

<b>Location:</b>	<b>5815 College Avenue (see map on reverse)</b>
<b>Assessor's Parcel Number:</b>	<b>014 -1269-004-00</b>
<b>Proposal:</b>	To establish a cider-bar, bottle shop, and eatery for on-site and off-site consumption within a Limited Service Restaurant Activity (775 sq. ft. in floor area).
<b>Applicants/</b>	Mr. Michael Reis
<b>Phone Number:</b>	(650) 224-0260
<b>Owners:</b>	Martini Company Properties.
<b>Planning Permits Required:</b>	Major Conditional Use Permit with additional findings to allow an Alcoholic Beverage Sales Commercial Activity; Minor Conditional Use Permit to establish a Limited Service Restaurant; and Minor Variance to allow a new Alcoholic Beverage Sales within 1,000 feet of an existing location.
<b>General Plan:</b>	Neighborhood Center Mixed Use
<b>Zoning:</b>	CN-1 Neighborhood Commercial Zone – 1
<b>Environmental</b>	Exempt, Section 15301 of the State CEQA Guidelines:
<b>Determination:</b>	Existing Facilities (operations); and Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Potential Designated Historic Property; Survey rating: Dc2+
<b>City Council District:</b>	1
<b>Date Filed:</b>	February 27, 2018
<b>Staff Recommendation:</b>	To Approve the application with Conditions
<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
<b>For Further Information:</b>	Contact case planner <b>Jason Madani</b> at <b>(510) 238-4790</b> or <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>

**SUMMARY**

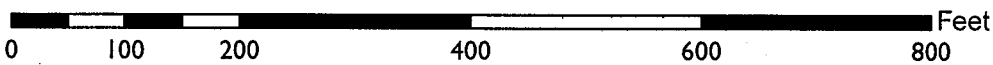
The applicants request Major and Minor Conditional Use Permits (CUP) and a Minor Variance to allow the sale of alcoholic beverages for on and off-site consumption in a Limited Service Restaurant located within 1,000-feet of other alcohol sales. The proposed business will offer a selection of ciders from local producers and beyond, cured imported fish and ham, and a variety of cheeses and salads to be consumed both on or off the premises.

Staff recommends approval of the application subject to Conditions of Approval as described in this report.

**PROPERTY DESCRIPTION**

The property consists of a commercially zoned lot containing several one-story commercial buildings. The proposed building measures 775 square feet in floor area. The property contains no driveways or parking. The building is at zero lot line along its front and side property lines, abutting the adjacent buildings on each side. The project site most recently contained a clothing store. The district consists of commercial uses such as retail, consumer services, markets, restaurants. Several full service restaurants serve alcoholic beverages.

# CITY OF OAKLAND PLANNING COMMISSION



Case File:  
Applicant: PLN18110  
Address: Mr. Michael Reis  
Zone: 5815 College Avenue  
Height Area: CN-1

## **PROJECT DESCRIPTION**

The application is a request to establish a cider-bar, bottle shop and eatery for both on-site and off-site consumption in a Limited Service Restaurant. Alcoholic beverages would be served in bottles only. The proposed menu would be inspired by the world's cider regions, incorporating cured imported fish, ham, salad, sandwiches, Basque, English and French cheeses, and local apple-based products. The restaurant would be operated as a Limited Service Restaurant Activity. Requested hours of operation would be 12:00 pm to 11:00 pm Sunday -Thursday and 12 pm to 12 am Friday and Saturday. The project would require a Type 41 Restaurant License from the California Department of Alcoholic Beverage Control (ABC) which allows on-sale and off-sale of alcohol up to 24% (48 proof), admits minors, and requires food service. Staff would monitor the site and public right-of-way fronting the site to ensure cleanliness and eliminate nuisances such as noise or loitering, as required by Conditions of Approval.

## **GENERAL PLAN ANALYSIS**

The premises is located in the Neighborhood Center Mixed Use land use classification of the General Plan's Land Use & Transportation Element (LUTE). The intent of the area is: "to identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses."

The property is located in a "Maintain and Enhance" strategy area under the LUTE's Strategy Diagram. The project (cider-tap room and bottle shop/eatery) will bring exciting products to the neighborhood, which contributes to the unique character of the neighborhood. Therefore, the proposed Limited Service Restaurant with alcoholic beverage sales conforms to this intent and strategy 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 uses automobile sales and related uses through urban design and business retention efforts.

### **Policy I/C3.3 Clustering Activity in "Nodes".**

Retail uses should be focused in "nodes" of activity, characterized by geographic clusters of concentrated commercial activity, along corridors that can be accessed through many modes of transportation

Staff finds the proposal to conform to the General Plan because the proposed cider-shop, in conjunction with a restaurant, should support customer activity in the retail area.

## **ZONING ANALYSIS**

The premises is located in the CN-1 Neighborhood Commercial Zone – 1. The intent of the CN-1 Zone is: "to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment."

Conditional Use Permits

A Major CUP is required for alcohol sales, including in all restaurants that are not full service. A Minor CUP is required to establish a Limited Service Restaurant. A Limited Service Restaurant Activity serving alcohol is subject to the same criteria as a bar or liquor store even though the potential for nuisance activity is less. The purpose of the CUP review is to address the possibility of nuisance activities that sometimes are associated with alcohol outlets. Through the CUP, potential concerns such as litter, loitering, and noise can be addressed through implementation of Conditions of Approval.

Variances

In addition to the Major and Minor CUPs, the Planning Code requires a 1,000-foot distance separation between Alcoholic Beverage Sales Commercial Activities. The following businesses serving alcoholic beverages are located within 1,000-feet of the proposed project, as shown in the following table:

<u>Address</u>	<u>Distance separation between parcels (approx.)</u>	<u>Description</u>
5655 College Ave.	215-feet	Trader Joes – Market with liquor, beer and wine
5727 College Ave.	925-feet	Market Hall - Market with liquor, beer and wine
5618 Shafter Ave.	925-feet	Paul Marcus wines sale (wine shop)

A Variance is thus required for the project. The general purpose of the distance separation is to prevent alcohol outlet types that can be problematic such as liquor stores and bars from locating and proliferating adjacent to residential and civic uses. However, the subject site is not in an over-concentrated area. The issues related to this application for these permits are discussed in the Key Issues and Impacts section of this report.

**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 of existing private...facilities*. The proposal to serve and sell cider at a limited service restaurant located in a commercial district meets this description as the project would constitute operation of an existing facility. The project is therefore exempt from Environmental Review.

**KEY ISSUES AND IMPACTS**

For a CUP application, staff must consider what potential issues could occur as a result of the project or future use of an approval, and attach appropriate Conditions of Approval to the activity to ensure it operates compatibly with its surroundings. In this case, the proposal involves alcohol sales within proximity to existing alcohol sales. To justify the operation, the proposal cannot constitute a nuisance to other uses or contribute to a proliferation of alcohol sales. Typical problems that can result from alcohol sales include litter, loitering, noise, public intoxication and associated nuisances.

Alcohol regulations

Staff finds that existing alcohol regulations are sufficient to control nuisances due to the following factors:

- On-site consumption and sale of cider would occur within a new restaurant admitting children.
- There would be several requirements attached to the establishment that are more restrictive than requirements applying to other similar establishments located in the district and throughout the City.
- The ABC often mandates a standard closing time for all restaurants serving alcohol in a given district. Should that time ever become earlier than 12:00 pm to 11:00 pm Sunday -Thursday and 12 pm to 12 am Friday and Saturday for this district, the establishment will be further restricted to that early closing time.
- Should the business be sold, a future operator of similar nature could utilize an approved CUP but would be subject to the same conditions.

Location analysis

The area is not over-concentrated for liquor licenses in the Census Tract or for crime in the Police Beat. Potential proliferation of these uses adjacent to existing alcohol outlets is however still a consideration. Staff finds the reduced distance separation acceptable due to the following factors:

- Due to hours of use and the primary restaurant nature of the establishment, a potential nuisance to civic uses is considered very unlikely.
- The proposed activity would differ greatly from a bar or liquor store.
- The findings, especially for a Variance from the distance separation requirements, could likely not be made for those types of establishments.
- The character of a restaurant serving cider is very different from a bar or liquor store.
- Conditions of Approval (Attachment B) would require the litter clean-up by the establishment and signage to discourage loitering, litter, and noise with a contact telephone number to report transgressions.

Outreach

The applicant introduced the proposal to the neighborhood Crime Prevention Council (NCPC) on February 8, 2018 and to the Rockridge Community Planning Council (RCPC) on October 25, 2017 which voted in favor of the proposal on November 12, 2017. (See Attachment D)

In conclusion, staff finds the proposal will not pose a nuisance or constitute a proliferation of alcohol outlets in the district. Due to the nature of the operation and setting, staff supports the proposal with the inclusion of Conditions of Approval.

**RECOMMENDATIONS:**

1. Affirm staff's environmental determination.
2. Approve the Major and Minor Conditional Use Permits and Variance subject to the attached Findings (Attachment B)

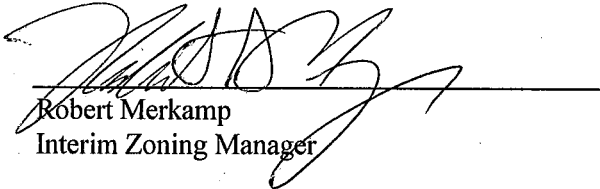
Prepared by:



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Jason Madani  
Planner II

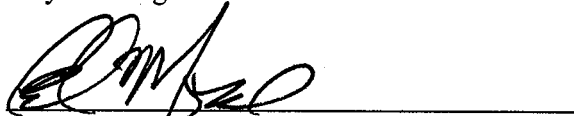
Approved by:



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Robert Merkamp  
Interim Zoning Manager

Approved for forwarding to the  
City Planning Commission:



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Ed Manasse  
Interim Deputy Director  
Department of Planning and Building

**ATTACHMENTS:**

- A. Findings for Approval
- B. Conditions of Approval
- C. Plans/photographs
- D. Letter of acceptance by the Rockridge Community Planning Council dated March 30, 2018.
- E. Letter of support

## **Attachment A: Findings for Approval**

This proposal meets the required findings under Conditional Use Permit Procedure/General Use Permit Criteria (OMC Sec. 17.134.050), Special Regulations Applying to Certain Establishments Selling Alcoholic Beverages (OMC Sec. 17.103.030(A)), and Variance Procedure/Findings Required (OMC Sec. 17.148.050) under the Planning Code (Title 17), as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

### **CONDITIONAL USE PERMIT PROCEDURE/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.**

Rockridge is a neighborhood known for its array of artisanal food and beverage options such Market Hall, Marcus Wines, Barrel Room, Wood Tavern, Oliveto, Millenium, Ramen Shop, and many others. The proposed project will complement existing businesses while fulfilling the unmet demand that exists for a cider shop. It will operate in a manner that is compatible with the character of the Rockridge neighborhood. The business will be located in a small space (775 sq. ft.) that will not attract large crowds of visitors, and measures will be taken to limit noise, and any potential adverse effects that may arise as a result of the sale of alcohol. Operating hours will not diverge from the standards of the neighborhood (e.g. Ben & Nicks, open until midnight). The proximity to the Rockridge BART station will help to mitigate any potential impact on parking availability and will offer a safe mode of transportation for those that choose to consume alcohol on site. The sale of alcoholic beverages is not expected to exceed 50 percent of revenues. The business will utilize security cameras to increase safety. Staff at the establishment will monitor the site and public right-of-way for noise, loitering, and cleanliness as required by Conditions of Approval.

**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 project will provide cider-shop / eatery services that offer convenience and functionality to members of the community seeking a comfortable place to consume cider, an alternative to beer, wine, and spirits.

**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 restaurant will contribute to a variety of choices for consumers and will include new jobs. The proposal will bring additional customers to a retail district.

**D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.050.**

The proposal for alcohol sales does not require design review; façade improvements and new signage, if

*Findings for Approval*

necessary, will be processed under separate Planning Permit as Small Project Design Review over the zoning counter.

**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 project is located in the Neighborhood Center Mixed Use area of the General Plan's Land Use & Transportation Element (LUTE). The intent of the area is: "to identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses." The property is located in the "Maintain and Enhance" strategy area under the LUTE's Strategy Diagram. The proposal to change a former clothing store into a new limited service restaurant, with cider bar service, conforms to the land use intent, strategy area and 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 uses automobile sales and related uses through urban design and business retention efforts.

Policy I/C3.3 Clustering Activity in "Nodes".

Retail uses should be focused in "nodes" of activity, characterized by geographic clusters of concentrated commercial activity, along corridors that can be accessed through many modes of transportation.

The proposal conforms to the General Plan.

**SPECIAL REGULATIONS APPLYING TO CERTAIN ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES (OMC SEC. 17.103.030(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 area consists of commercial establishments including several food and beverage businesses along College Avenue. Food and beverage businesses include formula retail franchises, independents, establishments serving alcoholic beverages, and establishments not engaged in serving alcohol. On-sale alcohol establishments such as limited service restaurants are appropriate for this area and do not constitute nuisance such as litter, noise, loitering, or crime when controlled by Conditions of Approval. The business will be located in a small space (775 sq. ft.) that will not attract large crowds of visitors, and measures will be taken to limit noise, and any potential adverse effects that may arise as a result of the sale of alcohol. Operating hours will not diverge from the standards of the neighborhood. The premises is at zero lot line with no driveway or parking lot and has one entrance and exit, so vehicular and pedestrian circulation as well as capacity will not be an issue. Nuisances and capacity will be regulated by Conditions of Approval.

Existing alcohol regulations are sufficient control nuisances due to the following factors:

***Findings for Approval***



- On-site consumption of and sale of cider would occur within a new restaurant admitting children. As a result, this type of restaurant tends to attract families, which create limited off-site nuisances.
- There would be several requirements attached to the establishment that are more restrictive than requirements applying to other similar establishments located in the district and throughout the City.
- The ABC often mandates a standard closing time for all restaurants serving alcohol in a given district. Should that time ever become earlier than 12:00 am for this district, the establishment will be further restricted to that early closing time.
- Should the business be sold, a future operator of similar nature could utilize an approved CUP but would be subject to its Conditions.

**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;**

The proposed project is situated within 1,000-feet of existing alcoholic beverage sales establishments. The proposal is consistent with other alcoholic beverage sales establishments within the Rockridge neighborhood and with appropriate Conditions of Approval will not affect schools, parks, religious uses.

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

The establishment will be located in an existing building with a zero lot line to the sidewalk and no driveway or parking lot to interrupt pedestrians.

**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 project would require a Building Permit for tenant improvement as a restaurant. Any new signage or façade improvements would be processed under a separate permit.

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

The project will avoid unduly large or obtrusive signs, bleak un-landscaped parking areas, and an overall garish impression as currently no exterior improvements are proposed and the building is along a zero lot line. Any exterior alteration or a new signage is subject to design review criteria and will process under separate permit to avoids these issues.

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

The establishment will contain litter receptacles within the premises, and litter receptacles are located outside along the sidewalk; additionally, Conditions of Approval require the business to ensure the public right-of-way (sidewalk and gutter) in front and near the restaurant remain free of litter.

**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 (10) p.m. and seven (7) 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 rear of the building abuts a residential building and a residential zone; however, the project will not use the rear open yard as part of restaurant operation. Closing time will be 12:00 at night on Friday and Saturday and 11:00 pm Sunday -Thursday.

**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 inapplicable; the proposal does not involve a fast food restaurant.

**VARIANCE PROCEDURE/FINDINGS REQUIRED (OMC SEC. 17.148.050(A))**

**1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The project requires a Variance because it involves alcohol sales within 1,000-feet to the next closest alcohol outlet.

The area is not over-concentrated for liquor licenses in the Census Tract only or for crime in the Police Beat.

- Due to these locations as well as differing hours of use and the primary restaurant nature of the establishment, a nuisance to civic uses is considered very unlikely.
- The proposed activity would differ greatly from a bar or liquor store; the findings, especially for a Variance from the distance separation requirements could likely not be made for those types of establishments; the character of a limited-service restaurant serving cider is very different from a bar or liquor store.
- Conditions of Approval (Attachment B) would require the litter clean-up by the establishment and signage to discourage loitering, litter, and noise with a contact telephone number to report transgressions.

Due to the nature of the operation and setting, the proposal with Conditions of Approval is justified. The proposed project will provide cider-shop / eatery services that offer convenience and functionality to members of the community seeking a comfortable place to consume cider, an alternative to beer, wine, and sprits. This business will be located in a small space (775 sq. ft.) that will not attract large crowds of visitors, and measures will be taken to limit noise and any potential adverse effects that may arise as a result of the sale of alcohol.

**2. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such**

***Findings for Approval***

**strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation;**

There are other establishments in the district that serve alcoholic beverages and are not full service restaurants. These establishments do not meet the regulations for required distance separation between alcohol outlets due to the nature of their business.

**3. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy;**

The restaurant is not full service and is located on the same block as a market selling alcoholic beverages. To allow the restaurant to sell cider for on-site or off-site consumption with food while adhering to Conditions of Approval will not negatively affect pedestrians, patrons of adjacent businesses, park users, or children attending the school. The proposal will attract customers to the retail district.

**4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations;**

There are other similar establishments in the district. Other similar establishments, if approved in the future, will also be subject to such heightened restrictions. Other limited service restaurants in the City of Oakland have been granted approvals, some including similar variances.

**5. That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050;**

This finding is inapplicable; the variances are required due to insufficient distance separations which are elements not subject to design review.

**6. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**

The proposal conforms to the General Plan as described in the preceding Conditional Use Permit section of this Attachment under Finding E.

**CONDITIONS OF APPROVAL**

**STANDARD CONDITIONS:**

**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, PLN18-110 and the approved plans dated February 27, 2018, as amended by the following conditions of approval and mitigation measures, 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 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 CONDITIONS RELATED TO ALCOHOL BEVERAGE SALES**

**10. Alcoholic Beverage Sales**

**a. Additional Permits Required**

**Prior to commencement of activity**

A Type 41 license shall be obtained from the ABC.

**b. ABAT Registration**

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

**c. 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).

**d. 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.

**e. Neighborhood outreach**

The business operator shall be accessible to neighbors wishing to register complaints against the business and shall work to eliminate any nuisances related to the business as reported by neighbors. 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. The establishment shall display signage at the front entrance and 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.

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

Alcohol sale is on-site consumption and off site-sale.

**g. Hours of Alcohol Sale**

Hours of alcohol sales are limited to the following: 12:00 pm to 11:00 pm Sunday -Thursday and 12 pm to 12 am Friday and Saturday. No alcoholic beverages shall be sold within fifteen minutes prior to closing time.

**h. 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.

**i. Staff to monitor site**

Staff of the business shall regularly monitor the cider-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.

**j. Entry**

Admission shall never be charged for events or otherwise.

**k. Cabarets**

No live music or DJ's are allowed without a Cabaret Permit from the City Administrator's Office.

**11. Facility Management**

**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. Advertising signage**

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

**c. 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.

**d. Modifications**

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

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

**e. 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.

**f. Odor**

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

**j. Graffiti**

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

**h. Trash and litter**

The licensees/property owners shall clear the gutter and sidewalks along College 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.

**i. Noise**

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

**j. Smoking**

The City Smoking Ordinance shall apply (OMC Sec. 8.30). Smoking shall only be located in the front of the building on the public sidewalk 25-feet to the north (left) of the doorway only due to the proximity of neighbors on-site to the rear and right of the building and State law. Ashtrays shall be provided adjacent to the entrance to prevent littering of cigarette butts. The establishment shall provide signage inside the building and next to the exit to direct patrons to the proper location for smoking. No smoking shall be permitted in the rear yard area.

**l. Taxi call program**

***Ongoing***

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

**m. Security cameras**

The applicant has voluntarily agreed to install two additional high definition security cameras facing in either direction of the bar entrances along the College Ave. frontage, one outside the restrooms and two at the bar area. Closed circuit television (CCTV) shall be installed and maintained in good working order and utilized for surveillance, including the cash register areas, at all times while the store is open to the public and shall record transactions. Recordings shall be retained for a minimum of two weeks.

**12. Compliance hearings**

Six months after the Certificate of Occupancy has been issued (or temporary Certificate of Occupancy if one is issued) for the tenant improvements, the applicant shall meet with the Zoning staff to review any complaints or other known issues that have arisen during the first 6 months of operation under this permit. If Zoning or Code Compliance staff are aware of complaints that would indicate significant non-compliance with any Conditions of Approval, the applicant shall submit for, and pay all appropriate fees consistent with the Master Fee Schedule, and such review will be concluded in the process provided for under Oakland Planning Code, which may include referral to the Planning Commission. The same process shall be repeated at 12 months after the Certificate of Occupancy is issued.

**13. Design Review**

***Ongoing***

**a) Exterior modifications**

Any exterior modifications to the building must first be approved by the Planning and Zoning Department

**b) Sidewalk dining**

Sidewalk dining, if proposed, requires additional approvals for Design Review and encroachment Permit (approved side walk seating may include consumption of alcoholic beverages).

**14. Rear Open Yard**

***Ongoing***

The applicant has indicated that the the rear open yard will not be used as. If the applicant wishes to use the open rear yard, which is adjacent to residential uses, the applicant will need to apply for an amendment to the CUP.

**APPROVED BY:**

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







**MATERIAL NOTES**

- A. CONCRETE**
1. ALL CONCRETE SHALL BE REINFORCED UON.
  2. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.
  3. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318, USE MIXES WITH MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR CLEARANCES TO BE ENFORCED (SEE ACI).
  4. CONCRETE, TYP. UON: NORMAL WEIGHT WITH COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS (MIN 3-1/2 SACKS OF CEMENT PER CUBIC YARD).
  5. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR L, LOW ALKALI AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C33. EXCEPTIONS MAY BE USED ONLY WITH THE PERMISSION OF THE STRUCTURAL ENGINEER.
  6. MAXIMUM SLUMP SHALL BE 4" UON.
  7. WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 BY WEIGHT.
  8. WATER/CEMENT RATIO FOR SLAB-ON-GRADE SHALL NOT EXCEED 0.45 BY WEIGHT.
  9. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 20% OF SLAB THICKNESS AND SHALL BE PLACED FOUR DIAMETERS MINIMUM APART, UNLESS SPECIFICALLY DETAILED OTHERWISE.
  10. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER, UON ON ARCHITECTURAL DRAWINGS.
  11. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL EMBEDMENTS, INCLUDING CORNER ANCHOR BOLTS, WALL BOLTS, HOLDING ANCHOR BOLTS, ETC. ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE.
- B. REINFORCING STEEL**
1. BARS: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40; WELDED REINFORCING SHALL BE A796.
  2. WELDED WIRE FABRIC: ASTM A185.
  3. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
    - a. SURFACES POURED AGAINST GROUND: 3"
    - b. FORMED SURFACES BELOW GRADE: 2"
    - c. SURFACES EXPOSED TO WEATHER: 2"
  4. ALL REINFORCING STEEL AND EMBEDMENTS TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.
  5. PROVIDE DETAILS AT ALL CONSTRUCTION JOINTS (I.E. WALL TO FOOTING) OF SAME SIZE AND SPACING MINIMUM UON.
  6. PROVIDE CONTINUOUS REINFORCEMENT WHERE POSSIBLE. PLACE ONLY AS SHOWN OR APPROVED. STAGGER SPLICES WHERE POSSIBLE.
  7. DETAIL ACCORDING TO ACI-315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
  8. REINFORCE ALL ARCHITECTURAL CONCRETE FLOOR FILLS WITH WELDED WIRE FABRIC @ 18" X 18" @ 4 UON.
- C. WOOD**
1. FRAMING LUMBER - DOUGLAS FIR - LARCH, TYP. UON:
    - a. HEADERS, POSTS, BEAMS & JOISTS: No. 2
    - b. PLATES, STUDS & BLOCKING: No. 2
    - c. ALL LUMBER IN CONTACT WITH CONCRETE 6"-0" OR LESS ABOVE GROUND: PRESERVE-PRESERVATIVE TREATED DOUGLAS FIR. TREAT IN ACCORDANCE WITH ANFA STANDARD U1 FOR ABOVE-GROUND USE. PRESERVATIVE TREATMENT SHALL USE WATER-BORNE PRESERVATIVES.
  2. ALL FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
  3. PLYWOOD SHEATHING (STRUCTURAL II UON):
    - a. ROOF SHEATHING: 5/8" CD EXTERIOR APA RATED 32/16, PSI
    - b. FLOOR SHEATHING: 3/4" CD EXTERIOR APA RATED 48/24, PSI
    - c. WALL SHEATHING (STRUCTURAL I): 1/2" EXTERIOR APA RATED, PSI
  4. FRAMING HARDWARE AND JOIST HANGERS: AS MANUFACTURED BY SIMPSON STRONGTIE CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED. USE WALLS PER ICC APPROVAL FOR EACH DEVICE. ALL FRAMING HARDWARE AND JOIST HANGERS SHALL BE HOT-DIP GALVANIZED.
  5. NAILS: COMMON WIRE GAGE, UON. SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT. ALL NAILING TO CONFORM TO CBC TABLE 2204.2.1. UON. ALL NAILS FOR PLYWOOD SHALL BE GALVANIZED PLYWOOD NAILS.
  6. BOLTS: ASTM A307, ANCHOR RODS: ASTM F1554, FT = 36 KSI. BOLTS FASTENING WOOD MEMBERS SHALL BE FITTED WITH MALLEABLE IRON WASHERS AGAINST WOOD AND STANDARD CUT WASHER AGAINST NUT. HOLES FOR BOLTS SHALL BE BORED 1/16" OVER MINIMUM DIAMETER. DRILL ALL BOLTS BEFORE CLOSING IN. ALL BOLTS SHALL BE GALVANIZED.
  7. FASTENERS IN PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED WOOD SHALL BE IN ACCORDANCE WITH ASTM A153. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B633, CLASS 5 MINIMUM.
  8. ALL CUTS OR HOLES DRILLED IN PRESERVE-TREATED LUMBER AFTER TREATMENT SHALL BE RE-IMPREGNATED WITH COPPER NAPHTHENATE. THE CONCENTRATION OF WHICH SHALL CONTAIN MINIMUM OF 2% COPPER METAL. BY REPEATED BRUSHING, DRIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
  9. ALL LAG SCREWS SHALL HAVE A CUT THREAD, NOT A ROLLED THREAD. DRILL HOLE FOR THREADED PORTION OF LAG SCREW 75% OF THE SHANK DIAMETER. DRILL HOLE FOR THE SHANK PORTION OF THE SCREW EQUAL TO THE SHANK DIAMETER.

**EGRESS OCCUPANCY**

TOTAL OCCUPANCY = 14.88 = 15 OCC

TOTAL REQ'D NUMBER OF EXITS (CBC 1015.1) = 1

TOTAL NUMBER OF EXITS PROVIDED = 1

**PLUMBING LOAD**

RESTAURANT SEATING AREA + RETAIL = 255 SF

\*ADD'L 100 SF INCLUDED TO ACCOUNT FOR BAR

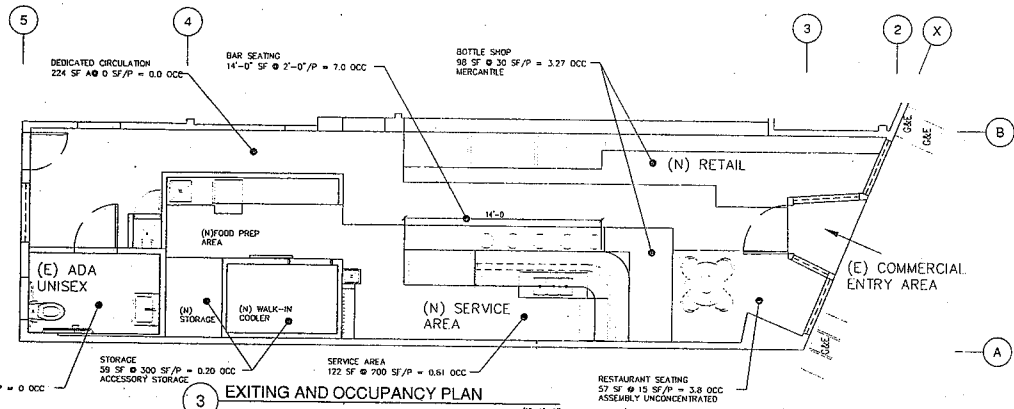
PER TABLE 422.1 OF CPC USE 30 SF/FP

INCLUDE APPROX. 4 EMPLOYEES

PLUMBING OCCUPANCY LOAD = 4 + 8.5 = 13

TOTAL REQ'D # OF WATER CLOSETS = 1

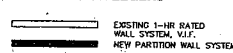
TOTAL REQ'D # OF LAVATORIES = 1



**ACCESSIBILITY NOTES:**

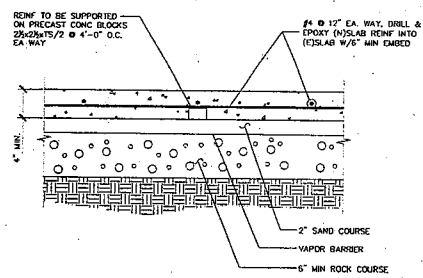
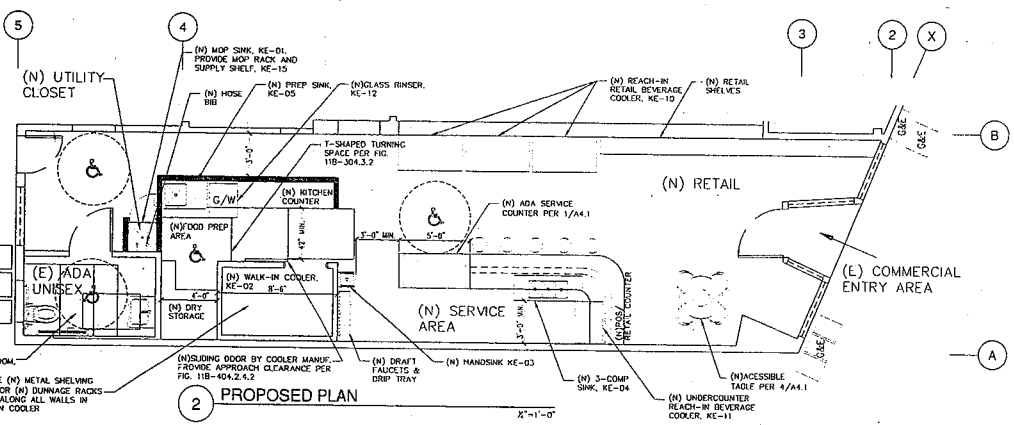
1. TOPS OF ACCESSIBLE TABLE SURFACES TO BE 28" MIN x 34" MAX AFF. SEE DETAIL.
2. TOPS OF ACCESSIBLE COUNTER SURFACE TO BE 34" MAX AFF. SEE DETAIL 4/A4.1.

**CONSTRUCTION LEGEND**



**NOTES:**

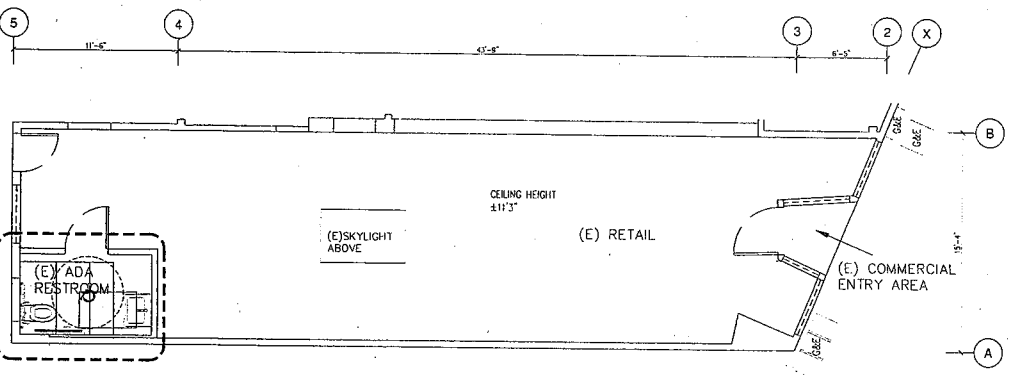
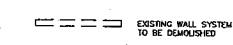
1. REFER TO SHEET A5.0 FOR EQUIPMENT SCHEDULE AND ROOM FINISH SCHEDULE.
2. REPLACE SLAB-ON-GRADE WHERE REQUIRED FOR PLUMBING. SEE DTL 4/- & S.M.D.
3. PROVIDE MECH. EXHAUST VENTS IN RESTROOMS, S.M.D.
4. PROVIDE LIGHT SHIELDS ON ALL STORAGE LIGHTS, S.M.D.
5. ALL 3-COMP SINKS TO BE INDIRECTLY PLUMBED INTO FLOOR SINKS. ALL HAND SINKS TO BE DIRECTLY PLUMBED, S.M.D.
6. PROVIDE FLOOR DRAINS @ SERVICE AREA, S.M.D.



**4 TYPICAL SLAB-ON-GRADE DETAIL WHERE REQUIRED FOR PLUMBING**

NOTE: FOR ALL WATERPROOFING REQUIREMENTS, OWNER TO HIRE WATERPROOFING CONSULTANT, TYP. UON.

**DEMOLITION LEGEND**



**1 EXISTING & DEMOLITION PLAN**

**MATT COELHO DESIGN**

3011 BROADWAY, SUITE 100, OAKLAND, CA 94612  
TEL: 510.762.1111 FAX: 510.762.1112

REGISTERED PROFESSIONAL ARCHITECT  
NO. 72747 Exp. 5/30/18

PROJECT: REDFIELD CIDER MILL COLLEGE WINE TASTING  
1537

DATE: 2/27/18

REVISIONS: No. DATE: N/A

SHEET: A2.0

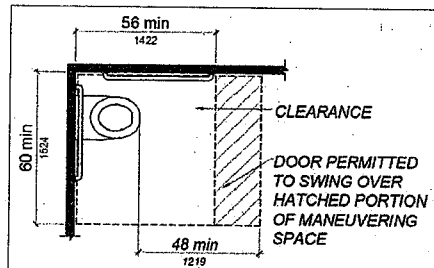


FIGURE 11B-604.3.1  
SIZE OF CLEARANCE AT WATER CLOSETS

**11B-604.3.2 Overlap.** The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

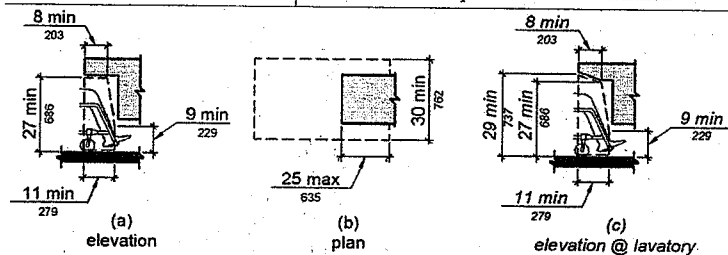
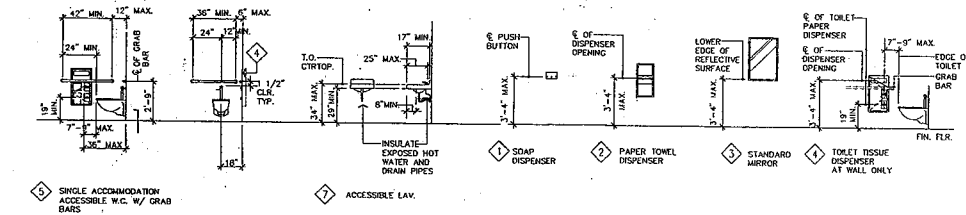


FIGURE 11B-306.3  
KNEE CLEARANCE

TOILET FIXTURES AND ACCESSORIES SCHEDULE	
◇	ACCESSORY SYMBOL, SEE 28/- FOR FEATURE & ACCESSORY MOUNTING HEIGHT AND LOCATIONS
◇	SOAP DISPENSER WITH SOAP VESSEL
◇	PAPER TOWEL DISPENSER
◇	STANDARD MIRROR - OVERALL DIMENSIONS 27" x 33"
◇	TOILET TISSUE DISPENSER
◇	SINGLE ACCOMMODATION ACCESSIBLE W.C. W/ GRAB BAR - SEE DET. 30/-
◇	WALL-MOUNTED SEAT-COVER DISPENSER
◇	ACCESSIBLE LAVATORY



28 FIXTURE & ACCESSORY HEIGHTS AND LOCATIONS

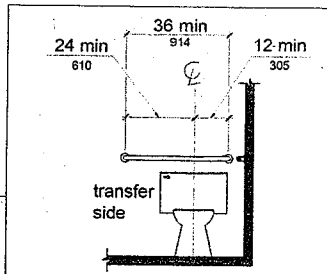


FIGURE 11B-604.5.2  
REAR WALL GRAB BAR AT WATER CLOSETS

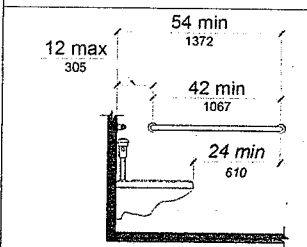
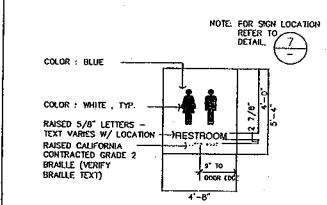
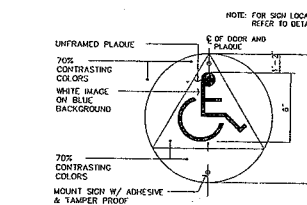


FIGURE 11B-604.5.1  
SIDE WALL GRAB BAR AT WATER CLOSETS



9A ADA RESTROOM SIGN  
SIGN TYPE "A"



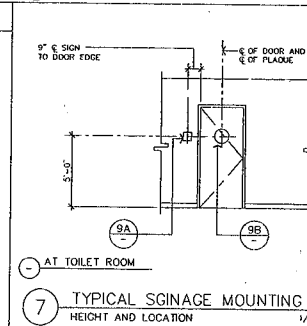
9B RESTROOM SIGN  
SIGN TYPE "B"

**LEGEND**

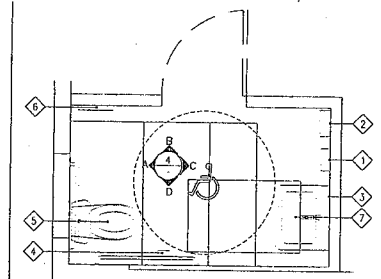
- PLUMBING FIXTURES, TOILET ACCESSORIES, TOILET PARTITIONS
- 1/8" THICK ACRYLIC PLAQUE WITH BLUE FIELD, TYPICAL
- 1/32" WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY
- ADA ACCESS SIGN

**GENERAL NOTES**

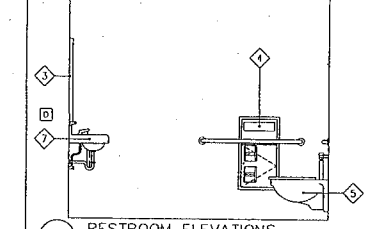
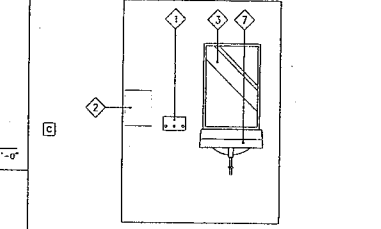
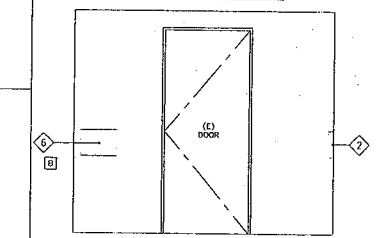
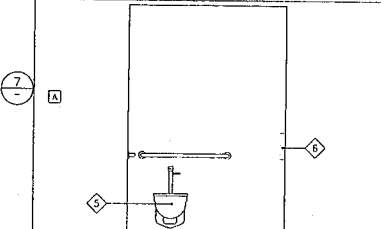
- INTERIOR DIMENSIONS OF SINGLE ACCOMMODATION TOILET ROOMS SHALL INCLUDE A CLEAR SPACE AT LEAST 60" IN DIAMETER OR A T-SHAPED CLEAR SPACE. NO DOOR MAY ENDOUR INTO THIS REQUIRED CLEAR SPACE BY MORE THAN 12".
- TOILET FLUSH VALVE SHALL BE PLACED ON THE ACCESSIBLE (WIDER) SIDE



7 TYPICAL SIGNAGE MOUNTING  
HEIGHT AND LOCATION



1 ACCESSIBLE RESTROOM PLAN  
M/W RESTROOM 1/2"=1'-0"



4 RESTROOM ELEVATIONS 1/2"=1'-0"

**MATT COELHO**  
DESIGN

2411 EDWARDS ST  
FREMONT, CA 94538  
SAN FRANCISCO, CA 94115  
415.371.1154M4



PROJECT: REDFIELD CIDER  
3813 COLLEGE AVE  
OAKLAND, CA 94618

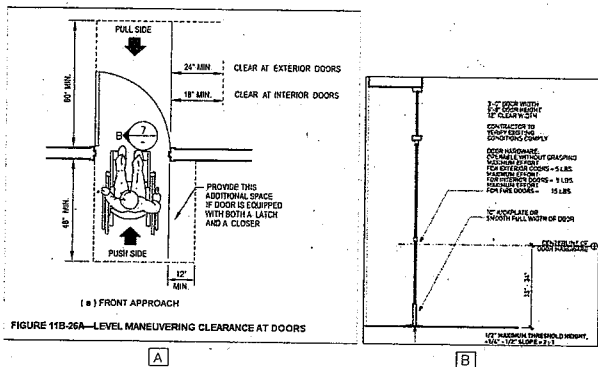
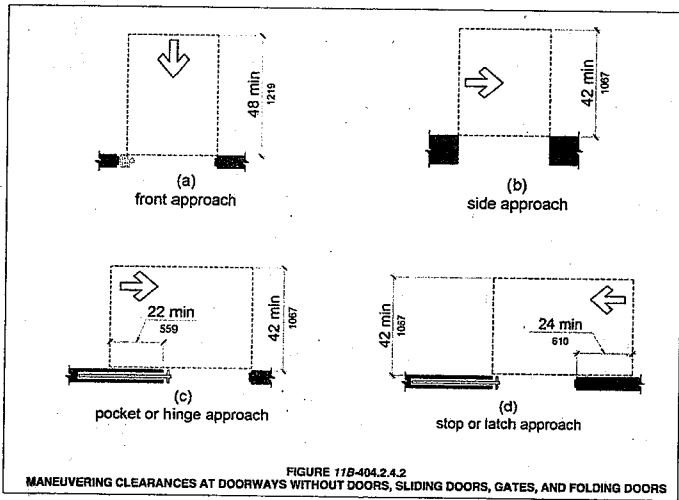
ACCESSIBILITY  
DETAILS

PROJECT No. 03  
DATE: 2/27/18

REVISIONS  
No. DATE: BY:

SHEET

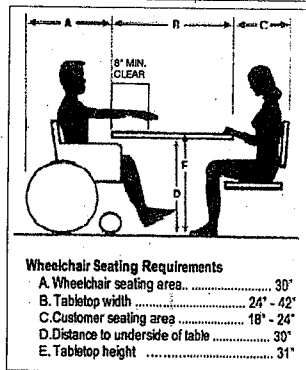
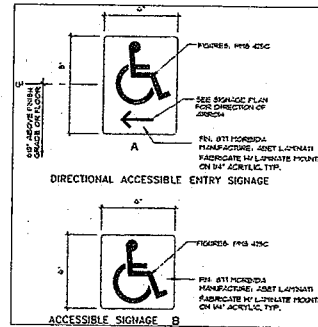
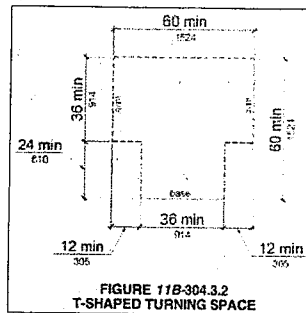
A4.0



**NOTES:**

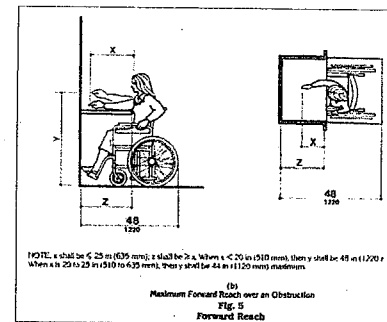
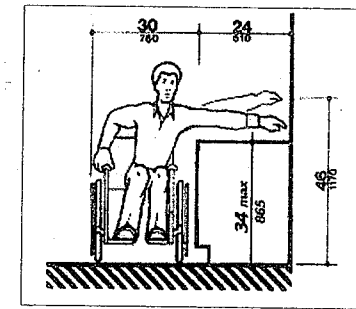
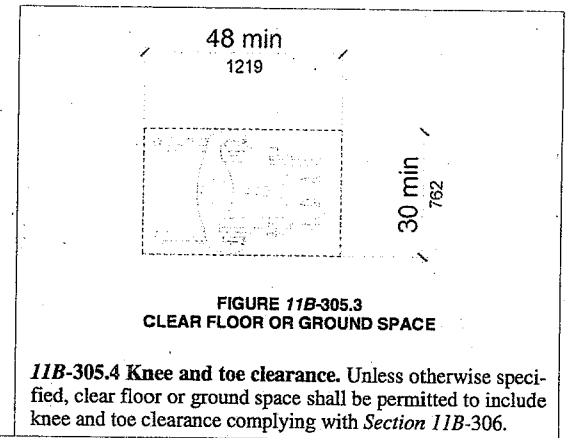
- CONTRACTOR TO CONFIRM THAT A READILY VISIBLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS ONE (1) INCH HIGH WITH A CONTRASTING BACKGROUND. ONLY KEY OPERATING LOCKING DEVICE FROM EGRESS SIDE IS ALLOWED.
- THE ENTRANCE DOOR SHALL CONTAIN A PRIVACY LATCH MOUNTED AT 48" ABOVE FINISH FLOOR. THE PRIVACY LATCH SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROL SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.
- GENERAL CONTRACTOR TO VERIFY THAT THE EXISTING CONDITIONS ABOVE ARE MET IN ORDER TO PROVIDE FOR THE ADA ACCESSIBILITY REQUIREMENTS.

**7 ENLARGED PLAN DETAIL @ TYPICAL ACCESSIBLE DOOR** N.T.S.



**Wheelchair Seating Requirements**

- A. Wheelchair seating area..... 30"
- B. Tabletop width ..... 24" - 42"
- C. Customer seating area ..... 18" - 24"
- D. Distance to underside of table ..... 30"
- E. Tabletop height ..... 31"



**MATT COELHO DESIGN**

24113 Main St.  
Baltimore, MD 21218  
Tel: 410-528-1111  
Cell: 410-528-1111

REGISTERED PROFESSIONAL ARCHITECT  
NO. 72747  
Exp. 12/31/18  
STATE OF MARYLAND

PROJECT: KEPLER CENTER  
3810 CALLEJO, W.E.  
DALLAS, TX 75246

ACCESSIBILITY  
DETAILS

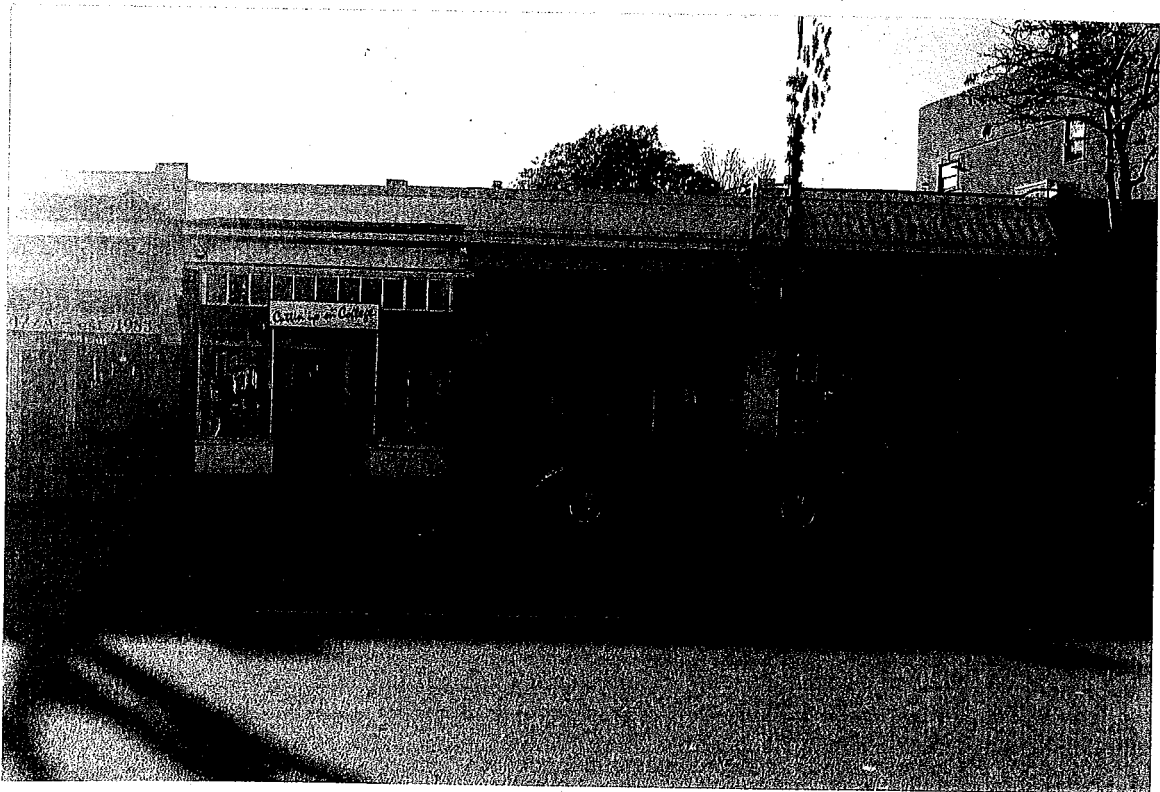
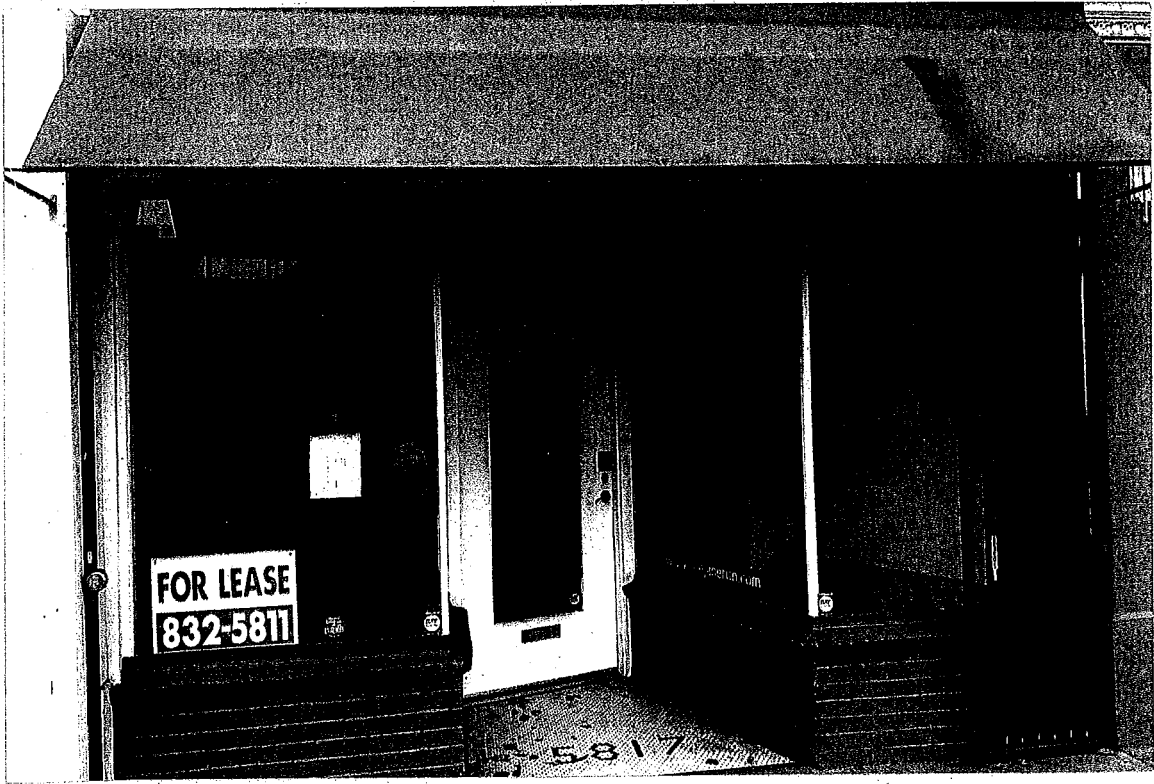
PROJECT No. 113  
DATE: 3/7/18

REVISIONS  
No. DATE BY:

SHEET

**A4.1**





5815 COLLEGE AVE.

**PUBLIC NOTICE**  
**CITY OF OAKLAND**  
LIVING OAKLAND  
[Notice text]



[www.seejanerun.com](http://www.seejanerun.com)



5815







Rockridge

---

**RCPC ROCKRIDGE COMMUNITY PLANNING COUNCIL**

4123 Broadway PMB 311 OAKLAND, CALIFORNIA 94611

[www.rockridge.org](http://www.rockridge.org)

**Attachment D**

Delivery by electronic mail

March 30, 2018

Mr. Jason Madani, Planner  
Bureau of Planning – Zoning  
City of Oakland  
250 Frank Ogawa Plaza, Second Floor  
Oakland, CA 94612-2031

Re: Redfield Cider Bar proposal for 5815/5817 College Ave.

Dear Mr. Madani:

I am writing at the request of Mike Reis, one of the proponents of the above-referenced proposal. He indicated that you were interested in knowing whether RCPC had reviewed their proposal, and if so, what its recommendation was.

The RCPC Land Use Committee reviewed the proposal and met with the applicants in October 2017. After discussion, the committee voted to recommend that the RCPC Board of Directors take a position of not opposing the proposal.

At the November RCPC Board took up the application, reviewed the committee recommendation, and after discussion voted, again unanimously, to accept the recommendation. Consequently, RCPC's position is that it does not oppose the application.

I would add that some members of the Board, and the Committee, wondered about the commercial viability of the proposal, but both the Committee and the Board concluded that while commercial viability would certainly be a concern for the applicants, it was for them, not RCPC, to make that evaluation.

I hope this helps you in your evaluation of the proposal. If you have further questions, please do not hesitate to contact me. My office phone is (510) 652-5373 and I can be reached by e-mail at [chair@rockridge.org](mailto:chair@rockridge.org). I might mention that RCPC will be having its board elections in April, and will elect new board officers after that, so the Board chair may change at that time.

---

Stuart M. Flashman  
Chair, RCPC Board of Directors

cc: Mike Reis  
Aubrey Rose  
Dan Kalb

# Attachment E

**Madani, Jason**

---

**From:** Bradley Yarger <brad@halfpintciders.com>  
**Sent:** Thursday, April 05, 2018 9:43 PM  
**To:** Madani, Jason  
**Subject:** Redfield Cider Bar and Bottle Shop

Mr. Madani,

I'm writing you in support of Mike Reis and his wife Olivia and Redfield Cider Bar and Bottle Shop, soon to be the best cider spot in California!

I'm sure you are aware of Mike's professional bona fides, which I can fully vouch for. His experience, knowledge and connections honestly make him one of the more qualified people in Northern California. I can also speak to his character. A man of his status and reputation could easily be a douche and get away with it, but he's actually a pleasure to work with!

I know the neighborhood very well. I live at 3421 Haven St in Oakland, less than a 10 minute drive away from Rockridge, and given how much better it is than my neighborhood, I find myself there often. Love it!

I also know the cider industry very well, having worked in the industry 3+ years in every position imaginable, often concurrently.

Please feel free to reach out to me via cell: 415.302.1527

This is a great plan and Redfield will be a great addition to the community!!!!

Thank you Mr. Madani!



HALF PINT CIDERS

**BRADLEY  
YARGER  
ACCOUNT  
MANAGER**

**E | BRAD@HALFPINTCIDERS.COM**  
**C | 415.302.1527 P | 818.851.9018**  
**S | 3111 VIA COLINAS, SUITE 202**  
**WESTLAKE VILLAGE, CA 91362**  
**\* | 2017 "DISTRIBUTOR OF THE YEAR" AS VOTED BY**  
**THE UNITED STATES ASSOCIATION OF CIDER MAKERS**

## Madani, Jason

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**From:** Alex Wallash <alex@therarebarrel.com>  
**Sent:** Friday, April 06, 2018 8:37 AM  
**To:** Madani, Jason  
**Subject:** Recommendation for Redfield Cider

Hi Jason,

I just wanted to drop you a line to express my support for Redfield Cider getting a use permit and opening up in Rockridge.

I've known Mike Reis as a friend now for about 17 years, as we went to high school and played sports together. From high school until present, he's always been incredibly positive, supportive, and reliable. He spreads good vibes, and I always leave happier after seeing him.

I've also enjoyed getting to know Mike on the professional level over the last 6 years since I'm a founder/owner of a brewery in Berkeley (The Rare Barrel) and he has extensive experience working in the craft beer industry. Professionally, I've learned that Mike has a passion for teaching people about new beverages with the ultimate goal of creating an exceptional experience, whether it's from the flavor sensory side of things or the personal side of things.

As a city planner, I understand how you might be concerned about "just another bar" opening up and how that would change a neighborhood. That is a totally valid concern. However, I'd like to emphasize that what Mike and Olivia are doing is something very unique and special. They're going to provide a unique experience in cider that isn't currently offered anywhere else in the East Bay. This place isn't going to be just another bar... it's going to be something special that will add to the diverse offerings in Rockridge.

Thank you for taking into consideration my support for Mike and Olivia opening Redfield Cider.

Best,

Alex Wallash  
Co-founder  
The Rare Barrel  
510.984.6585x2

## Madani, Jason

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**From:** Travis Campbell <dtraviscampbell@gmail.com>  
**Sent:** Saturday, April 07, 2018 2:36 AM  
**To:** Madani, Jason  
**Subject:** On behalf of Redfield

Hello there,

My name is Travis Campbell, and I'm writing to you on behalf of the cider project put forward by Mike Reis.

I've known Mike for nearly a decade, and I've lived in Rockridge since 2013. My experience with both the man and the district make this email a moral and civic obligation. I've been a member of the service industry for about fifteen years, and I would happily commend Mike's knowledge, service, and effort to anyone passing by his prospective establishment on College Avenue. I have worked at and frequented many of the restaurants and bars in the area--I have also worked with Mike in the past--and I am certain that his cider shop would be an addition both welcome and valued in the community.

I hope you will consider his application to sell cider worthy of approval. As a veteran of the industry and a friend of the applicant, I humbly suggest that this concept is a great fit. His type of expertise simply does not come along often; to my mind, there is not a more thoughtful, passionate, and suitable candidate to occupy the space on offer.

Thank you very kindly for your consideration.

Very best,  
dtc

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D. Travis Campbell

## Madani, Jason

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**From:** Nathan Barcic <nbarcic@gmail.com>  
**Sent:** Saturday, April 07, 2018 5:40 AM  
**To:** Madani, Jason  
**Subject:** Redfield Cider Bar & Bottle Shop

Mr. Madani,

As residents of Oakland, my wife and I were very excited to hear that Redfield Cider Bar and Bottle Shop might be coming to College Avenue sometime soon.

I've known Mike Reis for more than 10 years. We've gotten to know he and Olivia as extremely industrious, courteous, and conscientious individuals, and are confident they'd be bringing these values to Redfield itself. They would be asset to the District 1 community, and we believe Redfield would bring a unique offering to College Avenue.

We hope that their application is approved.

Thank you very much for your time.

Regards,

Nathan Barcic  
4006 Lincoln Ave.  
Oakland, CA 94602

## Madani, Jason

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**From:** Alex Powar <alex.powar@gmail.com>  
**Sent:** Saturday, April 07, 2018 10:57 AM  
**To:** Madani, Jason  
**Subject:** Redfield Cider

Hi Jason!

Mike and Olivia are wonderful people and the project will be a huge asset to the community.

The people of the greater Bay Area are so lucky to have them opening this business in Rockridge!

Alex

## Madani, Jason

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**From:** Brittany Smail <mailbrittsmail@gmail.com>  
**Sent:** Sunday, April 08, 2018 9:12 AM  
**To:** Madani, Jason  
**Subject:** Redfield Cider

Dear Mr. Madani,

I'm writing to voice my enthusiastic support for Mike Reis and Olivia Maki's project, Redfield Cider. I've known Mike and Olivia both professionally and personally for over 7 years and can attest that they are bright, hard-working, wonderful people. They are careful planners who understand the reciprocal nature of a well-chosen location. Having spent a good amount of time eating, drinking and shopping in Rockridge, I agree with Mike and Olivia that the neighborhood is a perfect fit for their concept. And I can't recommend them highly enough to the community—they will be warm, active, successful neighbors.

Thank you for your time and consideration of Redfield Cider!

Best,

Brittany Smail  
San Francisco, CA

## Madani, Jason

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**From:** Emily Fleet <fleetemily@gmail.com>  
**Sent:** Monday, April 09, 2018 5:10 PM  
**To:** Madani, Jason  
**Subject:** Support for Redfield Cider Bar and Bottle Shop: 5815 College Ave, Oakland

Hi Jason,

I am a resident of Oakland - I live at 626 60th Street, Oakland, and I am writing in support of Redfield Cider Bar and Bottle Shop.

Mike and Olivia are great people; caring, thoughtful and responsible. I feel that they will be a wonderful addition to the College Ave community of businesses and great people for the community as a whole. They have a clear passion for their product and education and I think they will create a wonderful and respectful environment for people to learn about it.

Best,  
Emily Fleet



## **Madani, Jason**

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**From:** Jay Goodwin <jay@therarebarrel.com>  
**Sent:** Monday, April 09, 2018 10:04 AM  
**To:** Madani, Jason  
**Subject:** 5815 College Ave. Use Permit Comment

Hello Mr. Madani-

I'm writing you today as a local business owner and Oakland District 1 Resident in support of Mike and Olivia's project at 5815 College.

Mike and I have been colleagues and friends for many years. I first met Mike when he was curating the beer program at the renowned SF craft beer bar, Monk's Kettle. He's added to his extensive resume over the years and I know he'll execute this idea very well. I've always been impressed by his knowledge, dedication and responsibility.

I think Mike and Olivia are wonderful and will be something unique and necessary to Rockridge with this project. It's already such a wonderful area that I frequent often, but I think this could really bring in a new crowd of beverage connoisseurs.

Really, I just think this is all a home run for the area!

Please feel free to reach out to me if you have any questions or concerns. I hope to attend the public hearing, but a work event may make that impossible. I hope this comment will serve as a representation of my fully enthusiastic support for this project!

Thank you for your consideration.

Jay Goodwin  
1 Kelton Court, #10d  
Oakland, CA 94611

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**Jay Goodwin**

Co-Founder, Director of Blending & Brewing

[jay@therarebarrel.com](mailto:jay@therarebarrel.com)

(510) 984 - 6585 ext. 1

## Madani, Jason

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**From:** Nat Cutler <nat@monkskettle.com>  
**Sent:** Tuesday, April 10, 2018 3:27 PM  
**To:** Madani, Jason  
**Subject:** Support for Redfield Cider

Hi Jason,

I'm writing to let you know I support the proposed addition of Redfield Cider to the community.

I've known Mike and Olivia for many years. They are wonderful people, and they want nothing more than to help the community at large.

I believe their presence, along with Redfield Cider, on College Ave will help with that goal.

As a local Oakland and neighborhood resident at 6633 Dana Street, I wholeheartedly support their efforts.

All the best,  
Nat

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Nat Cutler  
Owner / Finance / Administration

The Monk's Kettle  
[monkskettle.com](http://monkskettle.com)  
San Francisco CA

Named Best Beer Bar in California by Thrillist  
Named one of 23 Essential SF Bars by Liquor.com  
Name one of 12 Hottest Beer Bars in SF by Zagat

## Madani, Jason

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**From:** Ross McIntire <rossandrewmcintire@gmail.com>  
**Sent:** Tuesday, April 10, 2018 2:51 PM  
**To:** Madani, Jason  
**Subject:** In Support of Redfield Cider Bar & Bottle Shop at 5815 College Avenue

Hi Jason,

I am writing to express my sincere support for this project. Mike and Olivia are good people and this project will offer a valuable asset to the community. I am a resident of Oakland at 3717 MLK Jr. Way.

I hope that the city takes my support into consideration in accepting this application.

Thanks,  
Ross McIntire