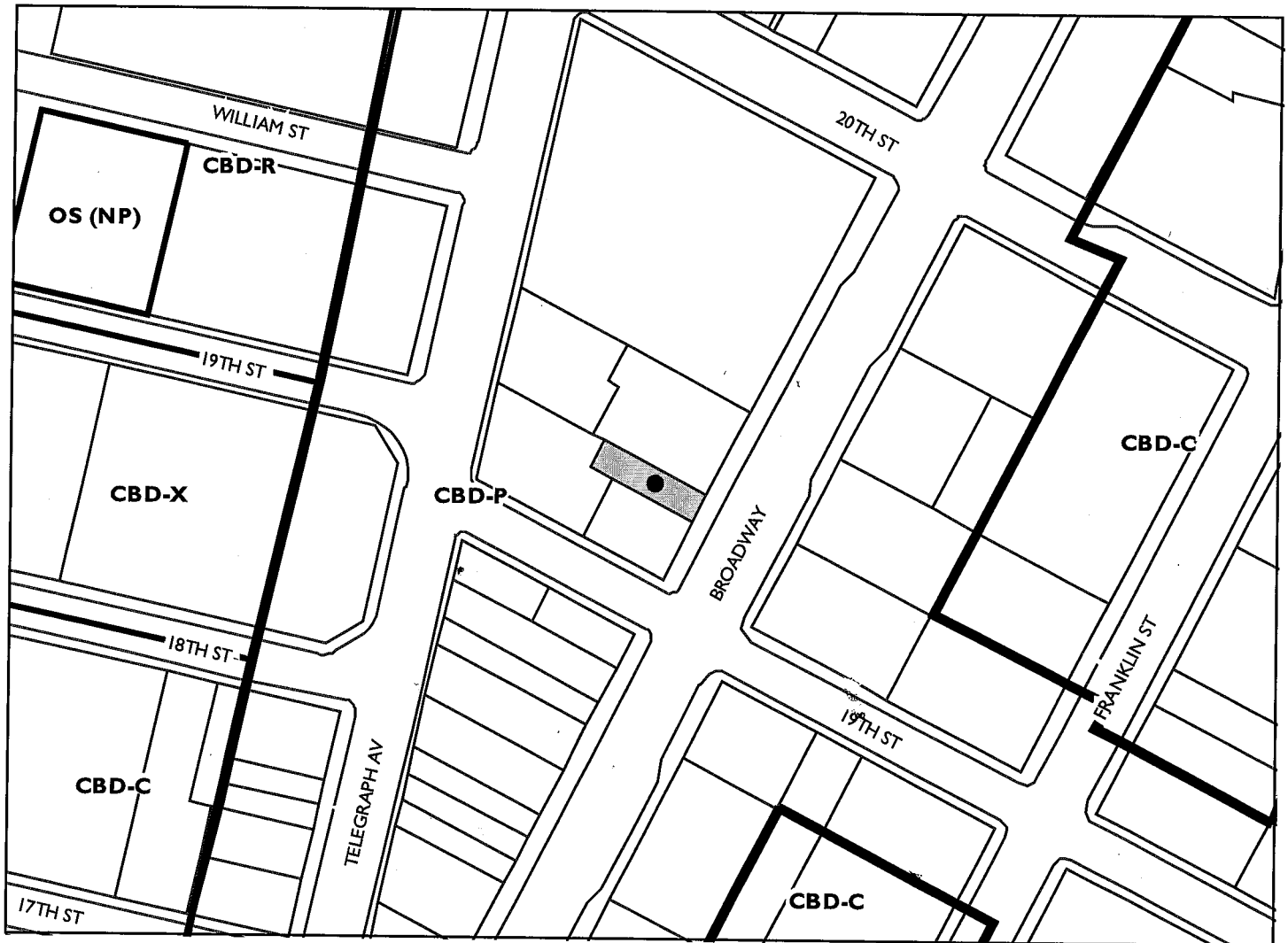
SUMMARY

The applicant requests Planning Commission approval of a Major Conditional Use Permit to establish a new bar in the Uptown District at the ground floor of 1915 Broadway. Staff recommends approval of the requested permits, subject to the Conditions of Approval included in this report.

PROPERTY DESCRIPTION

The property consists of a 3,450 square-foot interior lot located in Downtown Oakland's Uptown District, on Broadway one parcel in from the corner of 19th Street. The lot contains an existing building constructed in the 1930s. The building is situated at zero-lot-line with a two-story ground floor volume with two mezzanines. The building recently underwent a major interior and exterior renovation which include a façade improvement. The last known tenant is believed to be a full-service restaurant per the City permit tracking system. Street parking is metered and utilities are undergrounded. The site is a block from the 19th Street BART Station. The district contains ground floor food, beverage, entertainment and retail uses, including several bars many established in recent years, with upper story offices and clinics.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18331
Applicant: Cory Hunt
Address: 1915 Broadway
Zone: CBD-P

PROJECT DESCRIPTION

The applicant seeks to establish a new bar in the 4,549.7 square-foot ground floor and mezzanine space. The bar would serve liquor, beer, and wine; would not admit minors; would not be required to offer food service although light snacks for purchase are voluntarily intended; would feature recorded music (no live music, or cabaret format), occasional small fundraisers, trivia nights and the like; and a 2:00 A.M. latest closing time. Tenant improvements would be as follows: a new bar, tables with seating, a rear yard roof deck, an ADA lift, and refrigeration with new ice machines. Hours of operation would be:

Daily: 10 AM-2:00 AM

The bar would feature playing of recorded music by DJ special occasions such as trivia nights and a potential partnership with Second Line Vinyl for a record spinning night. The operators would hire an experienced bar manager who would train staff consisting of approximately 15-25 employees including security at all times with someone checking IDs at the door at all times. Other measures would include installation of a recycling program. For outreach, the applicant will meet with the Neighborhood Crime Prevention Council to introduce the project and has received letters of support (Attachment F). Staff has advised the Police Department's Alcoholic Beverage Action Team (ABAT) 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	ON SALE GENERAL – PUBLIC PREMISES - (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 a showcase 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.

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 Zone. 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 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. 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 and any 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. As described in Attachment A, the proposal meets the required findings and conforms to the intent of the CBD-P Zone.

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

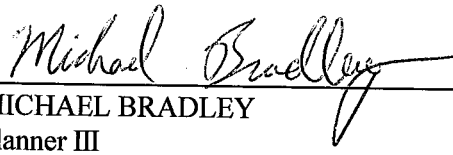
The site is in Police Beat 4X which is roughly bound by Grand Avenue to the north, 14th Street to the south, Lake Merritt to the east, and the 980 freeway to the west; this beat is over-concentrated for rates of reported crime in comparison to beats Citywide. The site is also in Census Tract 4028 which is roughly bound by Grand Avenue to the north, 14th Street to the south, Broadway to the east, and Martin Luther King Jr. Way to the west; this tract is over-concentrated for quantity of ABC licenses in comparison to tracts Countywide. Crime rates may be a function of areas within the Beat that are dispersed from and not clustered around the project site; statistics for a 500-foot radius over four weeks show crimes dispersed from the site, and none involving alcohol (Attachment D). ABC-licensed premises are encouraged in the district given the entertainment focus, most of which are restaurants in the Tract: there are no markets or liquor stores selling alcoholic beverages; one beer and wine tavern; nine restaurants serving beer and wine; nine restaurants serving liquor, beer and wine; five bars; and one private club license at the Paramount Theatre (Attachment E). Furthermore, the Planning Code’s 1,000-foot distance separation and the City Council’s goal of capping the number of non-restaurant ABC license in Oakland does not apply to Downtown. The addition of late night premises has brought more people to the area which is generally considered to be an improvement to evening safety in an urban area. While recorded music and light food are proposed, staff does not recommend requiring maintenance of those items. The Uptown District is an appropriate location for a bar, subject to Conditions of Approval for controls on impacts such as litter, noise and loitering.

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.

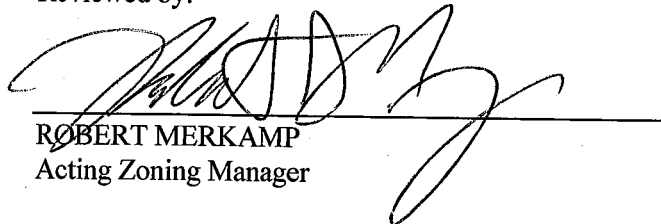
RECOMMENDATIONS:

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

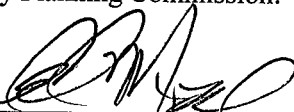
Prepared by:


MICHAEL BRADLEY
Planner III

Reviewed by:


ROBERT MERKAMP
Acting Zoning Manager

Approved for forwarding to the
City Planning Commission:


ED MANASSE, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings
- B. Conditions
- C. Plans / Photographs
- D. Area Crime Statistics (Map & Table)
- E. ABC Licensing Data
- F. 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)** 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.

The Uptown District is an appropriate location to establish a bar 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. The district contains numerous bars, restaurants, and 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 is appropriate for the district. The district contains numerous bars which has increased pedestrian traffic including evenings in an area where multiple modes of transportation are available. Additionally, the building interior and façade have been renovated.

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 is appropriate for the district as it will enhance the beverage options for visitors and workers within the subject retail and entertainment district and Downtown Oakland and create jobs.

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.

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 a showcase 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.

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 in a ground-floor 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 the Uptown District are appropriate for retail as well as bars, restaurants, and entertainment. In this case the bar will replace a full-service restaurant in a neighborhood with many food and beverage options. In fact, it is anticipated to increase evening pedestrian activity which is desirable. The Census Tract contains several ABC licenses including for bars; however, many of the ABC-licensed premises are restaurants and none are liquor stores. Crime rates may be a function of areas within the Police Beat that are dispersed and not clustered around the site; statistics show crimes dispersed from the site and none involving alcohol. The Uptown District is a very appropriate location for a bar, 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 school at 1807 Telegraph Avenue (Oakland School for the Arts, grades 6-12) and parks at City Hall Plaza and 1900 Rashida Muhammad Street. The bar is not anticipated to adversely affect these civic uses given hours of operation, Conditions of Approval, and distance.

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

The commercial space is existing with no exterior changes proposed and 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 parking, 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 Bureau of Planning.

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 not be adjacent to any residential uses.

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.

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. The district is located in Downtown's Uptown District on Broadway. The district contains 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 **August 9, 2018** and submitted on **August 9, 2018** 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 Conditional Use Permit and Findings of Public Convenience or Necessity for an Alcoholic Beverage Sales Commercial Activity (bar) at 1915 Broadway.*

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 alcoholic beverage consumption

Alcoholic beverage sale is on-sale, for on-site consumption only.

c. Hours of Alcoholic Beverage Sale

Hours of alcoholic beverage sales are limited to the following:

Daily from 10:00 A.M. to 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 including security personnel on-site Mondays 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. 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.

f. Ride share or taxi call program

Ongoing

The establishment shall maintain a program of calling ride shares or taxi cabs for patrons on request for the purpose of preventing driving while intoxicated and to reduce Downtown automobile congestion 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 Telegraph Avenue 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 and/or rear deck 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 Bureau of Planning approval.

15. Compliance hearings

After 6 months of commencement of sale of alcoholic beverages

The applicant shall return to the Bureau of Planning 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. 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.

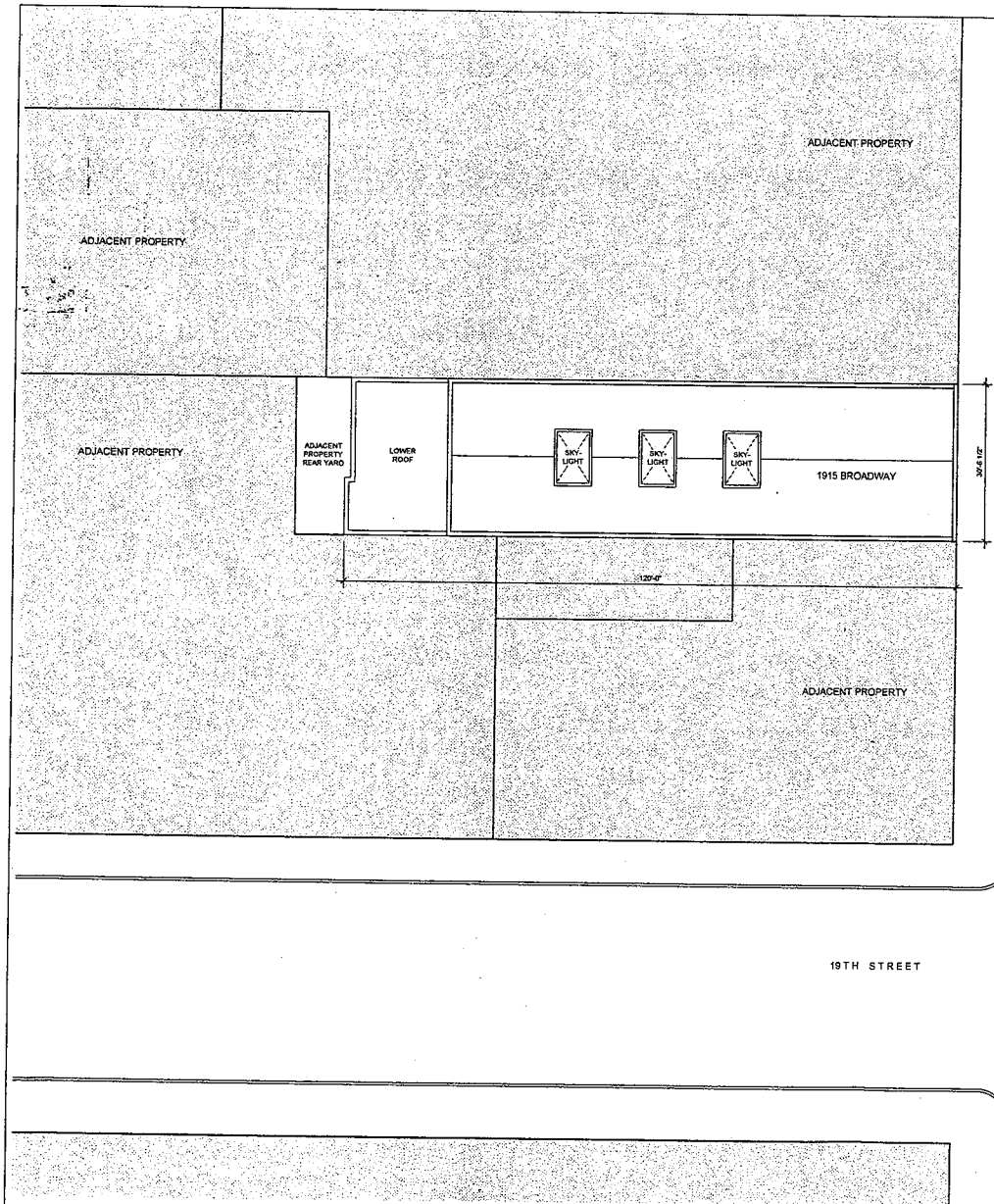
16. Sound and Acoustic Attenuation Prevention Measures Between Commercial Spaces and Buildings

Prior to Opening and Operation of the Proposed Business or Issuance of a Building Permit

The applicant shall have a sound engineer perform sound and acoustic attenuation tests at the subject site for compliance with City of Oakland performance standards. Results of the sound attenuation tests shall be submitted to the Bureau of Planning and the property owner for review and compliance. Applicant must make any suggested building alterations to the subject commercial space and rear deck to satisfy all performance standards. Applicant must obtain any necessary Planning and Building permits to make any required upgrades. After any required building alterations are made, the applicant will then have another test performed by such sound engineer for compliance with the stated up-grades and the City performance standards.

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)



EXISTING ROOF & SITE PLAN
SCALE: 3/32" = 1'-0"



PROJECT DATA

ADDRESS: 1915 BROADWAY, OAKLAND CA 94612
 CONSTRUCTION TYPE: III
 EXISTING OCCUPANCY TYPE: S
 PROPOSED OCCUPANCY TYPE: A-2
 BUILDING HEIGHT: 26'-0"
 LOT AREA: 3,642.1 S.F.
 GROUND FLOOR AREA: 3,336.6 S.F.
 MEZZANINE 1 AREA: 644.1 S.F.
 MEZZANINE 2 AREA: 569.0 S.F.
 TOTAL AREA: 4,549.7 S.F.

CODES:
 ALL CONSTRUCTION TO CONFORM TO THE 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA FIRE CODE (CFC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), AS WELL AS 2013 CALIFORNIA ENERGY STANDARDS AND ALL OTHER APPLICABLE LOCAL ORDINANCES AS ADOPTED AND AMENDED BY THE CITY OF OAKLAND. THE CONTRACTOR SHALL BE THOROUGHLY RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS.

DRAWING INDEX

A0 EXISTING ROOF & SITE PLAN, PROJECT INFO
 A1 SITE PHOTOGRAPHS
 A2 EXISTING FLOOR PLANS
 A3 PROPOSED FLOOR PLANS

PROJECT DIRECTORY

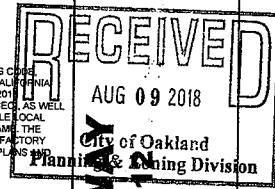
BUILDING OWNER: WEINSTEIN LOCAL
 425 15TH STREET
 OAKLAND, CA 94612
 P. (510) 783-3986
 F. (510) 783-3335
 E. BEN@WEINSTEINLOCAL.COM

TENANT: CORY HUNT
 1915 BROADWAY
 OAKLAND, CA 94608
 P. (510) 501-1732
 E. COHUNT@GMAIL.COM

ARCHITECT: SAID-JON EGHBAL
 482 WESLEY AVENUE
 OAKLAND, CA 94606
 P. (510) 922-9722
 E. S.JE@SJEGBAL.COM

STRUCTURAL ENGINEER: BAILEY ENGINEERING
 1271 WASHINGTON AVE., PMB #800
 SAN LEANDRO, CA 94577
 P. (510) 689-4087
 E. STRUCTURALGUY@COMCAST.NET

SAID-JON EGHBAL
 482 WESLEY AVENUE
 OAKLAND 94606
 P. 510.922.9722
 F. 510.922.9723
 E. sje@eghbal.com



1915 BROADWAY
 OAKLAND, CA 94612

Attachment C

SUBMITAL:
 CUP SUBMITAL

SHEET:
EXISTING ROOF & SITE PLAN, PROJECT INFO

A0



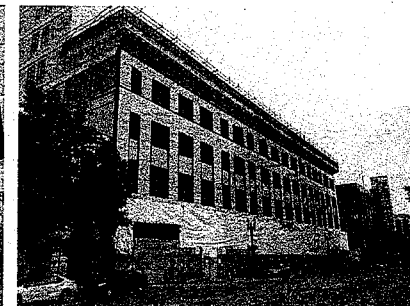
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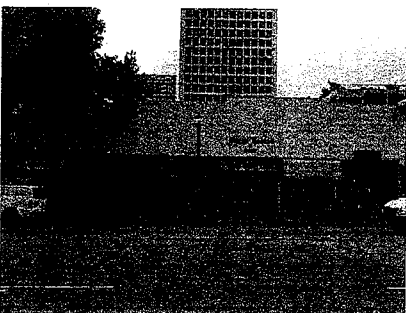
3



2



1



8



7



6



5



9

1915 BROADWAY

SUBJECT PROPERTY. NO EXTERIOR CHANGES PROPOSED.

SAID-ION EGHBAL
482 WESLEY
AVENUE
OAKLAND 94606
v. 510.922.0722
f. 510.922.9723
e. saion@eghbal.com

**1915 BROADWAY
OAKLAND, CA 94612**

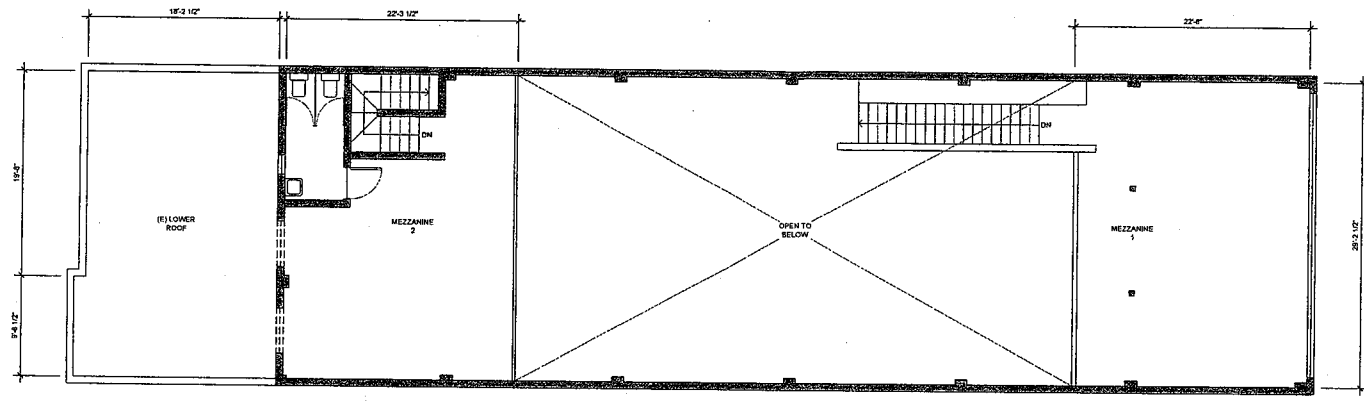
SUBMITTAL: DATE:
CUP SUBMITTAL 09 AUG '18

SHEET:
SITE PHOTOS

A1

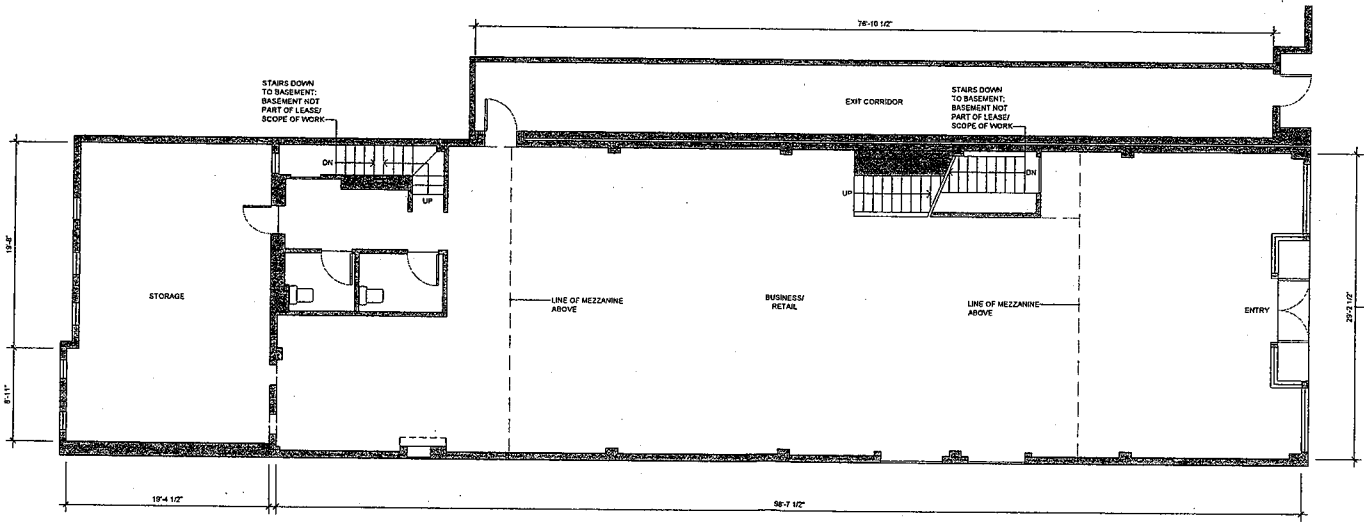
SAID ION CHIBAL
 482 WESLEY
 AVENUE
 OAKLAND, 94606
 P. 510.922.9722
 F. 510.922.9723
 E. s@ionchibal.com

**1915 BROADWAY
 OAKLAND, CA 94612**



EXISTING MEZZANINE FLOOR PLAN
 SCALE: 3/16" = 1'-0"

2



EXISTING GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

1

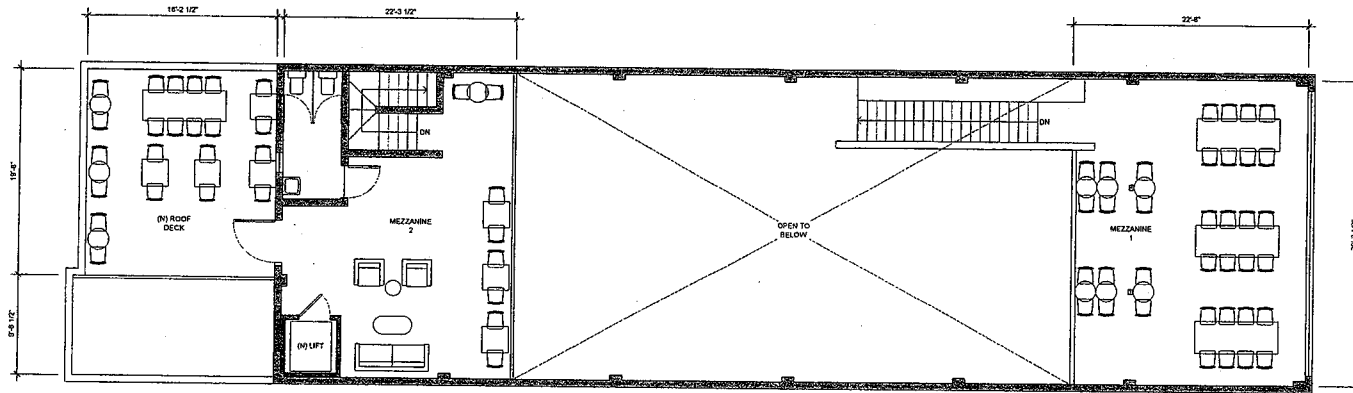
SUBMITTAL: CUP SUBMITTAL DATE: 09 AUG '16

SHEET: **EXISTING FLOOR PLANS**

A2

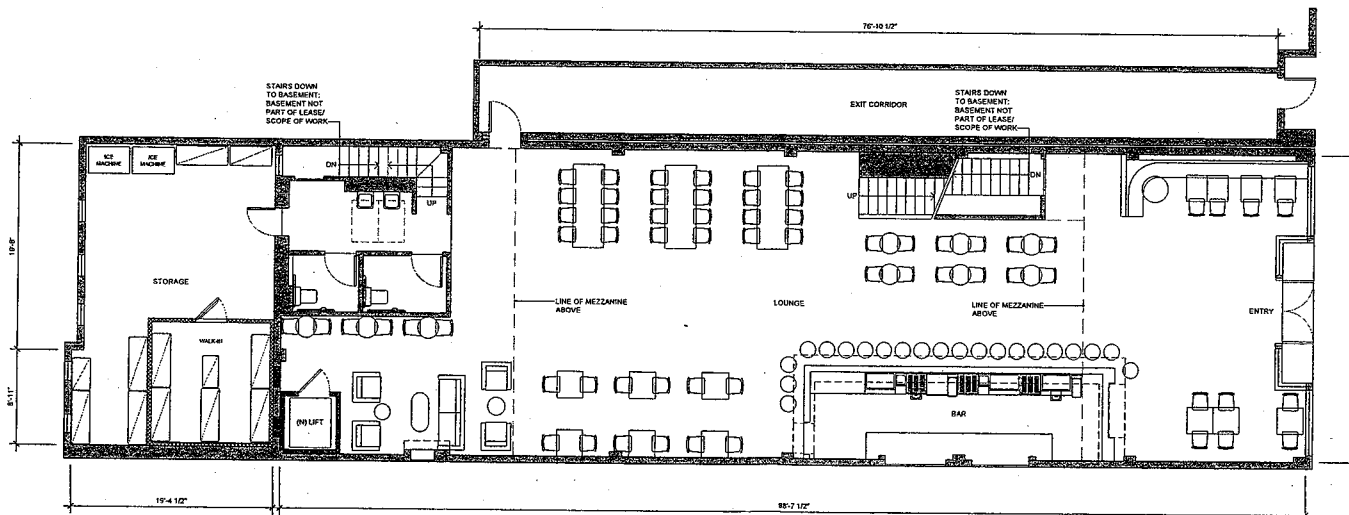
SAID JOHN ERIBAL
 482 WESLEY
 AVENUE
 OAKLAND 94606
 P. 510.922.9722
 F. 510.922.9723
 E. JOERIBAL@aol.com

**1915 BROADWAY
 OAKLAND, CA 94612**



PROPOSED MEZZANINE FLOOR PLAN
 SCALE: 3/16" = 1'-0"

2



PROPOSED GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

1

SUBMITAL: DATE:
 CUP SUBMITAL 09 AUG 18

SHEET:
PROPOSED FLOOR PLANS

A3

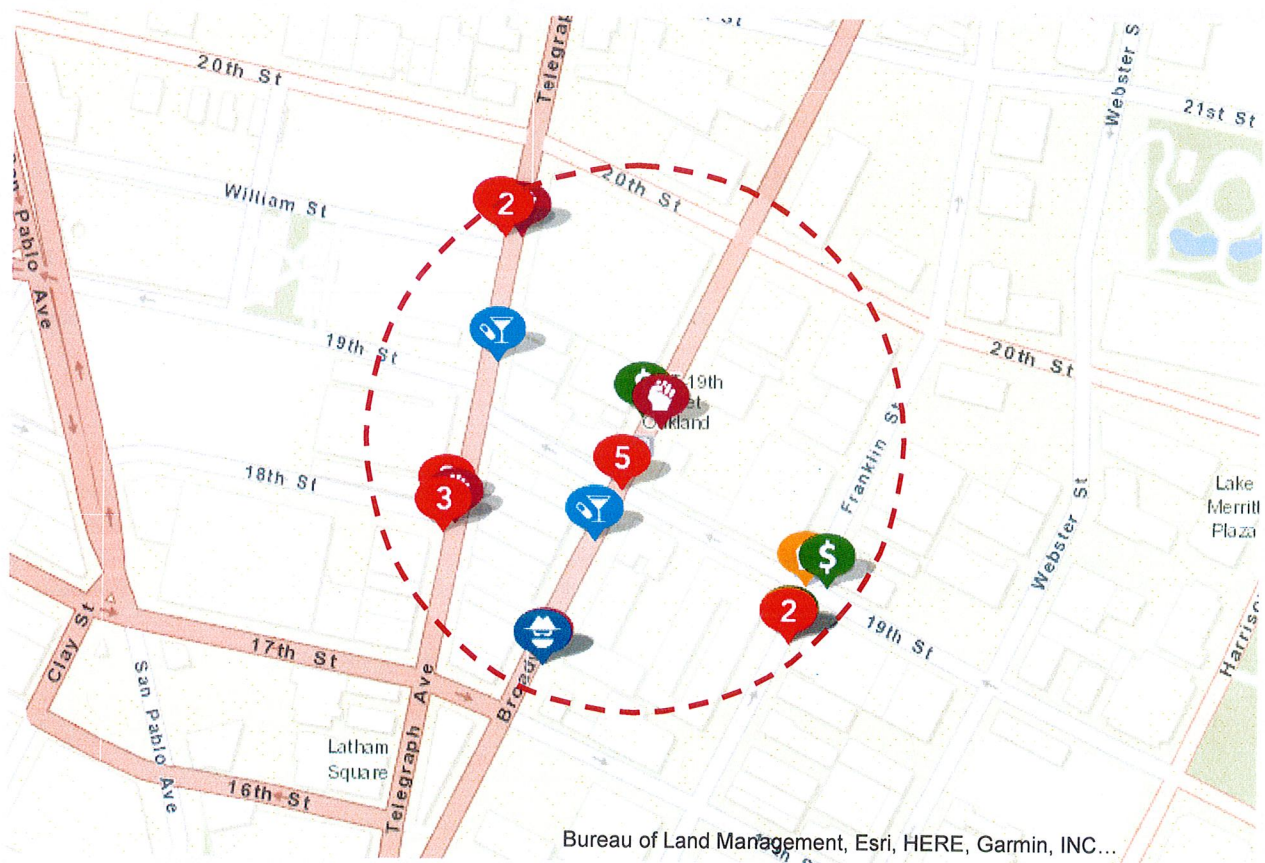
Print

CrimeMapping.com Map

Tuesday, September 25, 2018 through Monday, October 22, 2018

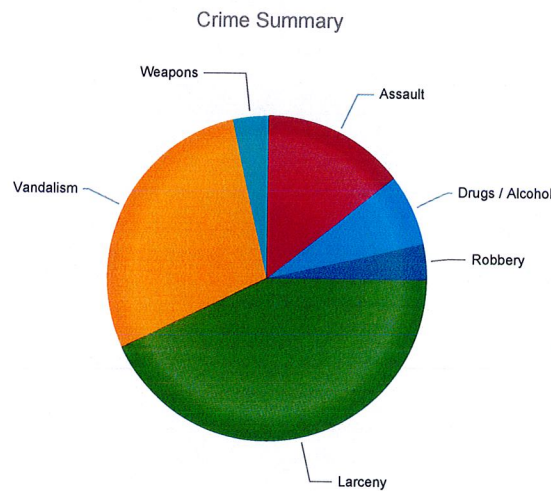
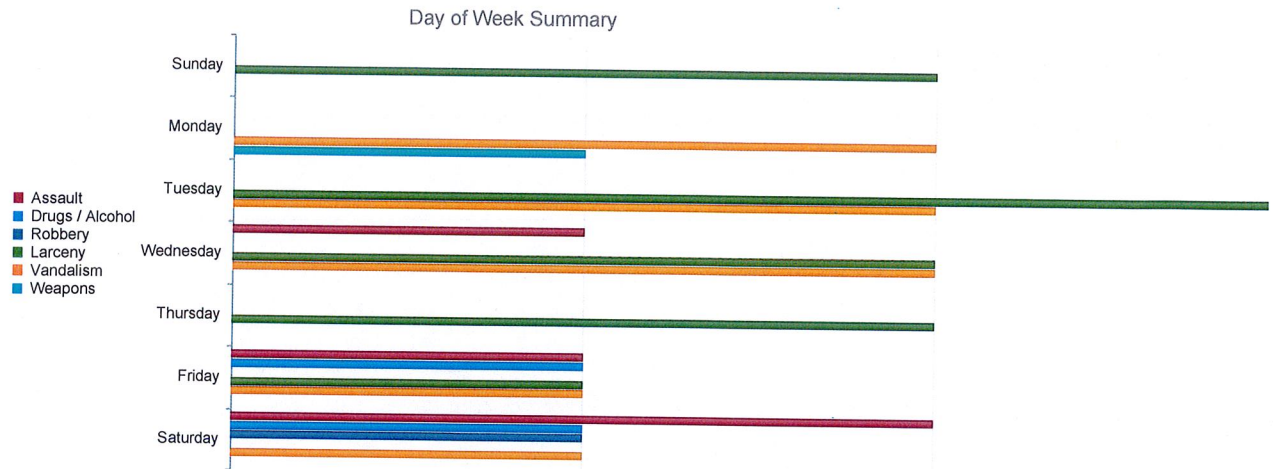
Showing crime types: Arson, Assault, Burglary, Disturbing the Peace, Drugs / Alcohol Violations, DUI, Fraud, Homicide, Motor Vehicle Theft, Robbery, Sex Crimes, Theft / Larceny, Vandalism, Vehicle Break-In / Theft, Weapons

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.



Crime Report

Type	Description	Incident #	Location	Agency	Date
	ROBBERY - FIREARM	18-053179		Oakland Police	10/20/2018 12:29 AM
	GRAND THEFT: MONEY/LABOR/PROPERTY- ALL OTHER LARCENY/THEFT OVER \$950 (F)	1810-1000	1900 BLK BROADWAY	BART Police	10/19/2018 4:00 PM
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-914863		Oakland Police	10/18/2018 7:00 PM
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-914814		Oakland Police	10/17/2018 6:30 PM
	ASSAULT - OTHER ASSAULTS - SIMPLE, NOT AGGRAVATED	18-052765		Oakland Police	10/17/2018 11:27 AM
	GRAND THEFT FROM PERSON OVER \$950 (F)	1810-0816	1900 BLK BROADWAY	BART Police	10/16/2018 7:49 PM
	VANDALISM	18-914562		Oakland Police	10/13/2018 6:05 AM
	DISORDERLY CONDUCT: ALCOHOL (M)	1810-0597	1900 BLK BROADWAY	BART Police	10/12/2018 5:07 PM
	VANDALISM	18-914520		Oakland Police	10/12/2018 12:45 AM
	VANDALISM	18-914347		Oakland Police	10/10/2018 10:15 PM
	VANDALISM	18-914346		Oakland Police	10/10/2018 6:00 PM

Type	Description	Incident #	Location	Agency	Date
					
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-051590		Oakland Police	10/10/2018 10:00 AM
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-914260		Oakland Police	10/9/2018 8:45 PM
	VANDALISM	18-051273		Oakland Police	10/9/2018 2:29 PM
	PETTY THEFT-ALL OTHER THEFT \$950 OR LESS (M)	1810-0468	1900 BLK BROADWAY	BART Police	10/9/2018 6:00 AM
	EXHIBIT DEADLY WEAPON OTHER THAN FIREARM (M)	1810-0331	1900 BLK BROADWAY	BART Police	10/8/2018 9:20 AM
	VANDALISM	18-914232		Oakland Police	10/8/2018 1:00 AM
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-050872		Oakland Police	10/7/2018 7:30 AM
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-914179		Oakland Police	10/7/2018 12:50 AM
	DRUG ABUSE VIOLATION - POSSESSION OF OTHER	18-050847		Oakland Police	10/6/2018 10:07 PM
	ASSAULT - FIREARM	18-050726		Oakland Police	10/6/2018 12:10 AM
	ASSAULT - OTHER ASSAULTS - SIMPLE, NOT AGGRAVATED	18-050707		Oakland Police	10/5/2018 11:30 PM
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-913991		Oakland Police	10/4/2018 6:00 PM
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-913924		Oakland Police	10/2/2018 6:30 PM
	VANDALISM	18-913906		Oakland Police	10/2/2018 1:21 AM
	VANDALISM:DEFACE PROPERTY (M)	1810-0026	1900 BLK BROADWAY	BART Police	10/1/2018 3:58 PM
	ASSAULT - HANDS, FISTS, FEET, ETC. - AGGRAVATED INJURY	18-049398		Oakland Police	9/29/2018 1:58 AM
	LARCENY THEFT (EXCEPT MOTOR VEHICLE THEFT)	18-913468		Oakland Police	9/25/2018 9:40 PM



California Department of Alcoholic Beverage Control

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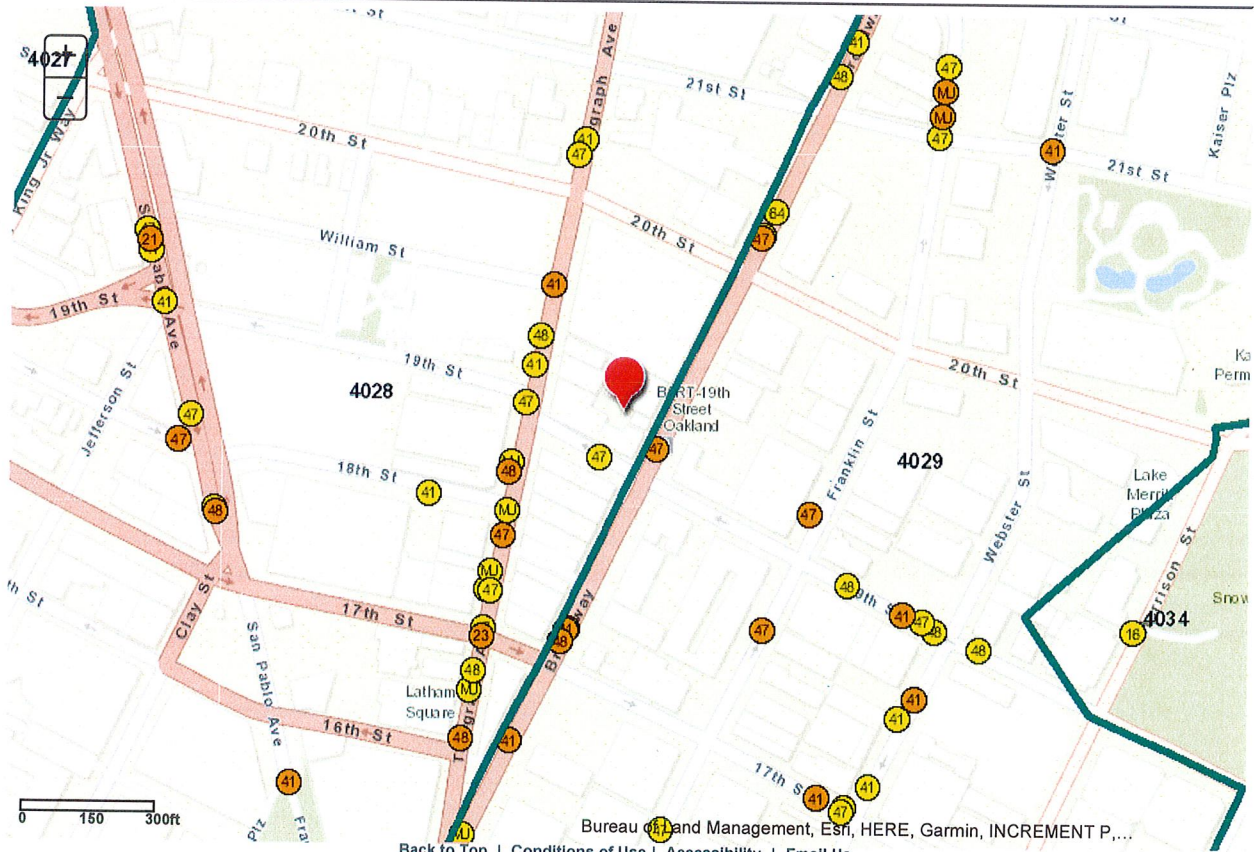
License Query System - Map Query

Search for a specific

License Number:

Or, locate a general area by entering:

Premises Address:
Census Tract: City:



Licenses on the map display the license type that is currently issued for it. In the event there is more than one license type issued, the code MU is displayed.

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California Department of Alcoholic Beverage Control
Active On-Sale Retail Licenses

Save As CSV

For the Census Tract of 4028

Report as of: 10/22/2018

Rows Per Page:

Total Licenses: 35

Page 1 of 2

Click on column header to sort

	<u>License Number</u>	<u>Status</u>	<u>License Type</u>	<u>Orig. Iss. Date</u>	<u>Expir. Date</u>	<u>Primary Owner</u>	<u>Business Name</u>	<u>Premises Addr.</u>	<u>Geo Code</u>
1	253309	ACTIVE	64	11/16/1990	09/30/2019	PARAMOUNT THEATRE OF THE ARTS INC	PARAMOUNT THEATRE OF THE ARTS	2025 BROADWAY OAKLAND, CA 94612 Census Tract: 4028.00	0109
2	401639	ACTIVE	48	10/21/2003	09/30/2019	REEVES, CYNTHIA ANN	CONTEMPORARY ART CAFE	1621 TELEGRAPH AVE OAKLAND, CA 94612 Census Tract: 4028.00	0109
3	409515	ACTIVE	47	10/05/2004	09/30/2019	LUKAS LLC	LUKAS TAPROOM & LOUNGE	2221 BROADWAY OAKLAND, CA 94612-3010 Census Tract: 4028.00	0109
4	458117	ACTIVE	48	10/24/2007	09/30/2019	SYNDICATE ENTERPRISES GROUP LLC THE	UPTOWN NIGHTCLUB THE	1928 TELEGRAPH AVE OAKLAND, CA 94612-2202 Census Tract: 4028.00	0109
5	459551	ACTIVE	47	02/03/2009	01/31/2019	GASS ENTERTAINMENT LLC	FOX THEATRE THE	1807 TELEGRAPH AVE OAKLAND, CA 94612-2109 Census Tract: 4028.00	0109
6	473862	ACTIVE	48	03/09/2009	02/28/2019	151 INDUSTRY LLC	SOMAR BAR	1727 TELEGRAPH AVE OAKLAND, CA 94612-2107 Census Tract: 4028.00	0109
7	478913	ACTIVE	47	12/31/2009	11/30/2018	PARISH AT TOWNHALL INC THE	PARISH AT TOWNHALL INC THE	579 18TH ST OAKLAND, CA 94612-1546 Census Tract: 4028.00	0109
8	501008	ACTIVE	41	12/30/2010	11/30/2018	XOLO TAQUERIA LLC	XOLO	1916 TELEGRAPH AVE OAKLAND, CA 94612-2202 Census Tract: 4028.00	0109
9	501645	ACTIVE	48	02/18/2011	01/31/2019	BAR DOGWOOD LLC	BAR DOGWOOD	1644 TELEGRAPH AVE OAKLAND, CA 94612-2112 Census Tract: 4028.00	0109
10	508480	ACTIVE	48	08/01/2011	09/30/2019	UPDOG LLC	MAKE WESTING	1741 TELEGRAPH AVE OAKLAND, CA 94612-2107 Census Tract: 4028.00	0109
11	516278	ACTIVE	41	02/13/2012	01/31/2019	AWAKEN CAFE, LLC	AWAKEN CAFE	1429 BROADWAY OAKLAND, CA 94612-2054 Census Tract: 4028.00	0109
12	518993	ACTIVE	47	05/25/2012	04/30/2019	RCFC ENTERPRISES LLC	RUDY'S CANT FAIL CAFE	1805 TELEGRAPH AVE OAKLAND, CA 94612 Census Tract: 4028.00	0109
13	519881	ACTIVE	47	06/19/2012	05/31/2019	YONSEI RESTAURANT GROUP, LLC	HOP SCOTCH	1915 SAN PABLO AVE OAKLAND, CA 94612-1305 Census Tract: 4028.00	0109
14	521774	ACTIVE	47	12/04/2012	11/30/2018	IRFANKHANH LLC	CAMBER	1707 TELEGRAPH AVE OAKLAND, CA 94612-2107 Census Tract: 4028.00	0109
15	522373	ACTIVE	41	09/07/2012	08/31/2019	SAIGON COMBINATION CORPORATION	SAIGON RESTAURANT	326 FRANK H OGAWA PLZ OAKLAND, CA 94612-2001 Census Tract: 4028.00	0109
16	523003	ACTIVE	47	09/25/2012	08/31/2019	DUENDE LLC	DUENDE	468 19TH ST OAKLAND, CA 94612-2204 Census Tract: 4028.00	0109
17	527578	ACTIVE	42	06/05/2014	05/31/2019	DIVING DOG, LLC	DIVING DOG BREWHOUSE	1802 TELEGRAPH AVE OAKLAND, CA 94612-2110 Census Tract: 4028.00	0109

18	<u>529841</u>	ACTIVE	41	01/03/2014	12/31/2018	FIVE AND DIME GARDENS, LLC	LOST AND FOUND	2040 TELEGRAPH AVE OAKLAND, CA 94612-7993 Census Tract: 4028.00	0109
19	<u>530288</u>	ACTIVE	41	05/16/2013	11/30/2018	VELA, CHRISTIAN CESAR		1410 & 1414 JEFFERSON ST OAKLAND, CA 94612 Census Tract: 4028.00	0109
20	<u>536201</u>	ACTIVE	41	11/01/2013	10/31/2018	BAY AREA JAZZ AND ARTS INC.	SOUND ROOM THE	2147 BROADWAY OAKLAND, CA 94612-2309 Census Tract: 4028.00	0109
21	<u>539945</u>	ACTIVE	47	03/06/2014	02/28/2019	BC PARTNERS LLC	HUTCH BAR & KITCHEN	2022 TELEGRAPH AVE OAKLAND, CA 94612-2306 Census Tract: 4028.00	0109
22	<u>540691</u>	ACTIVE	41	03/20/2014	02/28/2019	PHALANGES LLC	SUYA AFRICAN-CARIBBEAN GRILL	408 22ND STREET OAKLAND, CA 94612-3008 Census Tract: 4028.00	0109
23	<u>544384</u>	ACTIVE	41	10/27/2014	09/30/2019	WOLFGANG & SUSANNE, LLC	DOWNTOWN WINE MERCHANTS	150 FRANK H OGAWA PLAZA, 1A OAKLAND, CA 94612-2007 Census Tract: 4028.00	0109
24	<u>546706</u>	ACTIVE	47	10/01/2014	09/30/2019	YONSEI RESTAURANT GROUP, LLC	HOPSCOTCH	1911 SAN PABLO AVE OAKLAND, CA 94612-1305 Census Tract: 4028.00	0109
25	<u>547024</u>	ACTIVE	41	09/11/2014	08/31/2019	TAIWAN BENTO LLC	TAIWAN BENTO	412 22ND ST OAKLAND, CA 94612-3008 Census Tract: 4028.00	0109



CITY OF OAKLAND
BUREAU OF PLANNING
250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Phone: 510-238-3911 Fax: 510-238-4730

PLANNING COMMISSION PUBLIC NOTICE

Location:	1915 Broadway
Assessor's Parcel Number(s):	008-0639-003-00
Proposal:	To operate a Bar.
Applicant:	Cory Hunt
Contact Person/ Phone Number:	Cory Hunt (916)601-1782
Owner:	EMBL, LLC
Case File Number:	PLN18331
Planning Permits Required:	Major Conditional Use Permit with additional findings including Public Convenience or Necessity for Alcoholic Beverage Sales Commercial Activity
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Zone
Environmental Determination:	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
Historic Status:	*d1+ rating - Area of Primary Importance (API) Uptown Commercial
City Council District:	3
Date Filed:	8/9/18
Finality of Decision:	Appealable to City Council
For Further Information:	Contact Case Planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandca.gov .

Your comments and questions, if any, should be directed to the Bureau of Planning, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031 at or prior to the public hearing to be held on **November 7, 2018**, at Oakland City Hall, Council Chambers, 1 Frank H. Ogawa Plaza, Oakland, California 94612. The public hearing will start at 6:00 p.m.

If you challenge the Planning Commission decision on appeal and/or in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Bureau of Planning, at, or prior to, the public hearing on this case. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Planning Commission on these cases, they are appealable to the City Council. **Such appeals must be filed within ten (10) calendar days of the date of decision by the Planning Commission and by 4:00p.m.** An appeal shall be on a form provided by the Bureau of Planning, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record prior to or at the public hearing mentioned above. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

POSTING DATE: **October 19, 2018**

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE





UPTOWN DOWNTOWN

October 29, 2018

Oakland Planning Commission
1 Frank Ogawa Plaza
Council Chambers 3rd Floor
Oakland CA, 94612

Dear Planning Commission,

My name is Steve Snider and I am the Executive Director of the Downtown Oakland and Lake Merritt-Uptown Community Benefits District. I am writing this letter in support of the proposed neighborhood bar at 1915 Broadway. I met with the owner, Cory Hunt, regarding the space and we discussed the concept, his other venues, and the ways in which he will be a part of the Uptown Community. The conversation convinced me that his concept and experience will be a great fit for the neighborhood.

Having this space occupied with a proven responsible business owner-operator will ensure a positive addition to the neighborhood, as well as improve the safety and security on the street. I'm excited and hope to see 1915 Broadway up and running as soon as possible!

If you have any questions or concerns, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Snider".

Steve Snider
Executive Director

388 19th Street • Oakland, CA 94612

DOA Office: 510-238-1122 • LMUDA Office: 510-452-4529 • Fax: 510-452-4530

info@downtownoakland.org • info@lakemerritt-uptown.org • www.downtownoakland.org • www.lakemerritt-uptown.org

KORNFIELD

NYBERG, BENDES,
KUHNER & LITTLE, P.C.

October 25, 2018

Chris D. Kuhner
Writer's Email: C.Kuhner@Kornfieldlaw.com

City of Oakland Planning and Building Department
One Frank Ogawa Plaza
Counsel Chambers, 3rd Floor
Oakland, CA 94612

Re: 1915 Broadway, Oakland, CA

Dear Planning Commission:

My name is Chris D. Kuhner. I am a partner at Kornfield, Nyberg, Bendes, Kuhner & Little, P.C. Our office is located at 1970 Broadway, Suite 600, Oakland, California.

I am writing this letter in support of the Cory Hunt and his partners in their efforts to open up a bar at 1915 Broadway, Oakland, California. The location is directly across from our office building and I am excited about the plans and potential benefits for this business at the location. The bar will provide a needed social gathering place for the employees of various businesses in the location to have an upscale and safe location to congregate after work. This is especially true considering the soon to be reopened "old" Sears Building adjacent to the proposed location.

I have been working in Oakland, in the Uptown area, for nearly 25 years and have seen positive growth in the various businesses, including restaurants and bars in the area. The addition of this bar to the restaurant and bar scene in Uptown will have a very positive effect to the area. I whole heartedly endorse this business and hope that the bar opens as soon as possible.

If you have any questions or want any further information from me, please feel free to contact me directly.

Yours truly yours,

Kornfield, Nyberg, Bendes, Kuhner & Little, PC



CHRIS D. KUHNER

CDK/gam

1970 Broadway, Suite 600, Oakland, CA 94612

PHONE 510.765.1000 FAX 510.273.8669

Ben Weinstein
4033 Broadway
Oakland, CA 94611
510-763-3066
ben@weinsteinlocal.com

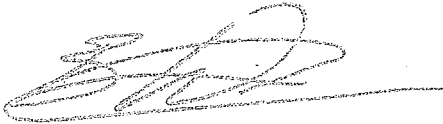
Dear Planning Commission,

My name is Ben Weinstein of Weinstein Local. We specialize in the redevelopment of vintage buildings, mostly in the Oakland community. We have a strong vested interest in bringing responsible businesses to Uptown that will help the neighborhood continue to thrive. I am writing this letter in support of the plans to open a neighborhood bar at 1915 Broadway.

In full disclosure, we own the building, and the Floral Depot (home to Duende, Flora, Xolo and Fauna). I have spoken extensively with Cory Hunt as well as spent time at his bars in San Francisco. Based on my experience with Cory and his operations, I feel that his business would be a very positive contribution to the Uptown community. I hope it opens as soon as possible.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Weinstein', with a horizontal line extending to the right.

Ben Weinstein