

Case File Number PLN22125

April 17, 2024

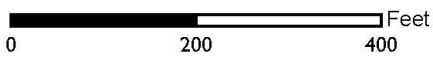
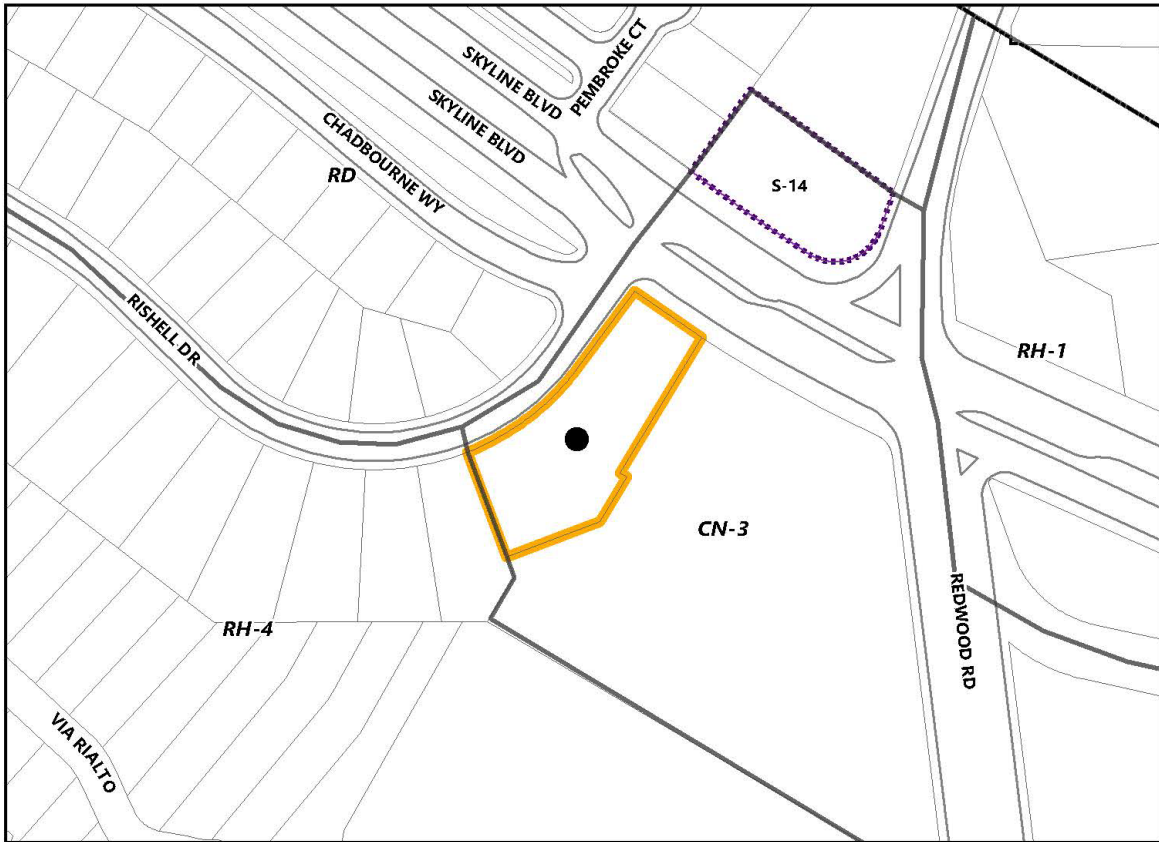
Location:	11881 Skyline Boulevard
Assessor's Parcel Number:	037A3136009
Proposal:	Sell alcohol at an existing market.
Applicant:	Ismael Ahmed
Phone Number:	(510) 575-1382
Owner:	Skyline Property LLC
Case File Number:	PLN22125
Planning Permits Required:	Major Conditional Use Permit for Alcohol Sales Commercial Activities in the CN-3 Zone.
General Plan:	Neighborhood Center Mixed Use
Zoning:	Neighborhood Commercial Zone – 3 (CN-3)
Proposed Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; Existing Facilities; Section 15183 of the State CEQA Guidelines; projects consistent with a Community Plan, General Plan or Zoning
Historic Status:	Non-historic property
City Council District:	4
Status:	Pending
Staff Recommendation:	Approval subject to attached Conditions
Finality of Decision:	Appealable to City Council within 10 days
For further information:	Contact Case Planner Samina Merchant at (408) 780-9042 or by email at smerchant@interwestgrp.com

SUMMARY

The applicant requests Planning Commission approval for a Major Conditional Use Permit (CUP) to sell alcohol at Skyline Community Market. The market currently sells a wide variety of groceries, including a substantial amount of fresh produce and meat.

Staff recommends approval of the project. As conditioned, alcohol sales at this location is unlikely to create nuisances because it is not an area with an over-concentration of ABC licenses or high crime rate relative to the rest of the City. The project meets all Conditional Use Permit criteria and findings for approval.

CITY OF OAKLAND PLANNING COMMISSION



 Site Boundary



Case File: PLN22125
Applicant: Ismael Ahmed
Address: 1181 Skyline Blvd
Base Zone: CN-3
Combining Zone: none

PROJECT DESCRIPTION

The proposal is to allow the sales of alcohol at the Skyline Community Market in the Skyline neighborhood. The market currently sells a variety of fresh fruits, vegetables, fresh-cut meat, and general grocery items. The current store hours, from 9 AM to 9 PM, would remain unchanged. Currently, there are four employees, not including the owner. Two additional employees are planned to be hired if the proposal is approved. The proposal requires the proprietor to obtain a Type 21 ABC liquor license for off-site consumption of alcohol.

The proposal includes adding shelving for alcoholic beverages at the back of the store. The proposal would allocate a minimum of 20 percent of the net retail floor area to display a substantial quantity of fresh fruit, vegetables, and fresh-cut meat, as required in Planning Code Sections 17.10.270 and 17.10.280 to qualify as a General Food Sales Commercial Activity instead of a Convenience Market Commercial Activity. Specifically, produce will constitute 29 percent, meat and perishable items 23 percent, alcoholic beverages 7 percent of the net retail floor area. See **Attachment C** for the project plans.

PROPERTY AND SURROUNDING AREA DESCRIPTION

The 9,750 square-foot property is a flat corner lot at the intersection of Skyline Boulevard and Rishell Drive, within the Skyline neighborhood. The building is set back from the front property line facing Skyline Boulevard to the east, with its back facing Rishell Drive and the building entrance oriented towards the parking lot between the store and the street. This two-story commercial building contains 4,800 square feet on each floor and accommodates the Skyline Community Market on the ground floor and office space above. The building façade includes stone veneer, cedar wood siding, and a glass frontage. The subject lot contains 39 regular parking spaces and two ADA compliant spaces. Residential homes to the north and west and a senior living facility to the south surround the property. The site is within approximately 400 feet of two transit stops, which serves nine bus lines.

GENERAL PLAN ANALYSIS

The subject site is within the Neighborhood Center Mixed Use classification of the General Plan's Land Use and 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 request to allow alcohol beverage sales at the project site's neighborhood market is consistent with the intent of the General Plan's neighborhood center mixed-use classification to provide a variety of retail opportunities to the area. The proposal conforms to the following LUTE Objectives and Policies:

Objective I/C1

Expand and retain Oakland's job base and economic strength.

Policy I/C1.8

Adequate cultural, social, and support amenities designed to serve Oakland should be provided within close proximity of employment centers.

Objective I/C3

Ensure that Oakland is adequately served by a wide range of commercial uses, appropriately sited to provide competitive retail merchandising and diversified office uses, as well as personal and professional services.

Policy I/C3.4 Strengthening Vitality.

The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

Objective N1

Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.

Policy N1.1

Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail.

Objective N10 Neighborhood Activity Centers

Support and create social, informational, cultural, and active economic centers in the neighborhoods.

Staff finds the proposal (subject to conditions in **Attachment B**) conforms to the General Plan. It adheres to the LUTE goal of enhancing commercial uses concentrated in economically viable areas that would provide opportunity for neighborhood-oriented retail. This community market aims to serve the neighborhood with fresh products and other grocery items. The ability to expand their product selection would allow them to maintain or increase business activity.

ZONING ANALYSIS

The subject parcel is in the Neighborhood Commercial – 3 (CN-3) Zone. Per Section 17.33.010.B.3 of the Planning Code, the CN-3 zone intends “to create, improve, and enhance areas neighborhood commercial centers that have a compact, vibrant pedestrian environment.” The request to allow alcohol beverage sales aligns with the zone’s intention of diversifying the offerings available to the community. This addition would contribute to attracting foot traffic and supporting the vitality of the local economy. Providing alcoholic beverages at the store would better meet the diverse needs and preferences of residents and visitors.

The proposal would establish an Alcoholic Beverage Sales Activity within a ground floor commercial space. The proposal requires a Major Conditional Use Permit (CUP), as detailed below.

Major Conditional Use Permit with Additional Findings

The proposed Alcoholic Beverage Sales Commercial Activity in the CN-3 Zone would require a CUP per Sections 17.33.030 of the Planning Code. A CUP involving alcohol is a Major CUP and, therefore, is decided by the Planning Commission, as required per Section 17.134.020(A)(2) of the Planning Code. Additional findings in Section 17.103.010 are required to be met in addition to the General CUP findings found in Section 17.134.050 of the Planning Code. This additional review ensure that approved projects do not contribute to alcohol-related nuisances or discourage business attraction. The proposed project meets these findings as described in **Attachment A** of this report.

Finding of Public Convenience or Necessity

The State of California requires a “Finding of Public Convenience or Necessity” for the sale of alcohol if a project is within an “Alcoholic beverage overconcentrated area”. Staff research indicates that this finding does not need to be made because the subject site is not within such an area.

Per Section 17.09.040 of the Planning Code, "Alcoholic beverage license over-concentrated areas" means a police beat with crime rates that exceed the City median by twenty (20) percent or more or a census tract in which the per capita number of on-sale or off-sale retail Alcoholic Beverage Sales licenses exceeds the Alameda County median.

Staff has evaluated the data available from Oakland Police Department (OPD 2023-2024 data)¹ and Alcoholic Beverage Control (ABC 2021 & 2024 data) and has concluded that the property is not located in an Alcoholic beverage license over-concentrated area. The subject site is located within police beat “22Y”: an area where a total of 676 crimes were reported between March 24, 2023, and March 24, 2024 (see **Attachment D**), which is less than the 863 Citywide police beats’ median.

The subject site is in Census Tract 4080, where the per capita number of on-sale or off-sale retail Alcoholic Beverage Sales licenses is 0.001520913, less than 0.001780944 per capita number of on-sale or off-sale retail Alcoholic Beverage Sales licenses Alameda County median (ABC data 2021)². Although the latest available comprehensive data from the year 2021 for the County from the ABC’s website states that the subject census tract has three on-sale and one off-sale retail licenses (see **Attachment E**). The latest data available for the subject census tract as of March 24, 2024, states that there is only one active off-sale retail license (Type 85) within this census tract³. The ABC website states Type 85 license prohibits the licensee from conducting sales directly to the consumer from a premises open to public where direct sales of wine are done to consumers via the internet, direct mail, or telephone from a premises (not open to the public).

Note that the notice for the project incorrectly stated that the project required Findings of Public Convenience or Necessity, and, therefore, a Variance for being within 1,000 feet of a civic facility. As discussed, the site is not within an alcohol beverage overconcentrated are and, therefore, does not require Findings of Public Convenience or Necessity. The Planning Code states that a project is permitted to be within 1,000 of a civic facility in an area that is not overconcentrated. Therefore, a Variance is not required for this project.

1,000-Foot Separation Requirement

Section 17.103 of the Planning Code requires that no Alcoholic Beverage Sales Commercial Activity or sale of alcoholic beverages be closer than 1,000 feet to any other establishment selling alcoholic beverages measured between closest building walls. Staff research indicates that no such outlet exists.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 exempts projects involving operation and licensing of existing private facilities and certain projects within existing structures. The proposal for on-site alcoholic beverage sales in an existing building with no exterior changes would constitute operation of an existing private facility. Finally, on another separate and independent basis, CEQA Guidelines Section 15183 (Projects consistent with a Community Plan, General Plan or Zoning) is also applicable as noted in the General Plan and Zoning sections above.

KEY ISSUES AND IMPACTS

For a Conditional Use Permit application, staff considers potential issues that could arise from the project or future use of an approval and attach appropriate conditions to ensure compatibility with its surroundings. Typical problems associated with alcohol sales include security, littering, loitering, noise disturbances, public intoxication, and other nuisances. As conditioned, staff believes that these nuisances will not occur due to the sales of alcohol at the market.

¹ https://data.oaklandca.gov/Public-Safety/CrimeWatch-Data/ppgh-7dqv/about_data

² <https://www.abc.ca.gov/licensing/licensing-reports/census-tract-authorizations/>

³ <https://www.abc.ca.gov/licensing/licensing-reports/adhoc-report/?RPTTYPE=9&COUNTY=01&CENSUS=4080>

Condition of Approval 17 in **Attachment B** states that staff shall be trained on the requirements of alcohol sales. The applicant/owner has indicated that all employees will attend the Licensee Education on Alcohol and Drugs (LEAD) program training course provided by ABC. They also plan to implement training programs every quarter for their staff to ensure alignment with ABC's practices.

The market currently maintains 18 security cameras in the interior and proposes, upon approval, to install an additional four security cameras to monitor the alcohol area and interior and exterior areas. Additionally, the applicant/owner plans to have staff near the entrance during school lunch and school exit times to limit the number of minor entering the store.

Conditions of Approval #15 and #17 contains several requirements relating to compliance hearings, hours of operation, sales of tobacco, signage, loitering, trash, registration with the Alcoholic Beverage Action Team (ABAT), neighborhood outreach, ashtrays, a taxi call program, staff training, and other nuisance-preventing requirements.

Relatively lower crime rates and few alcohol licenses in the area and the comprehensive array of groceries sold at the market further indicate the sale of alcohol will not create nuisances in the neighborhood.

The applicant has submitted a petition document with over 300 signatures, indicating support for the provision of a supermarket facility offering fresh produce, meat, organic groceries, and alcohol (see **Attachment F**).

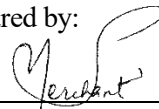
CONCLUSION

Staff recommends approval of alcohol sales from the subject market due to the reasons stated in the “Key Issues and Impacts” Section of this report. Judging from the petition in **Attachment F**, the sale of alcohol at the market will be welcomed by the community.

RECOMMENDATIONS:

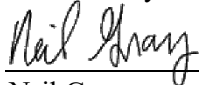
1. Affirm staff’s environmental determination.
2. Approve the Major Conditional Use Permit subject to the attached findings and conditions.

Prepared by:



Samina Merchant
Contract Planner

Reviewed by:




Neil Gray
Planner IV
Bureau of Planning

Reviewed by:



Robert Merkamp
Zoning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:

 For: _____

Edward Manasse
Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings
- B. Conditions for Approval
- C. Project Plans
- D. OPD Police Beat Statistics (Table)
- E. Alameda County Alcohol License Concentration (Table)
- F. Petition

ATTACHMENT A: FINDINGS

This proposal meets the required findings under **General Conditional Use Permit Criteria (OMC Sec. 17.134.050)**, **Conditional Use Permit Findings in the CN Neighborhood Commercial Zone (OMC Sec. 17.33.030)**, **Use Permit Criteria for Establishments Selling Alcoholic Beverages (OMC Sec. 17.103.030(A))** of the **Oakland 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 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 the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;**

The applicant requests a Major Conditional Use Permit (CUP) to allow an Alcoholic Beverage Sales Commercial Activity in the CN-3 Zone. The proposal to expand allow alcohol beverage sales would enhance the range of goods and services offered at the neighborhood market. The additional traffic generated from the sale of alcohol will be negligible. Further, the site is within approximately 400 feet of two AC Transit stops, serving nine bus lines and contains a parking lot with 39 regular parking spaces and two ADA compliant spaces. Hours of operation would be limited to 9:00 AM - 9:00 PM every day. No construction or exterior building modifications are proposed.

Conditions of Approval to reduce the potential for nuisances such as noise, loitering, and littering are incorporated into this report. As such, the proposal will not adversely affect the development or livability of abutting properties and the surrounding neighborhood.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment;**

The proposal to sell alcohol in a grocery store along with a variety of fresh fruits, vegetables, meat, and other grocery items, will provide a convenient business that adds vibrancy and activity to the area. The floor plan is conducive to the sale of a variety of grocery items, including alcohol.

- 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 will enhance the successful operation of the surrounding area by enhancing offerings to the surrounding residential neighborhood. The provision of a wider range of products, including fresh produce, meat, organic groceries, and alcohol, will cater for the diverse needs of residents.

- D. That the proposal conforms to all applicable Regular Design Review criteria set forth in the Regular Design Review procedure at Section 17.136.050;**

This finding is not applicable at this time because no exterior changes to the building are proposed. Should any exterior improvements be proposed in the future, such projects would require review and approval by the Bureau of Planning.

- E. 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 has been adopted by the Planning Commission or City Council.**

The subject site is within the Neighborhood Center Mixed Use classification of the General Plan's Land Use and 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 request to allow alcohol beverage sales at the project site's neighborhood market is consistent with the intent of the General Plan's neighborhood center mixed-use classification, aiming to enhance the range of goods and services offered to nearby neighborhoods or urban residential areas through ground-floor commercial activities. The proposal conforms to the following LUTE Objectives and Policies:

Objective I/C1

Expand and retain Oakland's job base and economic strength.

Policy I/C1.8

Adequate cultural, social, and support amenities designed to serve Oakland should be provided within close proximity of employment centers.

Objective I/C3

Ensure that Oakland is adequately served by a wide range of commercial uses, appropriately sited to provide competitive retail merchandising and diversified office uses, as well as personal and professional services.

Policy I/C3.4 Strengthening Vitality.

The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

Objective N1

Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.

Policy N1.1

Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail.

Objective N10 Neighborhood Activity Centers

Support and create social, informational, cultural, and active economic centers in the neighborhoods.

The proposal for a community retail market to expand their products selection by offering the sale of alcohol, subject to conditions, conforms to the to the LUTE goal of enhancing commercial uses concentrated in economically viable areas that would provide opportunity for neighborhood-oriented retail.

CONDITIONAL USE PERMIT FINDINGS IN THE CN NEIGHBORHOOD COMMERCIAL ZONE (OMC SEC. 17.33.030)

A. That the proposal will not detract from the character desired for the area;

The proposal for the inclusion of alcohol and beverage sales activity within an existing 4,800 square foot community retail market would not detract from the desired character of the area. The project aims to enhance the existing offerings of the neighborhood market while aligning with the neighborhood's commercial center objectives. By expanding the market's product range, the proposal contributes to the vitality and diversity of the local business landscape without compromising the area's desired character.

Additionally, the commitment to responsible alcohol sales practices, security measures, and community support further reinforces the compatibility of the proposal with the area's desired character.

B. That the proposal will not impair a generally continuous wall of building facades;

The project does not involve new construction or additions to the existing building. The building façade will continue to maintain its relationship relative to other properties in the area.

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

The retail market services expansion is not anticipated to weaken the concentration and continuity of retail facilities at ground level. Instead, the addition of alcohol sales complements the existing offerings of fresh produce, meat, and grocery items, thereby enhancing the diversity of products available to customers and attracting additional patrons to the area.

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

The proposal does not involve changes to the city sidewalk or any alterations that would hinder pedestrian circulation.

E. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

The proposal conforms to the General Plan as described in the previous section of this attachment.

USE PERMIT CRITERIA FOR 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 applicant intends to operate under an ABC License Type 21 Off-Sale license, specifically issued to retail stores. No other type 21 license is found in the census tract or within 1,000 feet of the subject site. As a full-service grocery store, the operating characteristics differ from those of liquor stores, and the proposal is not expected to significantly contribute to crime, loitering, or other undesirable in the area. Furthermore, the implementation of security measures, including the installation of additional security cameras and the enforcement of responsible alcohol sales practices, serves to further mitigate potential issues related to public intoxication and associated nuisances.

To ensure responsible alcohol sales practices, market staff will undergo training, and the store's design and security measures for alcohol sales will include cameras and a layout conducive to staff monitoring. Moreover, the sale of single beers, malt liquor, and fortified wines will be prohibited. Conditions of Approval will be imposed to ensure that the sale of alcoholic beverages does not constitute a nuisance and that the proposal remains in compliance with all relevant regulations and guidelines.

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;

Within 1,000 feet of Skyline Community Market, there are three sensitive areas, including a senior living facility, a school, and a park. The school and park are not situated on the same block as the commercial building, and they are both more than 500 feet away from the market location. Alcohol sales will not negatively impact these areas due to the separation by major arterials flanking the site, as well as the off-sale consumption license, which will not include the sale of single beers, malt liquor, or fortified wines. The deep parking lot in front of the market will buffer the senior housing facility from the activity. Further, the sale of alcohol is for off-site consumption, which does not create the impacts that an on-site consumption business may create.

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

No construction or alteration to the parking lot is proposed; pedestrian access in the area would remain unchanged.

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;

No construction is proposed; the Community retail market and its storefront will maintain the existing architectural and visual character and continue to harmonize with the surrounding area.

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

No construction is proposed; any future signage would require separate planning review and approval to ensure architectural compatibility with the site and surrounding area.

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

The proposal does not involve on-sale of alcoholic beverages; however, Condition of Approval #17 requires clean-up of trash and litter both on-site and in the public right-of-way. Permanent garbage and litter receptacles will be provided where appropriate and maintained by staff employed by the property owner.

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 10:00 p.m. and 7:00 a.m.;

The adjacent dwellings are primarily behind the commercial building and are sufficiently distant to limit potential impacts. The existing parking lot and major arterial roadways create a buffer which help mask any of the business's potential noise effects. The proposal includes maintaining the current, daily hours of 9 a.m. – 9 p.m.

ATTACHMENT B: CONDITIONS OF APPROVAL

The proposal is hereby approved subject to the following Conditions of Approval:

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report, and the approved plans dated 12/01/2021, 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 (10) calendar days unless an appeal is filed. This Approval shall expire **three (3) years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, 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 up to two, one-calendar year extensions or a one, two-calendar year extension 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, Department of Transportation, 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 sixty (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.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

Part 2: Standard Conditions of Approval –Environmental Protection Measures

12. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.

- ii. Covering with new paint to match the color of the surrounding surface.
- iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

Part 3: Project Specific Conditions of Approval

15. Compliance Hearings

Requirement: 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 agendized 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, and/or may impose additional conditions related to the operation.

When Required: After 6 months of commencement of sale of alcoholic beverages.

Initial Approval: N/A

Monitoring/Inspection: N/A

16. Additional Permits Required

Requirement:

- a. Necessary ABC permits (License Type 21) must be obtained prior to commencement of activity. 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. The applicant shall submit a letter to staff signed by the applicant addressed to the State Department of Alcoholic Beverage Control stipulating that they wish to include conditions of their ABC license. The Oakland Planning Commission may, after notice and hearing, revoke this Conditional Use Permit if the applicant fails to include the above conditions in the ABC license.

When Required: Prior to commencement of activity

Initial Approval: N/A

Monitoring/Inspection: N/A

17. Operation and Facility Requirements

Requirement: The project applicant and business owners in the project shall comply with all the following:

a. **Hours of Operation**

Hours of operation (including but not limited to alcoholic beverage sales) shall be limited to the following unless further restricted by ABC: 9AM to 9PM

b. **Location and Manner**

Alcoholic beverages may be purchased for off-site consumption only.

c. **Cabarets**

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

d. **Other products**

No sale of tobacco-oriented products, lottery tickets, or adult magazines shall be allowed.

e. **Business signage**

Any new or modified business signage requires review and approval by the Planning and Zoning Division.

f. **Advertising signage**

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

g. **Nuisances**

Crime, litter, noise, or disorderliness conduct associated with alcoholic beverage sales at the establishment may result in a hearing to consider revocation of the Use permit or attachment of additional Conditions of Approval.

h. **Loitering**

The owner, manager, and employees of this establishment shall make appropriate efforts to discourage loitering from the parking lot and the public right-of-way fronting the premises including calling the police to ask that they remove loiterers who refuse to leave. Persons hanging around the exterior of the establishment with no apparent business for more than ten minutes shall be asked to leave. Techniques discussed in the manual entitled "Loitering: Business and Community Based Solutions" may be used and are recommended by the Alcoholic Beverage Action Team.

i. **Trash and litter**

The licensees/property owners shall clear the gutter and sidewalks along the building frontage plus twenty feet beyond the property lines along these streets of litter in the evening or as needed to control litter. In addition to the requirements of B&P Section 25612.5, (sweep or mechanically clean weekly) the licensee shall clean the sidewalk with steam or equivalent measures once a month.

j. **Performance standards**

In addition, to the Operational Noise Condition above, the establishment shall adhere to performance standards for odor, and all environmental effects of the activity as regulated under OMC Chapter 17.120.

k. **Neighborhood Outreach and contact phone numbers**

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 also display signage behind the bar offering contact numbers for both the

business operator and the City Code Compliance at (510)238-3381 and OPD non-emergency at (510-777-3333) for the purpose of reporting nuisances.

l. Signage

Within 30 days of the date of decision, 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.

m. ABAT Registration

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

n. 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).

o. Taxi call program

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

p. Staff training and monitoring program

The operator shall require new employees to comply with a staff training program that includes training on the Conditions of Approval and ABC statutes and regulations. Staff of the business shall regularly monitor the premises and public right-of-way to discourage all nuisances including but not limited to loitering, littering, noise, graffiti, public drinking / intoxication / urination / violence, and noise.

q. Ashtrays

The City Smoking Ordinance shall apply (OMC Sec. 8.30). 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.

r. Neighborhood Outreach and NCPC Meeting

Upon commencement of operation of the business, the operator shall apply to the NCPC for inclusion on the next available agenda to introduce the establishment.

s. Future Operators

Any future operators of the business are subject to these conditions and shall register with the Bureau of Planning and with ABAT.

When Required: Prior to commencement of activity and ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

18. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees’ right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

APPROVED BY:

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

SKYLINE COMMUNITY MARKET — TENANT IMPROVEMENT PROJECT

PROJECT SCOPE

THE SCOPE OF WORK IS A TENANT IMPROVEMENT PROJECT FOR A NEW 4800 SF GENERAL FOOD SALES GROCERY MARKET TO REPLACE A PREVIOUS COMMERCIAL TENANT, THE WORK INCLUDING:

WORK ITEM	PRIMARY REFERENCE SHEET
NEW ITEM WORK	
KITCHEN (SINKS ONLY/NO STOVE)	A-411
ADA RESTROOM	A-421
LIGHTING	E-601
MARKET EQUIPMENT	A-101

RE-USE EXISTING	
PARTITIONS	A-101
HWH	P-120

NO CHANGE TO	
EXTERIOR FACADE	A-201
2ND FLOOR ACCESS OR COMMERCIAL SPACES (NIC)	
PARKING LOT	C-101

MODIFY	
FLOORING	A-610

MARKET MERCHANDISING AREA CALCULATIONS	
PERCENTAGE OF SALES AREA	G-701

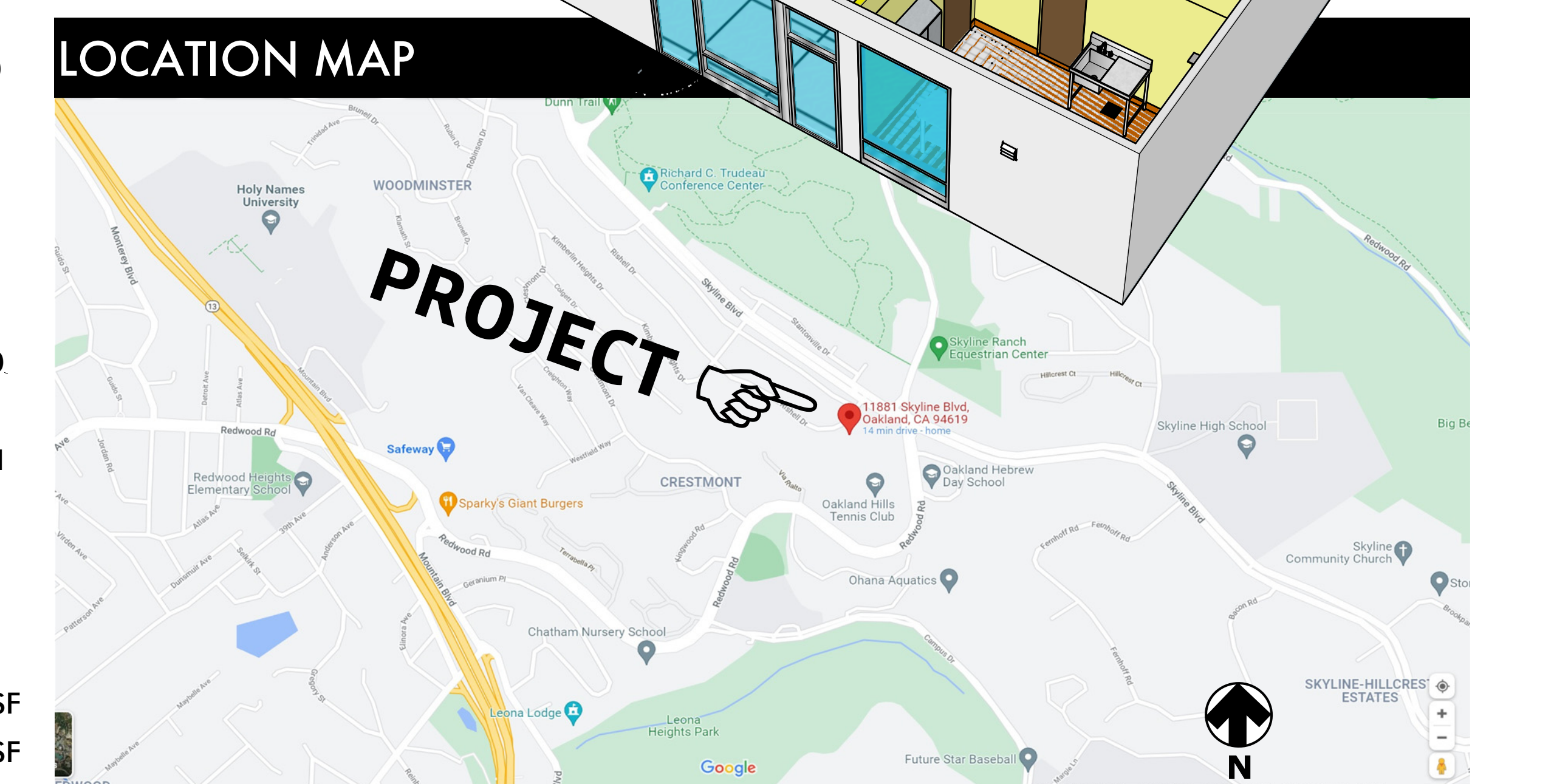
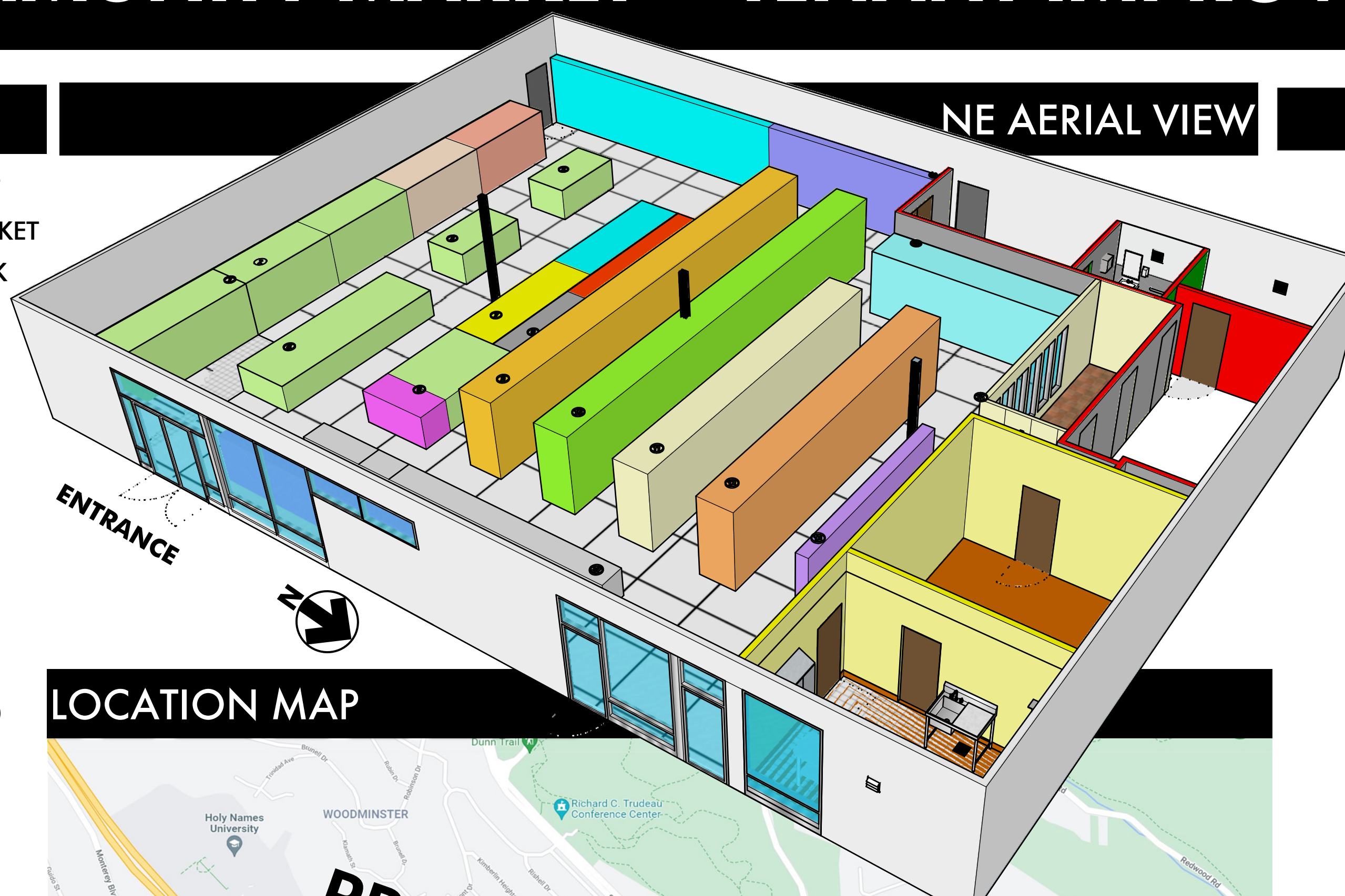
OPERATION PARAMETERS	
HOURS OF OPERATION	8:00 AM - 8:00 PM
NUMBER OF EMPLOYEES	10

BUILDING AREAS	
EXISTING MAIN BLDG 1ST STORY:	4800 SF
EXISTING MAIN BLDG 2ND STORY (NIC):	4800 SF
EXISTING 2 ND FLR STAIRWAYS (NIC):	401 SF
EXISTING ACCESSORY BLDG (NIC):	750 SF
TOTAL MARKET FLOOR AREA:	4800 SF
NEW FLOOR AREA TO BE ADDED:	0 SF

FENESTRATION	
REMOVED/MODIFIED/ADDED:	NONE
ALTERED EXTERIOR APPEARANCE:	NONE
ALTERED SIGN:	YES
INTERIOR REMODELING WORK:	YES
NEW COMMERCIAL KITCHEN:	156 SF

LOT COVERAGE	
TOTAL LOT AREA:	32,387 SF 100.00%
MARKET BLDG FOOT PRINT:	4,800 SF 14.82%
EXISTING ACCESSORY BLDG (NIC):	750 SF 2.32%
2 ND FLR STAIRWAYS AREA:	401 SF 1.24%
TOTAL LOT BLDG COVERAGE:	5,951 SF 18.38%

PARKING SPACES	
EXISTING REGULAR PARKING SPACES:	39
EXISTING ADA COMPLIANT PARKING SPACES:	2



APPLICABLE CODES

- 2020 CALIFORNIA RETAIL FOOD CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA GREEN BLDG STANDARDS
- 2019 CALIFORNIA BUILDING CODE (VOL 1 & 2)
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ENERGY CODE

NUMBER OF STORIES:	2
OCCUPANCY:	B-BUSINESS
OCCUPANT LOAD:	65
CONSTRUCTION TYPE:	VB
SPRINKLERS:	NO

ZONING REGULATIONS
17.33.010.B.3
 CN-3 NEIGHBORHOOD COMMERCIAL - 3 ZONE
PERMITTED ACTIVITY: GENERAL FOOD SALES
CONDITIONAL ACTIVITY: ALCOHOLIC SALES
SIGN FACILITIES: BUSINESS SIGNS PERMITTED

ARCHITECT OF RECORD

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FAX: (877) 769-9966
EMAIL: OFFICE@CHARONNATDESIGN.COM

PROJECT CONTRACTOR: TBD

SHEET INDEX

Sheet No	SHEET TITLE	PDF SET PAGE NUMBER		
		HEALTH REVIEW	PLANNING REVIEW	BUILDING REVIEW
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G-073	CAL GREEN MANDATORY MEASURES			7
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Total sheet count for each agency set: 46 (Health Review), 11 (Planning Review), 51 (Building Review)

SKYLINE COMMUNITY MARKET — TENANT IMPROVEMENT PROJECT



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SKYLINE COMMUNITY MARKET
 PROJECT TITLE

NEW MARKET TENANT IMPROVEMENTS

PROJECT INFORMATION
 11881 SKYLINE BLVD OAKLAND 94619
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 (510) 575-1783

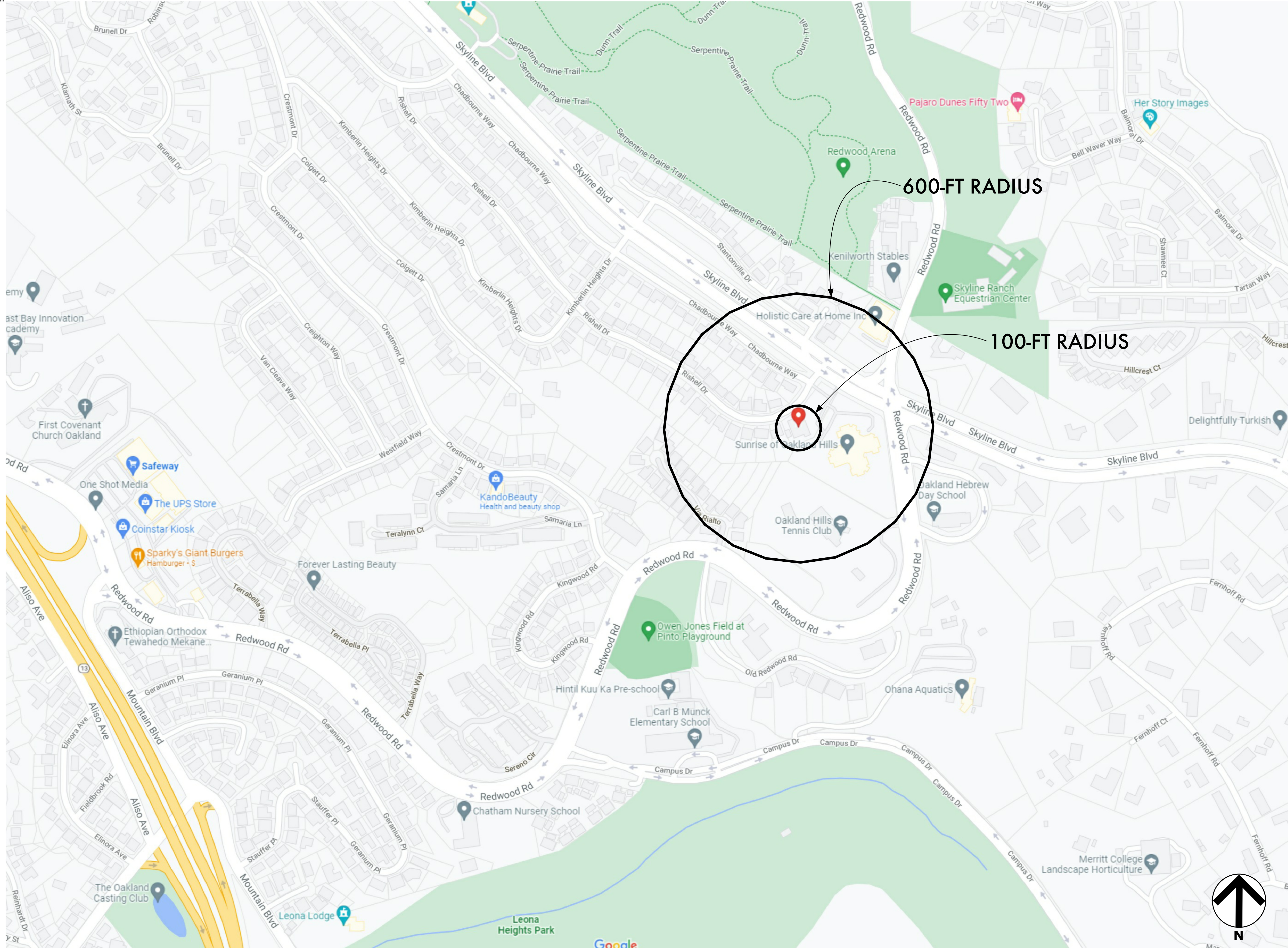
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10		
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7		
6		
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3		
2	HEALTH UPDATE	2/9/2022
1	ISSUED FOR PERMIT	12/06/2021

SHEET INFORMATION
 PROJECT No. SKYLINE_2021.01
 ISSUE: PERMIT_APPLICATION
 DATE: 12/01/2021
 SCALE:
 DWG. FILE: 11881.SKYLINE.20211201.06
 DRAWN BY: ME
 CHECKED BY: LRC

SHEET TITLE
 COVER SHEET | INDEX
 PROJECT SCOPE
 CODES | LOCATION MAP

SHEET NUMBER
G-000

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600-FT RADIUS

100-FT RADIUS



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SKYLINE COMMUNITY MARKET

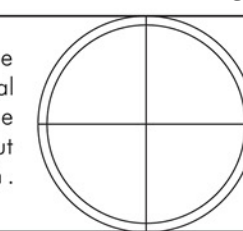
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DATE:	12/01/2021
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SHEET TITLE

VICINITY MAP

SHEET NUMBER

G-010

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SHEET TITLE PROJECT SITE PHOTOS

SHEET NUMBER G-021



PARKING LOT



SKYLINE BLVD



PROJECT AREA



ACCESSORY BLDG



NO CHANGE TO FRONT FACADE

MARKET FACADE

11881 SKYLINE BOULEVARD



RISHELL DR



ACCESSORY BLDG



RISHELL DR



HP UNITS FOR EQUIP



SKYLINE BLVD



RISHELL DR



RISHELL DR

C

B

A





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GROCERY MARKET MERCHANDISE TYPE AREAS

SHEET NUMBER G-701

SKYLINE COMMUNITY MARKET STORE EQUIPMENT SCHEDULE								
Plan Item Number	NSF	DESCRIPTION	MERCHANDISE	AREA	PERCENT	MFR	MODEL NUMBER	FLOOR DRAIN
1	Y	WALL MERCHANDISER	PRODUCE	107	4%	KYSOR WARREN	HQD8LI	Y
2	Y	WALL MERCHANDISER	PRODUCE	82	3%	HUSSMANN	DD6X12VLP	Y
3	Y	4X7 PRODUCE ISLAND	PRODUCE	226	8%	HUSSMANN		Y
4	Y	16'X6' PRODUCE ISLAND	PRODUCE	131	5%	WIRE SHELVING		N
5	Y	4X7 PRODUCE ISLAND	PRODUCE	138	5%	WIRE SHELVING		N
6	Y	END CAP	FLOWERS	29	1%			N/A
7	Y	24' HUSSMANN OPEN CASE 5-STACK	YOGURT	85	3%	HUSSMANN	DF5NX	Y
8	Y	SHELVING	INTERNATIONAL	59	2%		METAL	N/A
9	Y	3' X 39" WIRE SHELVING	BREAD GRAINS CODIMENTS	274	10%		METAL	N/A
10	Y	3' X 39" WIRE SHELVING	CANNED GOODS	273	10%		METAL	N/A
11	Y	3' X 27" WIRE SHELVING	BREAKFAST CEREAL	189	7%		METAL	N/A
12	Y	3' X 27" WIRE SHELVING	SNACKS	207	8%		METAL	N/A
13	Y	DISPLAY	CLEANING SUPPLY	84	3%			N/A
14	Y	2' X 20" WIRE SHELVING	CLEANING SUPPLY	43	2%			N/A
15		CHECKOUT COUNTER W/ 36" ADA ACCESS						N/A
16		CHECKOUT COUNTER (REAR)						N/A
17		SHELVING ABOVE REAR CHECKOUT COUNTER	MEDICINE	84	3%			N/A
18		REAR SHELVING	CLEANING SUPPLY	73	3%			N/A
19			BEVERAGES	103	4%			N/A
20	Y	REFRIGERATOR MERCHANDISER	FROZEN FOOD	117	4%	KYSOR	KYSOR Q1V5V14-02UN	Y
21	Y	5-DOOR WALK IN	DAIRY	54	2%			N
22		EXISTING HVAC EQUIPMENT ENCLOSURE						N/A
23		REFRIGERATION COMPRESSORS					FD2375-T	N/A
55	Y	FLOOR SINK				ZURN	FD2375-T	N/A
60	Y	COVER GRATE				ZURN	FD2375-T	N/A
61		WATER HEATER				KENMORE	220.337000	N
62		WATER HEATER				KENMORE	220.337000	N
63		WATER HEATER				KENMORE	220.337000	N
TOTAL MERCHANDISING FLOOR AREA:				2676 SF				

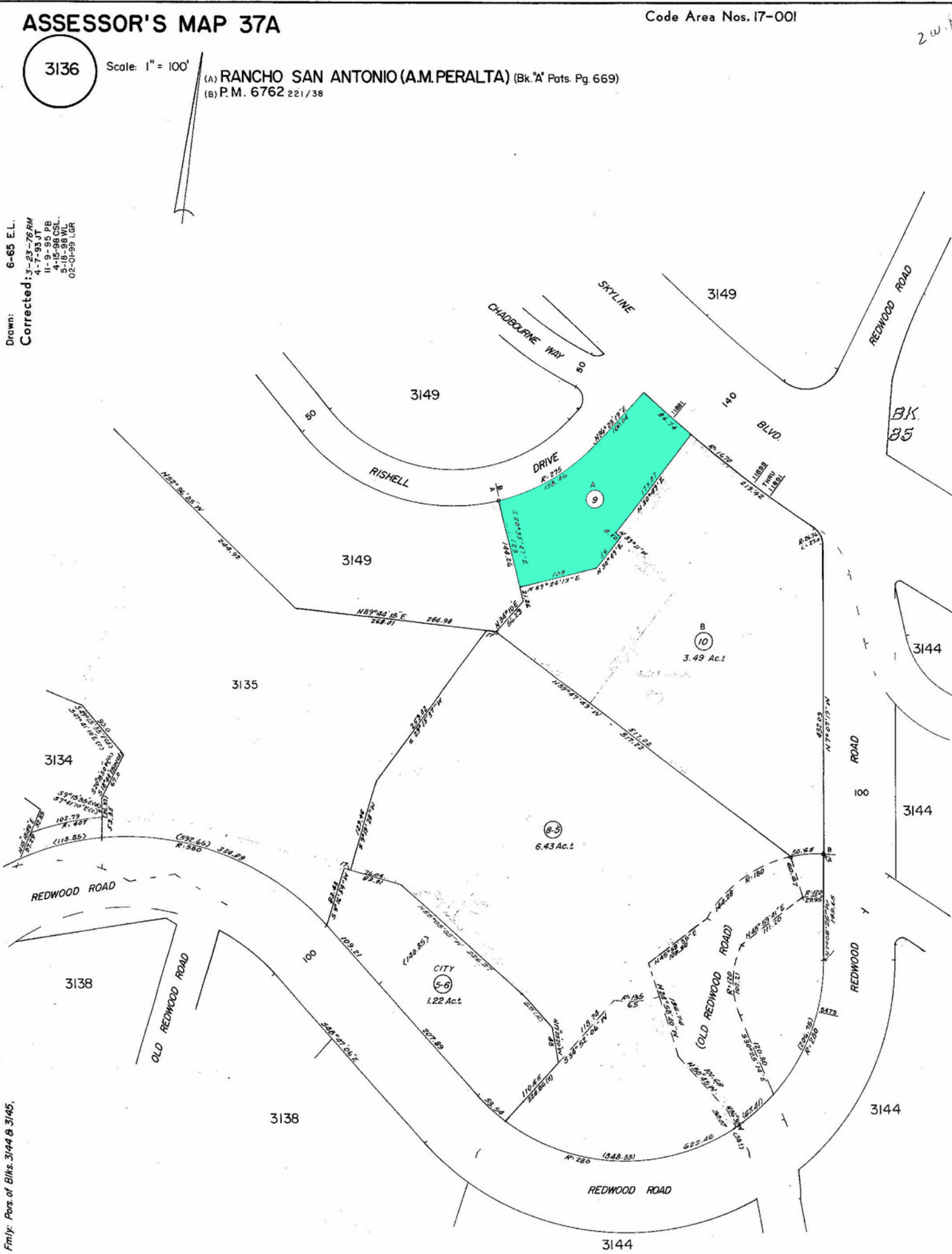
- NOTES
- FLOOR AREA INCLUDES EQUIPMENT AREA PLUS AISLE AREA TO AISLE CENTER LINE OR 3-FEET, WHICH EVER IS LESS
 - PERCENTAGE OF GROSS RETAIL AREA. (DOES NOT INCLUDE STORAGE AREA DEVOTED TO ITEM CATEGORY)
 - TYPICAL RETAIL CPG GROCERY CATEGORIES
 - TOTAL AREA OF PRODUCE MERCHANDISING IS: 765 SF - WHICH IS 29% OF TOTAL MERCHANDISE FLOOR AREA.

FLOOR AREA NOT COUNTED, TYPICAL
AISLE AREAS FOR MECHANDISING FIXTURES, SEE STORE EQUIPMENT SCHEDULE NOTES



1 MARKET MERCHANDISING FLOOR PLAN

Scale: 3/16" = 1' - 0"



2 ASSESSOR PARCEL MAP

Scale: None

STAIRS TO 2ND FLOOR OFFICES (NIC)
 EJECTOR PUMPS

PROJECT SITE: 4800 SF MAIN BUILDING

750 SF ACCESSORY BLDG (NIC)

TRASH RECEPTACLE

1 SITE AND PARKING PLAN

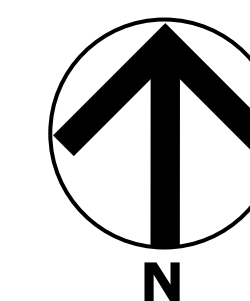
Scale: 1/16" = 1'-0"

THIS EXISTING DOOR NOT USED

STORE EXIT

STORE ENTRANCE

STAIRS TO 2ND FLOOR OFFICE (NIC)



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SKYLINE COMMUNITY MARKET

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 OWNER: JAMAL AHMED
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 AHMEDABRAHAM25@GMAIL.COM
 (510) 575-1783

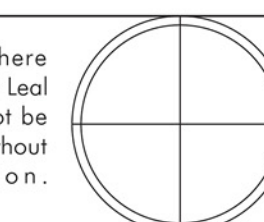
VERSION

NO.	DESCRIPTION	DATE
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1	ISSUED FOR PERMIT	12/06/2021

SHEET INFORMATION

PROJECT No. SKYLINE_2021.01
 ISSUE: PERMIT_APPLICATION
 DATE: 12/01/2021
 SCALE:
 DWG. FILE: 11881.SKYLINE.20211201.06
 DRAWN BY: ME
 CHECKED BY: LRC

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SHEET TITLE
**SITE PLAN
 PARKING PLAN
 AP MAP**

SHEET NUMBER

C-101



1

2

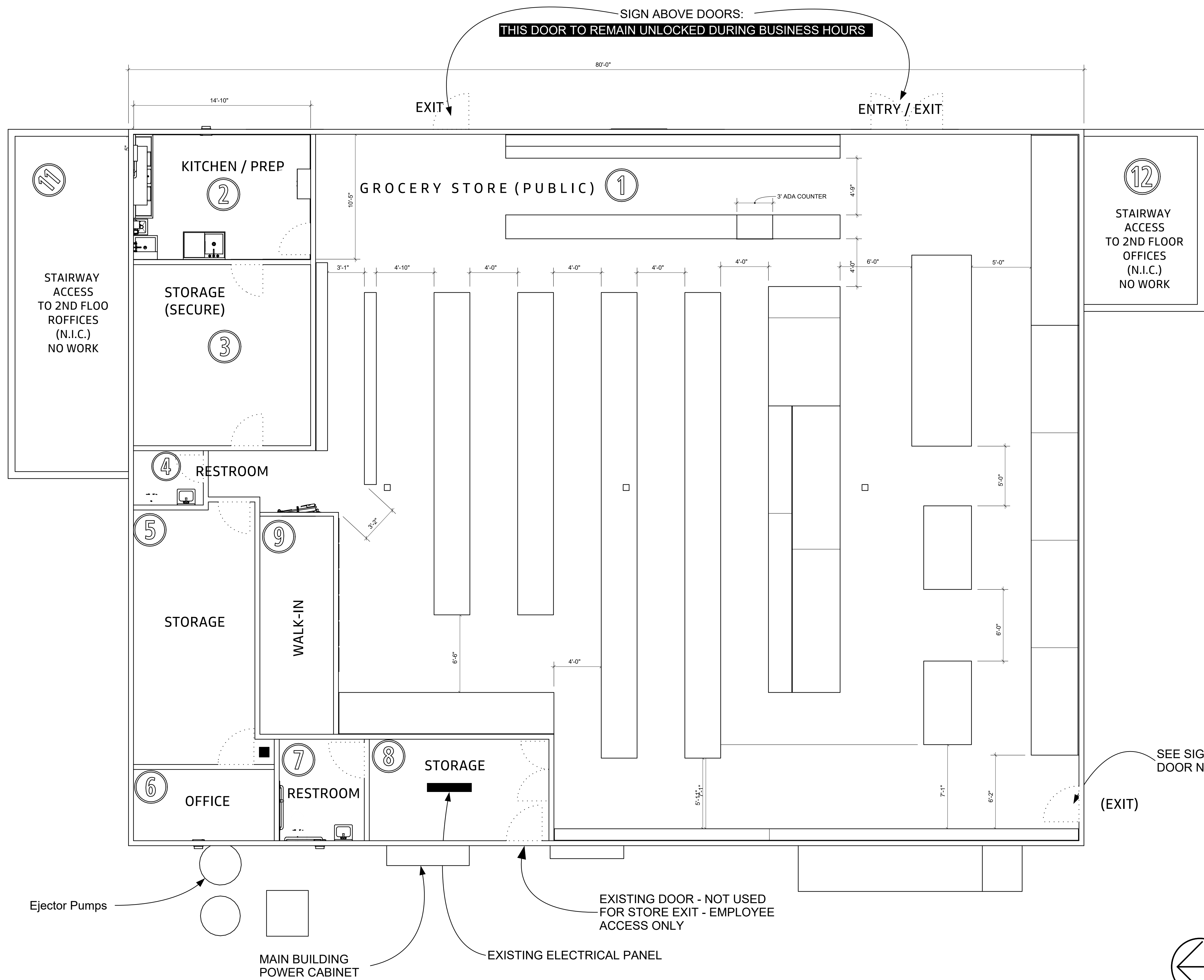
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SKYLINE COMMUNITY MARKET

PROJECT TITLE

NEW MARKET TENANT IMPROVEMENTS

PROJECT INFORMATION

11881 SKYLINE BLVD OAKLAND 94619 APN-37A-3136-9 OWNER: JAMAL AHMED 6756 SNAKE RD OAKLAND 94611 AHMEDABRAHAM25@GMAIL.COM (510) 575-1783

VERSION

NO.	DESCRIPTION	DATE
10		
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1	ISSUED FOR PERMIT	12/06/2021

SHEET INFORMATION

PROJECT No. SKYLINE_2021.01
 ISSUE: PERMIT_APPLICATION
 DATE: 12/01/2021
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SHEET TITLE

GROCERY STORE MAIN BLDG FLOOR PLAN

SHEET NUMBER

A-101



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1

2

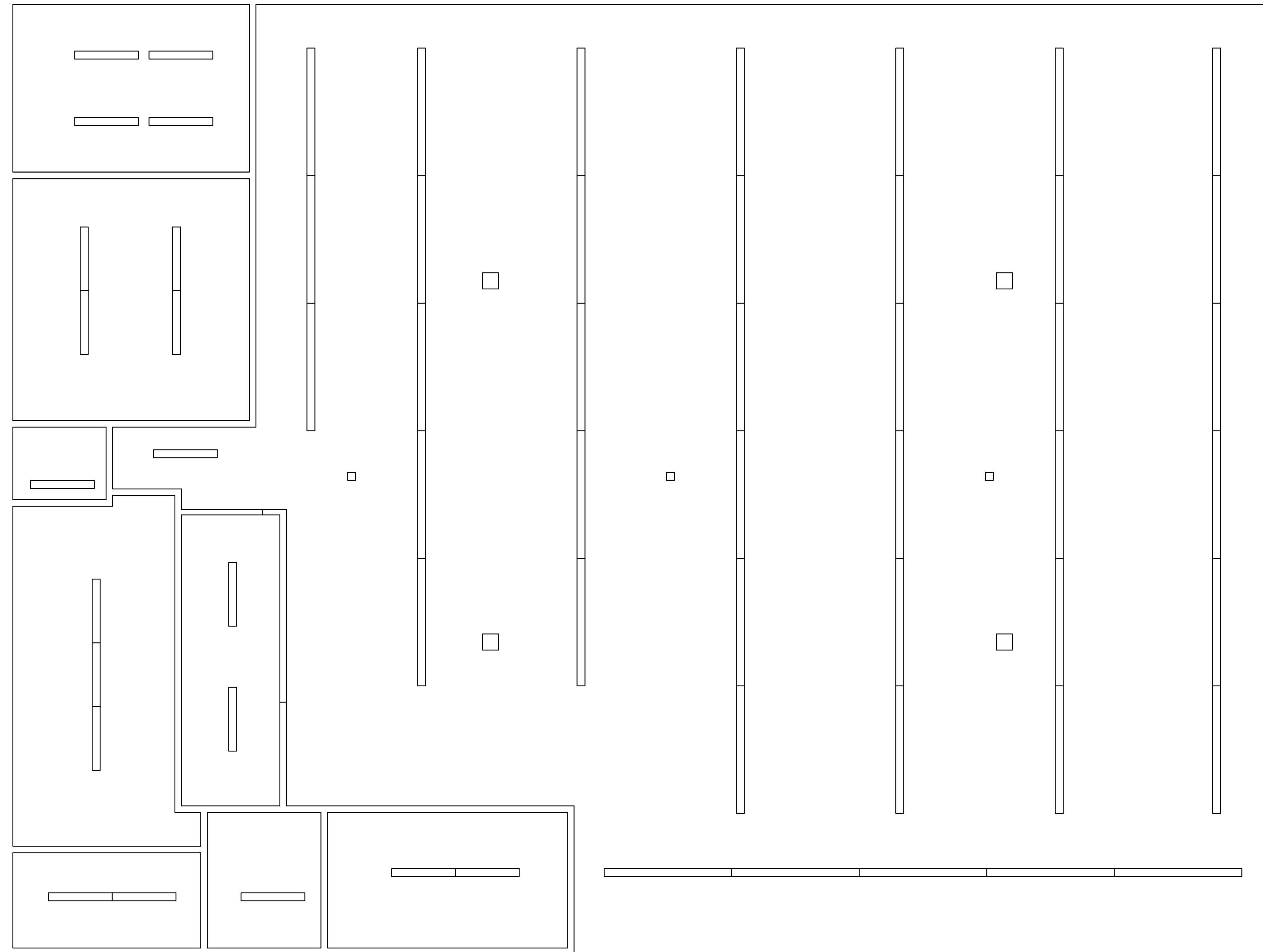
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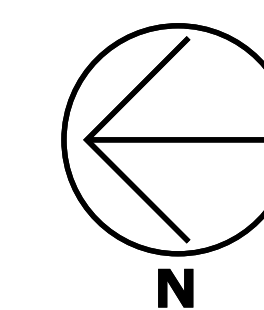
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SEE SHT A-101 FOR ROOM DESIGNATION CALLOUT
 SEE SHT E-101 FOR LIGHT FIXTURE CALLOUT



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SKYLINE
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PROJECT TITLE

**NEW MARKET
 TENANT
 IMPROVEMENTS**

PROJECT INFORMATION

11881 SKYLINE BLVD OAKLAND 94619
 APN -37A-3136-9
 OWNER: JAMAL AHMED
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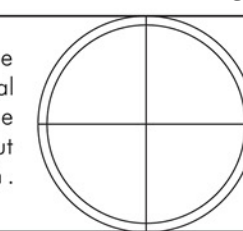
VERSION

NO.	DESCRIPTION	DATE
10		
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1	ISSUED FOR PERMIT	12/06/2021

SHEET INFORMATION

PROJECT No. SKYLINE_2021.01
 ISSUE: PERMIT_APPLICATION
 DATE: 12/01/2021
 SCALE: 1/4" = 1' - 0"
 DWG. FILE: 11881.SKYLINE.20211201.06
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SHEET TITLE

**MAIN BLDG
 REFLECTED
 CEILING PLAN**

SHEET NUMBER

A-121



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1

2

3

4



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PROJECT TITLE

NEW MARKET TENANT IMPROVEMENTS

PROJECT INFORMATION
11881 SKYLINE BLVD OAKLAND 94619
APN -37A-3136-9
OWNER: JAMAL AHMED
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(510) 575-1783

VERSION		
NO.	DESCRIPTION	DATE
10		
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2		
1	ISSUED FOR PERMIT	12/06/2021

SHEET INFORMATION	
PROJECT No.	SKYLINE_2021.01
ISSUE:	PERMIT_APPLICATION
DATE:	12/01/2021
SCALE:	
DWG. FILE:	11881.SKYLINE.20211201.06
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

C

B

A

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STORE MAIN ENTRANCE
ENTRANCE TO 2ND FLOOR ACCESS STAIRS - NO WORK

EXISTING ENTRANCE TO 2ND FLOOR - NO WORK
EXISTING FENCED TRASH RECEPTACLE AREA -FOR USE BY STORE

EXISTING DOOR, EXIT ONLY FOR STORE
NOTE - NO CHANGE TO EXISTING FACADE, TYPICAL
ENTRANCE TO STAIR ACCESS TO 2ND FLOOR - NO WORK

EAST WALL (ENTRANCE FACADE)

EXISTING ACCESSORY BUILDING, NO EXTERIOR WORK

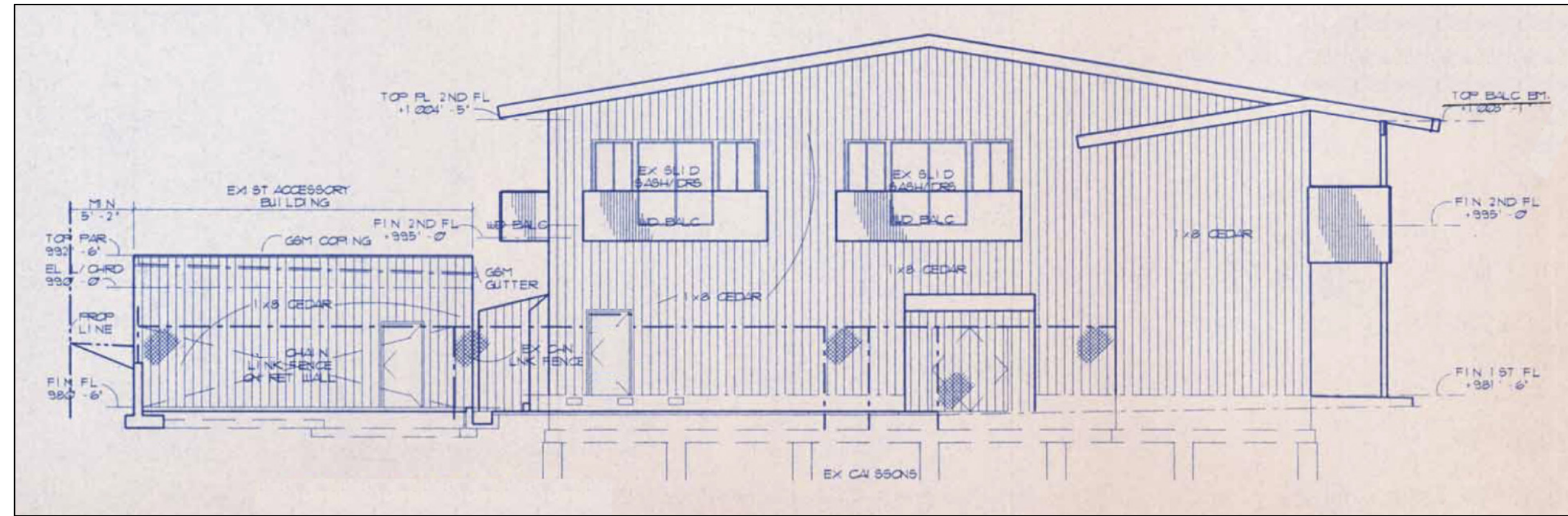
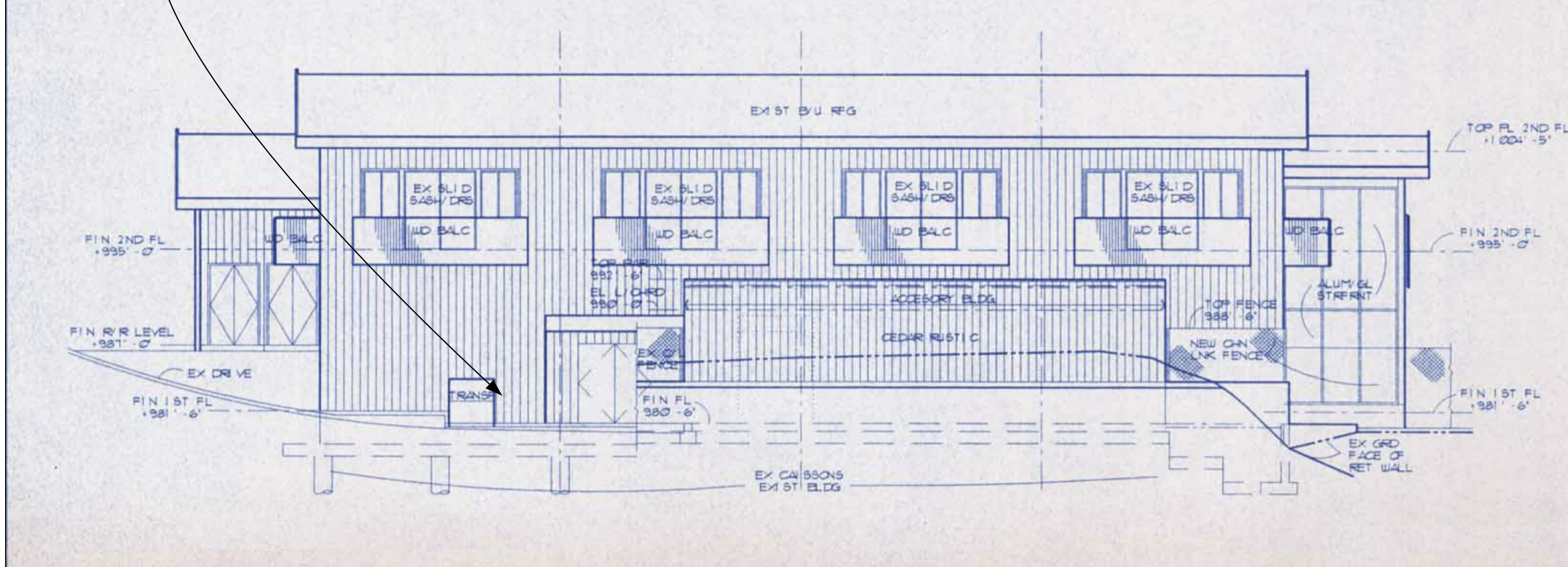
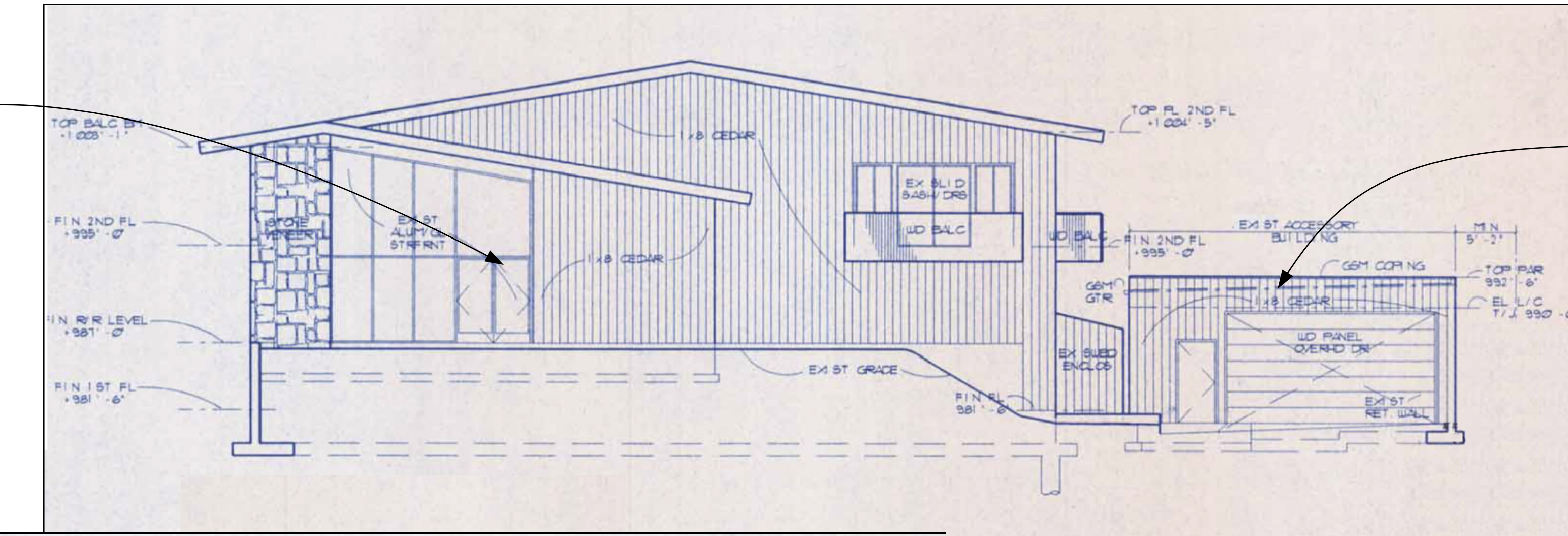
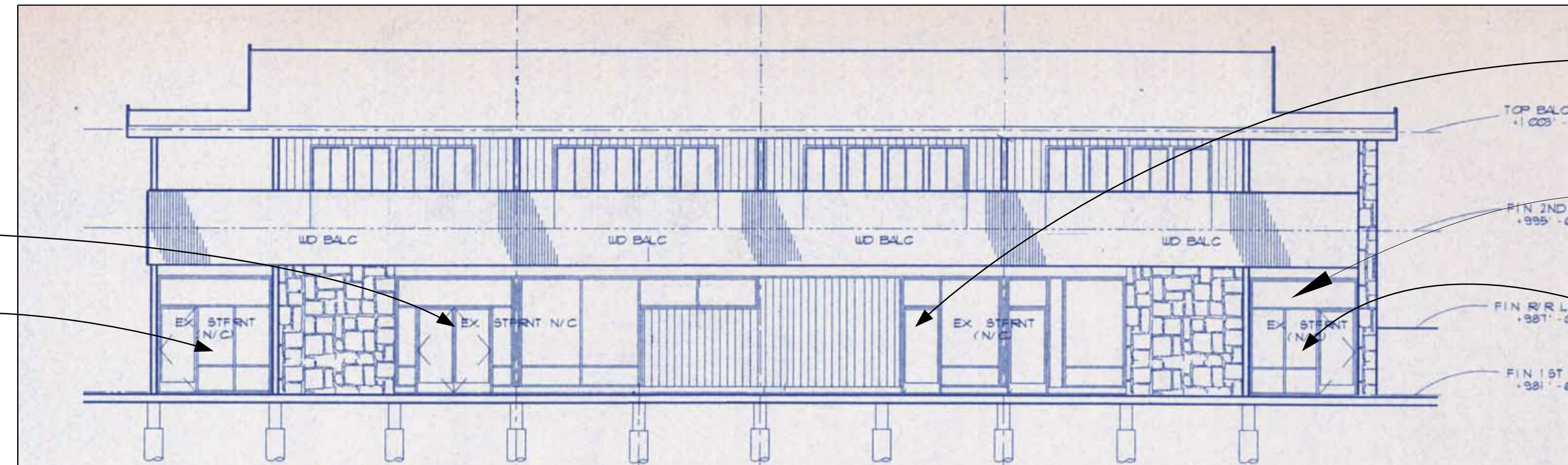
NORTH WALL

1 EXTERIOR BUILDING ELEVATIONS

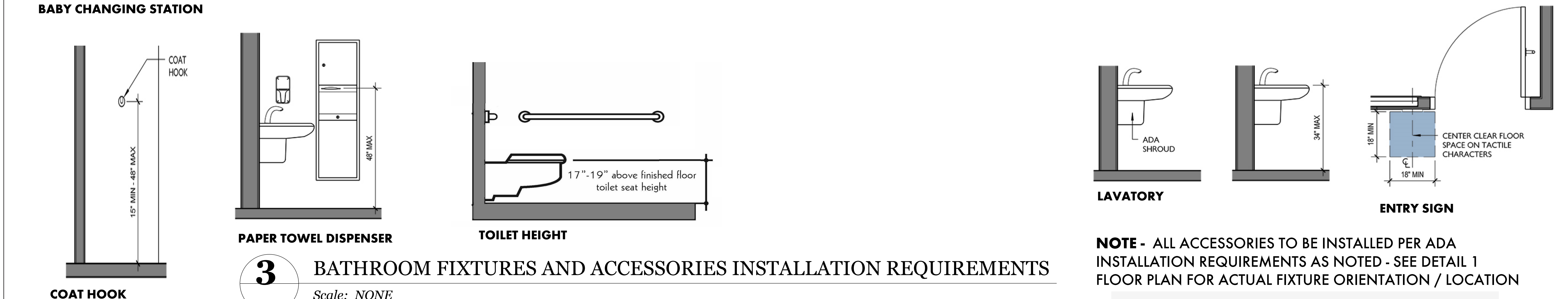
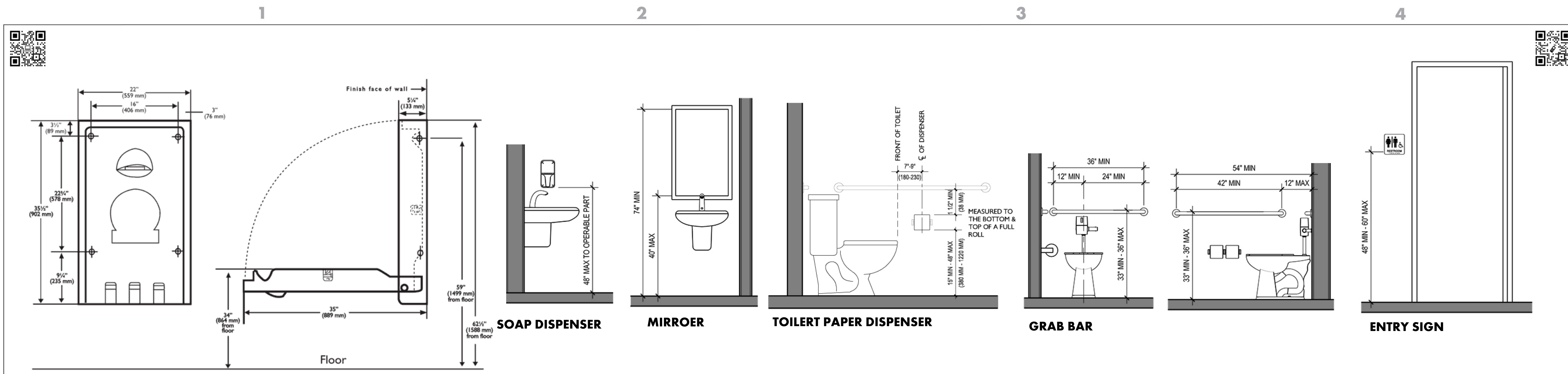
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WEST WALL

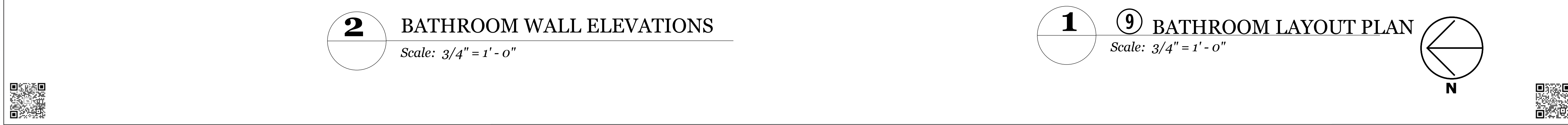
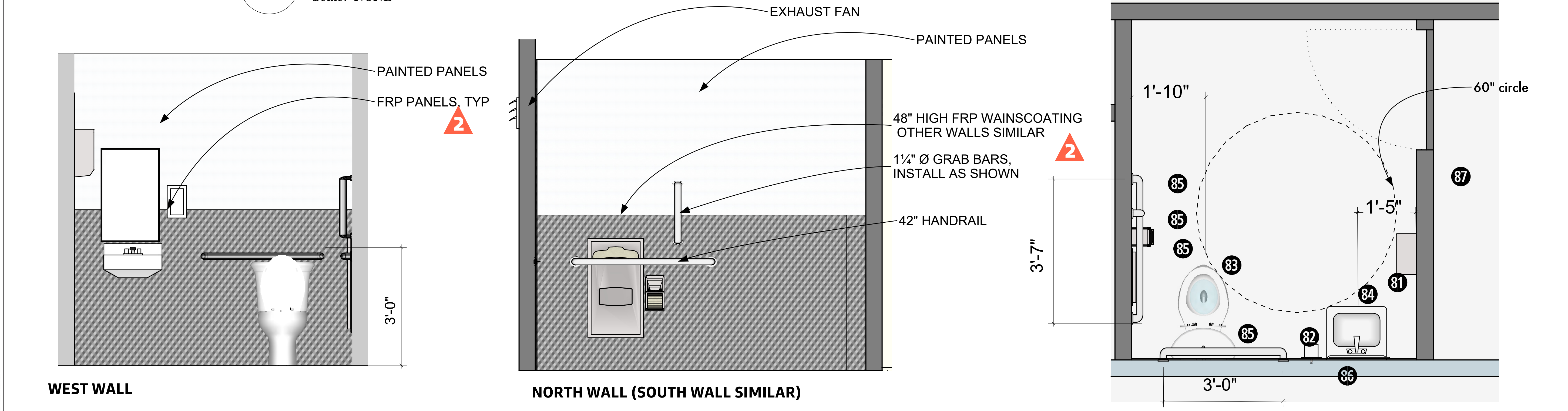
SOUTH WALL



A B C



NOTE - ALL ACCESSORIES TO BE INSTALLED PER ADA INSTALLATION REQUIREMENTS AS NOTED - SEE DETAIL 1 FLOOR PLAN FOR ACTUAL FIXTURE ORIENTATION / LOCATION



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SKYLINE COMMUNITY MARKET
 PROJECT TITLE

NEW MARKET TENANT IMPROVEMENTS

PROJECT INFORMATION
 11881 SKYLINE BLVD OAKLAND 94619
 APN -37A-3136-9
 OWNER: JAMAL AHMED
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VERSION		
NO.	DESCRIPTION	DATE
10		
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2		
1	HEALTH UPDATE	2/9/2022
1	ISSUED FOR PERMIT	12/06/2021

SHEET INFORMATION	
PROJECT No.	SKYLINE_2021.01
ISSUE:	PERMIT_APPLICATION
DATE:	12/01/2021
SCALE:	
DWG. FILE:	11881.SKYLINE.20211201.06
DRAWN BY:	ME
CHECKED BY:	LRC

SHEET TITLE
RESTROOM PLAN & DETAILS
 SHEET NUMBER
A-421



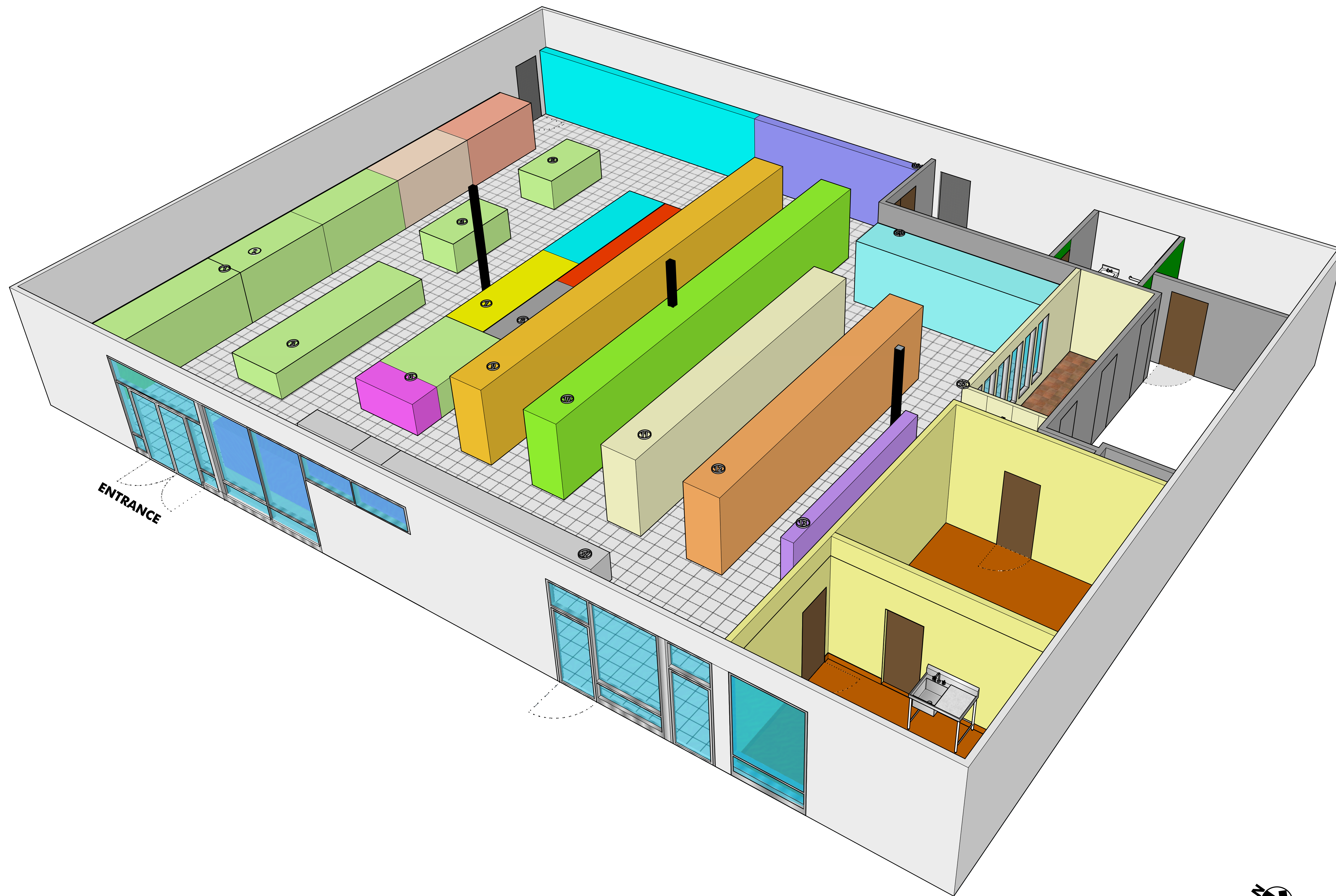
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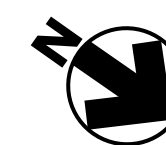


ENTRANCE

1

AERIAL VIEW FROM NORTHEAST

Scale: None



C

B

A

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SKYLINE
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MARKET

PROJECT TITLE

NEW MARKET
TENANT
IMPROVEMENTS

PROJECT INFORMATION

11881 SKYLINE BLVD OAKLAND 94619
APN -37A-3136-9
OWNER: ABRAHAM AHMED
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(510) 575-1783

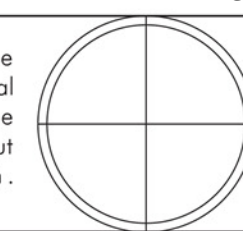
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1	ISSUED FOR PERMIT	12/06/2021

SHEET INFORMATION

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SHEET TITLE

AERIAL VIEW

SHEET NUMBER

A-901



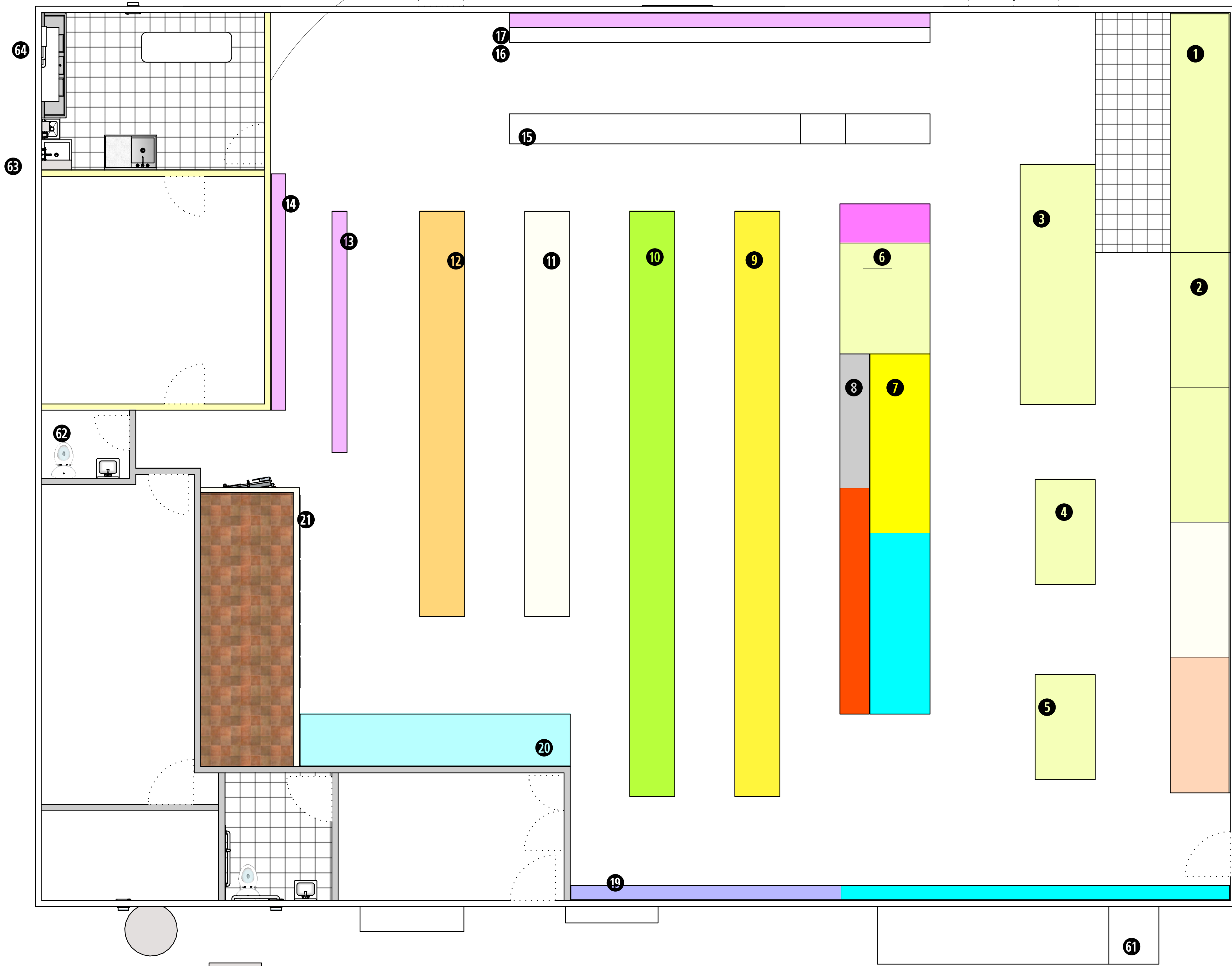
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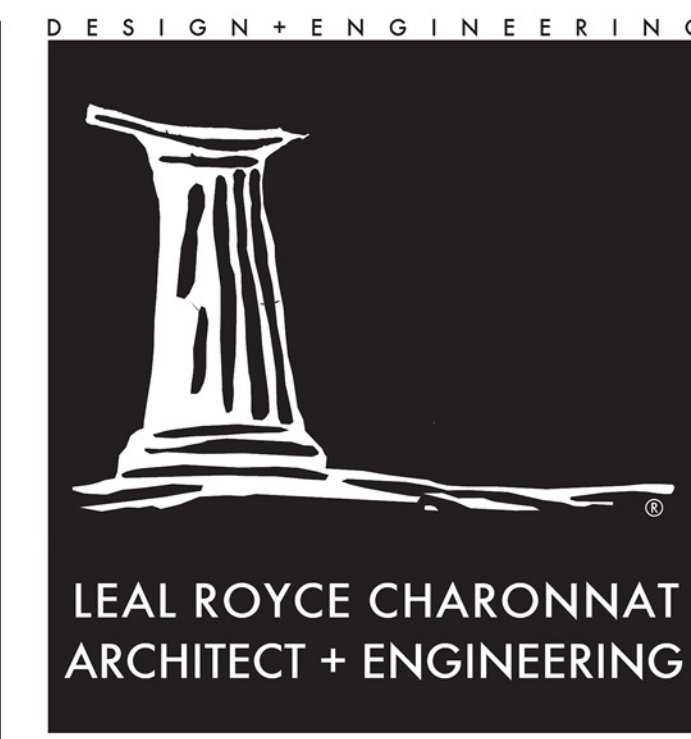
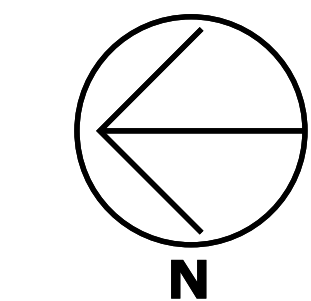
(N) KITCHEN - SEE SHEET A-411 FOR DETAIL
KITCHEN PLAN AND EQUIPMENT SCHEDULE



1 STORE EQUIPMENT LAYOUT PLAN
Scale: 1/4" = 1' - 0"

SKYLINE COMMUNITY MARKET STORE EQUIPMENT SCHEDULE					
Plan Item Number	NSF	DESCRIPTION	MFR	MODEL NUMBER	FLOOR DRAIN
1	Y	WALL MERCHANDISER	KYSOR WARREN	HQD8LI	Y
2	Y	WALL MERCHANDISER	HUSSMANN	DD6X12VLP	Y
3	Y	4X7 PRODUCE ISLAND	HUSSMANN		Y
4	Y	16'X6' PRODUCE ISLAND	WIRE SHELVING		N
5	Y	4X7 PRODUCE ISLAND	WIRE SHELVING		N
6	Y	END CAP			N/A
7	Y	24' HUSSMANN OPEN CASE 5-STACK	HUSSMANN	DF5NX	Y
8	Y	SHELVING		METAL	N/A
9	Y	3' X 39" WIRE SHELVING		METAL	N/A
10	Y	3' X 39" WIRE SHELVING		METAL	N/A
11	Y	3' X 27" WIRE SHELVING		METAL	N/A
12	Y	3' X 27" WIRE SHELVING		METAL	N/A
13	Y	DISPLAY			N/A
14	Y	2' X 20" WIRE SHELVING			N/A
15		CHECKOUT COUNTER W/ 36" ADA ACCESS			N/A
16		CHECKOUT COUNTER (REAR)			N/A
17		SHELVING ABOVE REAR CHECKOUT COUNTER			N/A
18		REAR SHELVING			N/A
20	Y	REFRIGERATOR MERCHANDISER	KYSOR	KYSOR Q1V5V14-02UN	Y
21	Y	5-DOOR WALK IN			N
22		EXISTING HVAC EQUIPMENT ENCLOSER			N/A
23		REFRIGERATION COMPRESSORS		FD2375-T	N/A
24	Y	FLOOR SINK	ZURN	FD2375-T	N/A
25	Y	COVER GRATE	ZURN	FD2375-T	N/A
26		WATER HEATER	KENMORE	220.337000	N
27		WATER HEATER	KENMORE	220.337000	N
28		WATER HEATER	KENMORE	220.337000	N

- NOTES -**
- (1) SEE SHT A-101 FOR LAYOUT SPACING OF FIXTURES, TYP
 - (2) SEE SHT G-701 FOR GROCERY MARKET MERCHANDISE TYPE AREAS



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PROJECT TITLE
**NEW MARKET
TENANT
IMPROVEMENTS**

PROJECT INFORMATION
11881 SKYLINE BLVD OAKLAND 94619
APN -37A-3136-9
OWNER: JAMAL AHMED
6756 SNAKE RD OAKLAND 94611
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VERSION		
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SHEET INFORMATION	
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ISSUE:	PERMIT_APPLICATION
DATE:	12/01/2021
SCALE:	
DWG. FILE:	11881.SKYLINE.20211201.06
DRAWN BY:	ME
CHECKED BY:	LRC

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SHEET TITLE
**STORE EQUIPMENT
PLAN AND
SCHEDULE**

SHEET NUMBER
Q-101



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File Home Insert Page Layout Formulas Data Review View Automate Developer Help BLUEBEAM Acrobat Table Design

Clipboard Font Alignment Number Styles Cells Editing Sensitivity Add-ins

CrimeType	DateTime	CaseNumber	Description	PoliceBeat	Address	City	State	Location	Column1	Column2
	3/1/2024 6:35	24-010637	SC UNEXPLAIN		4 185 15TH ST	Oakland	CA	POINT (-122.264303026 37.802570992)		
	3/6/2024 0:25	24-011439	ROBBERY - STR		4 1627 BROADWAY	Oakland	CA	POINT (-122.269991149 37.806370678)		
PETTY THEFT	12/9/2023 16:15	23-065038	THEFT		5 2119 WEST ST	Oakland	CA	POINT (-122.276589974 37.812688997)		
	2/10/2024 16:00	24-007785	VEHICLE THEF 00X		102 CROLLS GARDEN C	Oakland	CA	POINT (-122.275112999 37.769451997)		
	3/25/2023 1:00	24-013651	VEHICLE THEF 01X		555 58TH ST	Oakland	CA	POINT (-122.26334598 37.843490018)		
ROBBERY	3/25/2023 20:40	23-014695	BATTERY 01X		450 BLOCK OF 4TH ST	Oakland	CA	POINT (-122.275521244 37.79751719)		
ROBBERY	3/25/2023 20:40	23-014695	ROBBERY-KNIF 01X		450 BLOCK OF 4TH ST	Oakland	CA	POINT (-122.275521244 37.79751719)		
BURG - AUTO	3/26/2023 14:30	23-913004	BURGLARY-AU 01X		200 BROADWAY	Oakland	CA	POINT (-122.275683974 37.796252001)		
BURG - AUTO	3/26/2023 15:00	23-014810	BURGLARY-AU 01X		EMBARCADERO WEST	Oakland	CA	POINT (-122.279239996 37.796240015)		
STOLEN VEHICLE	3/26/2023 18:00	23-015217	VEHICLE THEF 01X		40 HARRISON ST	Oakland	CA	POINT (-122.273329316 37.793551325)		
BURG - AUTO	3/27/2023 13:40	23-913714	BURGLARY-AU 01X		160 FRANKLIN ST	Oakland	CA	POINT (-122.275057008 37.795233013)		
PETTY THEFT	3/27/2023 14:00	23-015231	THEFT 01X		331 JEFFERSON ST	Oakland	CA	POINT (-122.27943355 37.798427634)		
GRAND THEFT	3/27/2023 14:45	23-914105	GRAND THEFT 01X		240 3RD ST	Oakland	CA	POINT (-122.27041796 37.794859012)		
BURG - AUTO	3/27/2023 18:00	23-912809	BURGLARY-AU 01X		100 BROADWAY	Oakland	CA	POINT (-122.276623062 37.795446482)		
BURG - AUTO	3/27/2023 19:00	23-912805	BURGLARY-AU 01X		190 4TH ST	Oakland	CA	POINT (-122.269275724 37.795058818)		
PETTY THEFT	3/27/2023 19:35	23-913756	THEFT 01X		625 3RD ST	Oakland	CA	POINT (-122.280217997 37.798220994)		
BURG - AUTO	3/27/2023 19:50	23-015001	ATTEMPT VEHI 01X		101 WASHINGTON ST	Oakland	CA	POINT (-122.278011345 37.79597716)		
BURG - AUTO	3/27/2023 19:50	23-015001	BURGLARY-AU 01X		101 WASHINGTON ST	Oakland	CA	POINT (-122.278011345 37.79597716)		
BURG - AUTO	3/27/2023 20:30	23-014999	BURGLARY-AU 01X		200 EMBARCADERO	Oakland	CA	POINT (-122.262590932 37.790840395)		
BURG - AUTO	3/27/2023 21:01	23-912823	BURGLARY-AU 01X		104 OAK ST	Oakland	CA	POINT (-122.267975469 37.792723765)		
BURG - AUTO	3/28/2023 19:30	23-913025	BURGLARY-AU 01X		131 BROADWAY	Oakland	CA	POINT (-122.276790972 37.796033988)		
BURG - AUTO	3/28/2023 20:15	23-914783	BURGLARY-AU 01X		350 4TH ST	Oakland	CA	POINT (-122.272753996 37.796642011)		
BURG - AUTO	3/28/2023 20:15	23-015204	BURGLARY-AU 01X		350 4TH ST	Oakland	CA	POINT (-122.272753996 37.796642011)		
BURG - AUTO	3/28/2023 21:00	23-913326	BURGLARY-AU 01X		201 WASHINGTON ST	Oakland	CA	POINT (-122.277604093 37.796606402)		
BURG - AUTO	3/29/2023 21:10	23-913649	BURGLARY-AU 01X		301 BROADWAY	Oakland	CA	POINT (-122.276083958 37.797017981)		
BURG - AUTO	3/30/2023 11:36	23-913712	BURGLARY-AU 01X		2 BROADWAY	Oakland	CA	POINT (-122.277081879 37.794733575)		
BURG - AUTO	3/30/2023 12:45	23-015433	BURGLARY-AU 01X		150 3RD ST	Oakland	CA	POINT (-122.268813052 37.794006699)		
BURG - AUTO	3/30/2023 18:15	23-913704	BURGLARY-AU 01X		55 WEBSTER ST	Oakland	CA	POINT (-122.275229805 37.794037542)		
BURG - AUTO	3/30/2023 18:15	23-913700	BURGLARY-AU 01X		55 WEBSTER ST	Oakland	CA	POINT (-122.275229805 37.794037542)		
FELONY ASSAULT	3/30/2023 22:24	23-015510	ASSAULT WITH 01X		300 BROADWAY	Oakland	CA	POINT (-122.275539973 37.796803991)		
BURG - COMMERCIAL	3/31/2023 3:18	23-015535	BURGLARY-FOI 01X		330 2ND ST	Oakland	CA	POINT (-122.273381968 37.795133017)		
BURG - OTHER	3/31/2023 3:19	23-105539	BURGLARY-FOI 01X		330 2ND ST	Oakland	CA	POINT (-122.273381968 37.795133017)		
STOLEN VEHICLE	3/31/2023 11:00	23-015626	VEHICLE THEF 01X		300 CASTRO ST	Oakland	CA	POINT (-122.281376963 37.799172005)		
BURG - AUTO	4/1/2023 13:00	23-914019	BURGLARY-AU 01X		59 BROADWAY	Oakland	CA	POINT (-122.277008092 37.795086415)		
BURG - AUTO	4/1/2023 13:15	23-914848	BURGLARY-AU 01X		50 BROADWAY	Oakland	CA	POINT (-122.276914921 37.794980954)		
BURG - AUTO	4/2/2023 20:00	23-914092	BURGLARY-AU 01X		472 WATER ST	Oakland	CA	POINT (-122.277672098 37.794967406)		
BURG - AUTO	4/3/2023 13:50	23-914153	BURGLARY-AU 01X		200 BROADWAY	Oakland	CA	POINT (-122.275683974 37.796252001)		

**Attachment D:
OPD Police Beat Statistics**

The Excel file containing over 66,000 crime rates was too large to attach to the report. For more information, please refer the OPD data link: https://data.oaklandca.gov/Public-Safety/CrimeWatch-Data/ppgh-7dqv/about_data

CrimeType	(All)
-----------	-------

PoliceBeat	Count of CrimeType
------------	--------------------

25Y	261
99X	279
05Y	282
13X	291
16X	304
13Y	309
18X	336
18Y	362
35Y	392
31Z	414
16Y	429
10X	437
24Y	477
21X	485
28X	487
10Y	498
05X	508
13Z	518
11X	526
24X	561
17X	571
02Y	625
17Y	640
22Y	676
02X	701
22X	710
32Y	712
27X	734
35X	844
21Y	863
30Y	879
25X	901
06X	929
15X	933
30X	935
33X	945
03Y	945
34X	959
14Y	969
03X	1026
32X	1037

Attachment E -Alameda County Alcohol License Concentration

CA ABC Report

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10
ALAMEDA	1656591	720	1607	4443.03	5	0	0	0	0
ALAMEDA	1656591	720	1607	9819.00	49	0	0	0	0
ALAMEDA	1656591	720	1607	9820.00	206	0	0	0	0
ALAMEDA	1656591	720	1607	9900.00	0	0	0	0	0
ALAMEDA	1656591	720	1607	4026.00	1226	1	0	1	0.000815661
ALAMEDA	1656591	720	1607	9821.00	1044	1	0	1	0.000957854
ALAMEDA	1656591	720	1607	9832.00	834	1	0	1	0.001199041
ALAMEDA	1656591	720	1607	4204.01	1597	2	0	2	0.001252348
ALAMEDA	1656591	720	1607	4034.02	1524	2	0	2	0.001312336
ALAMEDA	1656591	720	1607	4511.03	1480	2	0	2	0.001351351
ALAMEDA	1656591	720	1607	4239.02	1464	2	0	2	0.00136612
ALAMEDA	1656591	720	1607	4028.02	1453	2	0	2	0.001376462
ALAMEDA	1656591	720	1607	4204.02	2155	2	1	3	0.001392111
ALAMEDA	1656591	720	1607	4037.02	2149	2	1	3	0.001395998
ALAMEDA	1656591	720	1607	4035.02	2148	2	1	3	0.001396648
ALAMEDA	1656591	720	1607	4221.00	2843	3	1	4	0.001406964
ALAMEDA	1656591	720	1607	4236.01	2824	3	1	4	0.001416431
ALAMEDA	1656591	720	1607	4218.00	2110	2	1	3	0.001421801
ALAMEDA	1656591	720	1607	4053.02	2797	3	1	4	0.001430104
ALAMEDA	1656591	720	1607	4403.33	2787	3	1	4	0.001435235
ALAMEDA	1656591	720	1607	4037.01	2786	3	1	4	0.00143575
ALAMEDA	1656591	720	1607	4048.00	2757	3	1	4	0.001450852
ALAMEDA	1656591	720	1607	4211.00	2031	2	1	3	0.001477105
ALAMEDA	1656591	720	1607	4239.01	2031	2	1	3	0.001477105
ALAMEDA	1656591	720	1607	4403.37	2708	3	1	4	0.001477105
ALAMEDA	1656591	720	1607	4025.00	2010	2	1	3	0.001492537
ALAMEDA	1656591	720	1607	4002.00	2001	2	1	3	0.00149925
ALAMEDA	1656591	720	1607	4033.01	1999	2	1	3	0.00150075
ALAMEDA	1656591	720	1607	4015.00	2661	3	1	4	0.001503194
ALAMEDA	1656591	720	1607	4327.00	2660	3	1	4	0.001503759
ALAMEDA	1656591	720	1607	4401.00	2656	3	1	4	0.001506024
ALAMEDA	1656591	720	1607	4047.00	1982	2	1	3	0.001513623
ALAMEDA	1656591	720	1607	4018.00	1981	2	1	3	0.001514387
ALAMEDA	1656591	720	1607	4080.00	2630	3	1	4	0.001520913
ALAMEDA	1656591	720	1607	4203.01	2593	3	1	4	0.001542615
ALAMEDA	1656591	720	1607	4029.00	1917	2	1	3	0.001564945
ALAMEDA	1656591	720	1607	4066.02	2554	3	1	4	0.001566171
ALAMEDA	1656591	720	1607	4105.00	2553	3	1	4	0.001566784
ALAMEDA	1656591	720	1607	4301.02	2553	3	1	4	0.001566784
ALAMEDA	1656591	720	1607	4433.22	3191	4	1	5	0.001566907
ALAMEDA	1656591	720	1607	4059.02	3181	4	1	5	0.001571833
ALAMEDA	1656591	720	1607	4515.05	3177	4	1	5	0.001573812
ALAMEDA	1656591	720	1607	4054.02	3171	4	1	5	0.00157679
ALAMEDA	1656591	720	1607	4041.02	2516	3	1	4	0.001589825
ALAMEDA	1656591	720	1607	4009.00	2514	3	1	4	0.00159109
ALAMEDA	1656591	720	1607	4427.00	3141	4	1	5	0.00159185
ALAMEDA	1656591	720	1607	4041.01	3139	4	1	5	0.001592864
ALAMEDA	1656591	720	1607	4515.06	3123	4	1	5	0.001601025
ALAMEDA	1656591	720	1607	4240.02	2488	3	1	4	0.001607717
ALAMEDA	1656591	720	1607	4310.00	3091	4	1	5	0.001617599
ALAMEDA	1656591	720	1607	4091.00	2472	3	1	4	0.001618123
ALAMEDA	1656591	720	1607	4251.01	1853	2	1	3	0.001618996
ALAMEDA	1656591	720	1607	4079.00	3081	4	1	5	0.00162285
ALAMEDA	1656591	720	1607	4419.27	4310	5	2	7	0.00162413
ALAMEDA	1656591	720	1607	4384.00	2460	3	1	4	0.001626016
ALAMEDA	1656591	720	1607	4403.38	4305	5	2	7	0.001626016
ALAMEDA	1656591	720	1607	4024.00	2459	3	1	4	0.001626678
ALAMEDA	1656591	720	1607	4364.03	4282	5	2	7	0.00163475
ALAMEDA	1656591	720	1607	4059.01	4279	5	2	7	0.001635896
ALAMEDA	1656591	720	1607	4040.00	3049	4	1	5	0.001639882
ALAMEDA	1656591	720	1607	4027.00	1827	2	1	3	0.001642036
ALAMEDA	1656591	720	1607	4201.00	2436	3	1	4	0.001642036
ALAMEDA	1656591	720	1607	4205.00	2431	3	1	4	0.001645413
ALAMEDA	1656591	720	1607	4001.00	3038	4	1	5	0.00164582
ALAMEDA	1656591	720	1607	4403.32	3034	4	1	5	0.001647989
ALAMEDA	1656591	720	1607	4229.02	3033	4	1	5	0.001648533
ALAMEDA	1656591	720	1607	4203.02	2426	3	1	4	0.001648805
ALAMEDA	1656591	720	1607	4379.00	2426	3	1	4	0.001648805
ALAMEDA	1656591	720	1607	4034.01	3031	4	1	5	0.001649621
ALAMEDA	1656591	720	1607	4100.00	3031	4	1	5	0.001649621
ALAMEDA	1656591	720	1607	4237.00	4234	5	2	7	0.001653283
ALAMEDA	1656591	720	1607	4322.00	4231	5	2	7	0.001654455
ALAMEDA	1656591	720	1607	4030.00	3007	4	1	5	0.001662787
ALAMEDA	1656591	720	1607	4364.02	3007	4	1	5	0.001662787
ALAMEDA	1656591	720	1607	4307.00	4209	5	2	7	0.001663103
ALAMEDA	1656591	720	1607	4382.03	4200	5	2	7	0.001666667
ALAMEDA	1656591	720	1607	4375.00	4797	6	2	8	0.001667709
ALAMEDA	1656591	720	1607	4280.00	2997	4	1	5	0.001668335
ALAMEDA	1656591	720	1607	4083.00	4791	6	2	8	0.001669798
ALAMEDA	1656591	720	1607	4053.01	2991	4	1	5	0.001671682
ALAMEDA	1656591	720	1607	4378.00	4785	6	2	8	0.001671891
ALAMEDA	1656591	720	1607	4012.00	2989	4	1	5	0.0016728
ALAMEDA	1656591	720	1607	4446.02	4777	6	2	8	0.001674691
ALAMEDA	1656591	720	1607	4330.00	4178	5	2	7	0.001675443
ALAMEDA	1656591	720	1607	4362.00	4176	5	2	7	0.001676245
ALAMEDA	1656591	720	1607	4062.02	4769	6	2	8	0.001677501
ALAMEDA	1656591	720	1607	4006.00	1788	2	1	3	0.001677852
ALAMEDA	1656591	720	1607	4415.23	4169	5	2	7	0.00167906
ALAMEDA	1656591	720	1607	4068.00	3569	4	2	6	0.001681143
ALAMEDA	1656591	720	1607	4220.00	4160	5	2	7	0.001682692
ALAMEDA	1656591	720	1607	4016.00	2971	4	1	5	0.001682935
ALAMEDA	1656591	720	1607	4382.01	4752	6	2	8	0.001683502
ALAMEDA	1656591	720	1607	4287.00	4751	6	2	8	0.001683856
ALAMEDA	1656591	720	1607	4078.00	2373	3	1	4	0.00168563
ALAMEDA	1656591	720	1607	4071.01	3558	4	2	6	0.001686341
ALAMEDA	1656591	720	1607	4279.00	4744	6	2	8	0.001686341
ALAMEDA	1656591	720	1607	4240.01	4146	5	2	7	0.001688374
ALAMEDA	1656591	720	1607	4432.00	3553	4	2	6	0.001688714
ALAMEDA	1656591	720	1607	4428.00	2959	4	1	5	0.00168976
ALAMEDA	1656591	720	1607	4104.00	4142	5	2	7	0.001690005
ALAMEDA	1656591	720	1607	4506.08	4141	5	2	7	0.001690413
ALAMEDA	1656591	720	1607	4276.00	4730	6	2	8	0.001691332

ALAMEDA	1656591	720	1607	4099.00	3546	4	2	6	0.001692047
ALAMEDA	1656591	720	1607	4403.04	4726	6	2	8	0.001692763
ALAMEDA	1656591	720	1607	4224.00	4134	5	2	7	0.001693275
ALAMEDA	1656591	720	1607	4433.01	4134	5	2	7	0.001693275
ALAMEDA	1656591	720	1607	4425.01	3543	4	2	6	0.001693448
ALAMEDA	1656591	720	1607	4045.01	1771	2	1	3	0.001693958
ALAMEDA	1656591	720	1607	4036.00	4717	6	2	8	0.001695993
ALAMEDA	1656591	720	1607	4311.00	3537	4	2	6	0.001696353
ALAMEDA	1656591	720	1607	4331.04	4125	5	2	7	0.001696997
ALAMEDA	1656591	720	1607	4331.02	4124	5	2	7	0.001697381
ALAMEDA	1656591	720	1607	4321.00	4121	5	2	7	0.001698617
ALAMEDA	1656591	720	1607	4328.00	4121	5	2	7	0.001698617
ALAMEDA	1656591	720	1607	4028.01	2941	4	1	5	0.001700102
ALAMEDA	1656591	720	1607	4004.00	4112	5	2	7	0.001702335
ALAMEDA	1656591	720	1607	4355.00	4104	5	2	7	0.001705653
ALAMEDA	1656591	720	1607	4431.05	4687	6	2	8	0.001706849
ALAMEDA	1656591	720	1607	4337.00	3515	4	2	6	0.001706997
ALAMEDA	1656591	720	1607	4251.03	2926	4	1	5	0.001708817
ALAMEDA	1656591	720	1607	4433.21	3511	4	2	6	0.001708915
ALAMEDA	1656591	720	1607	4101.00	2925	4	1	5	0.001709402
ALAMEDA	1656591	720	1607	4374.00	3508	4	2	6	0.001710376
ALAMEDA	1656591	720	1607	4230.00	4676	6	2	8	0.001710864
ALAMEDA	1656591	720	1607	4423.02	6417	8	3	11	0.001714197
ALAMEDA	1656591	720	1607	4403.34	4083	5	2	7	0.001714426
ALAMEDA	1656591	720	1607	4445.00	6414	8	3	11	0.001714998
ALAMEDA	1656591	720	1607	4076.00	6390	8	3	11	0.001721444
ALAMEDA	1656591	720	1607	4284.00	4645	6	2	8	0.001722282
ALAMEDA	1656591	720	1607	4229.01	2322	3	1	4	0.001722653
ALAMEDA	1656591	720	1607	4306.00	6385	8	3	11	0.001722788
ALAMEDA	1656591	720	1607	4271.00	4063	5	2	7	0.001722865
ALAMEDA	1656591	720	1607	4325.02	4641	6	2	8	0.001723766
ALAMEDA	1656591	720	1607	4416.01	4641	6	2	8	0.001723766
ALAMEDA	1656591	720	1607	4506.01	3480	4	2	6	0.001724138
ALAMEDA	1656591	720	1607	4507.45	6374	8	3	11	0.001725761
ALAMEDA	1656591	720	1607	4235.00	3474	4	2	6	0.001727116
ALAMEDA	1656591	720	1607	4261.00	6364	8	3	11	0.001728473
ALAMEDA	1656591	720	1607	4419.29	3466	4	2	6	0.001731102
ALAMEDA	1656591	720	1607	4430.01	2888	4	1	5	0.001731302
ALAMEDA	1656591	720	1607	4232.00	2886	4	1	5	0.001732502
ALAMEDA	1656591	720	1607	4415.24	4040	5	2	7	0.001732673
ALAMEDA	1656591	720	1607	4424.00	6347	8	3	11	0.001733102
ALAMEDA	1656591	720	1607	4103.00	4036	5	2	7	0.001734339
ALAMEDA	1656591	720	1607	4419.23	6333	8	3	11	0.001736934
ALAMEDA	1656591	720	1607	4505.02	5754	7	3	10	0.001737921
ALAMEDA	1656591	720	1607	4085.00	5752	7	3	10	0.001738526
ALAMEDA	1656591	720	1607	4361.00	5745	7	3	10	0.001740644
ALAMEDA	1656591	720	1607	4403.06	4020	5	2	7	0.001741294
ALAMEDA	1656591	720	1607	4358.00	5735	7	3	10	0.001743679
ALAMEDA	1656591	720	1607	4336.00	6307	8	3	11	0.001744094
ALAMEDA	1656591	720	1607	4403.36	4583	6	2	8	0.001745581
ALAMEDA	1656591	720	1607	4417.02	5728	7	3	10	0.001745811
ALAMEDA	1656591	720	1607	4273.00	5719	7	3	10	0.001748557
ALAMEDA	1656591	720	1607	4305.00	6289	8	3	11	0.001749086
ALAMEDA	1656591	720	1607	4517.04	4572	6	2	8	0.001749781
ALAMEDA	1656591	720	1607	4356.02	5709	7	3	10	0.00175162
ALAMEDA	1656591	720	1607	4324.00	6279	8	3	11	0.001751871
ALAMEDA	1656591	720	1607	4057.00	3423	4	2	6	0.001752848
ALAMEDA	1656591	720	1607	4377.01	3991	5	2	7	0.001753946
ALAMEDA	1656591	720	1607	4093.00	5701	7	3	10	0.001754078
ALAMEDA	1656591	720	1607	4063.00	3989	5	2	7	0.001754826
ALAMEDA	1656591	720	1607	4335.00	4557	6	2	8	0.001755541
ALAMEDA	1656591	720	1607	4371.02	4557	6	2	8	0.001755541
ALAMEDA	1656591	720	1607	4043.00	3416	4	2	6	0.001756444
ALAMEDA	1656591	720	1607	4046.00	4551	6	2	8	0.001757855
ALAMEDA	1656591	720	1607	4380.00	3409	4	2	6	0.001760047
ALAMEDA	1656591	720	1607	4425.02	3976	5	2	7	0.001760563
ALAMEDA	1656591	720	1607	4431.03	3972	5	2	7	0.001762336
ALAMEDA	1656591	720	1607	4206.00	3399	4	2	6	0.001765225
ALAMEDA	1656591	720	1607	4286.00	3398	4	2	6	0.001765745
ALAMEDA	1656591	720	1607	4376.00	3398	4	2	6	0.001765745
ALAMEDA	1656591	720	1607	4413.02	5661	7	3	10	0.001766472
ALAMEDA	1656591	720	1607	4419.28	3392	4	2	6	0.001768868
ALAMEDA	1656591	720	1607	4511.02	3955	5	2	7	0.001769912
ALAMEDA	1656591	720	1607	4517.03	3952	5	2	7	0.001771255
ALAMEDA	1656591	720	1607	4217.00	3386	4	2	6	0.001772002
ALAMEDA	1656591	720	1607	4213.00	3945	5	2	7	0.001774398
ALAMEDA	1656591	720	1607	4007.00	4508	6	2	8	0.001774623
ALAMEDA	1656591	720	1607	4031.00	1690	2	1	3	0.001775148
ALAMEDA	1656591	720	1607	4039.00	3943	5	2	7	0.001775298
ALAMEDA	1656591	720	1607	4073.00	3943	5	2	7	0.001775298
ALAMEDA	1656591	720	1607	4065.00	6196	8	3	11	0.001775339
ALAMEDA	1656591	720	1607	4045.02	6194	8	3	11	0.001775912
ALAMEDA	1656591	720	1607	4352.00	4504	6	2	8	0.001776199
ALAMEDA	1656591	720	1607	4411.00	4504	6	2	8	0.001776199
ALAMEDA	1656591	720	1607	4303.00	3940	5	2	7	0.001776665
ALAMEDA	1656591	720	1607	4506.05	3937	5	2	7	0.001778004
ALAMEDA	1656591	720	1607	4044.00	5621	7	3	10	0.001779043
ALAMEDA	1656591	720	1607	4236.02	5615	7	3	10	0.001780944
ALAMEDA	1656591	720	1607	4084.00	3927	5	2	7	0.001782531
ALAMEDA	1656591	720	1607	4086.00	6167	8	3	11	0.001783687
ALAMEDA	1656591	720	1607	4308.00	6165	8	3	11	0.001784266
ALAMEDA	1656591	720	1607	4373.00	3359	4	2	6	0.001786246
ALAMEDA	1656591	720	1607	4214.00	1679	2	1	3	0.001786778
ALAMEDA	1656591	720	1607	4008.00	3917	5	2	7	0.001787082
ALAMEDA	1656591	720	1607	4082.00	4471	6	2	8	0.001789309
ALAMEDA	1656591	720	1607	4077.00	4465	6	2	8	0.001791713
ALAMEDA	1656591	720	1607	4062.01	5019	6	3	9	0.001793186
ALAMEDA	1656591	720	1607	4381.00	7807	10	4	14	0.001793262
ALAMEDA	1656591	720	1607	4363.02	3903	5	2	7	0.001793492
ALAMEDA	1656591	720	1607	4403.07	4459	6	2	8	0.001794124
ALAMEDA	1656591	720	1607	4277.00	5016	6	3	9	0.001794258
ALAMEDA	1656591	720	1607	4219.00	3901	5	2	7	0.001794412
ALAMEDA	1656591	720	1607	4049.00	4458	6	2	8	0.001794527
ALAMEDA	1656591	720	1607	4067.00	5567	7	3	10	0.0017963
ALAMEDA	1656591	720	1607	4285.00	3339	4	2	6	0.001796945

ALAMEDA	1656591	720	1607	4017.00	6121	8	3	11	0.001797092
ALAMEDA	1656591	720	1607	4340.00	5564	7	3	10	0.001797268
ALAMEDA	1656591	720	1607	4516.01	5003	6	3	9	0.001798921
ALAMEDA	1656591	720	1607	4087.00	7774	10	4	14	0.001800875
ALAMEDA	1656591	720	1607	4503.00	5548	7	3	10	0.001802451
ALAMEDA	1656591	720	1607	4415.03	7763	10	4	14	0.001803427
ALAMEDA	1656591	720	1607	4010.00	6097	8	3	11	0.001804166
ALAMEDA	1656591	720	1607	4403.31	3323	4	2	6	0.001805597
ALAMEDA	1656591	720	1607	4312.00	6091	8	3	11	0.001805943
ALAMEDA	1656591	720	1607	4222.00	3322	4	2	6	0.001806141
ALAMEDA	1656591	720	1607	4054.01	3875	5	2	7	0.001806452
ALAMEDA	1656591	720	1607	4418.00	7195	9	4	13	0.00180681
ALAMEDA	1656591	720	1607	4446.01	6083	8	3	11	0.001808318
ALAMEDA	1656591	720	1607	4064.00	2211	3	1	4	0.001809136
ALAMEDA	1656591	720	1607	4070.00	6079	8	3	11	0.001809508
ALAMEDA	1656591	720	1607	4515.04	1657	2	1	3	0.001810501
ALAMEDA	1656591	720	1607	4097.00	5523	7	3	10	0.00181061
ALAMEDA	1656591	720	1607	4050.00	3313	4	2	6	0.001811047
ALAMEDA	1656591	720	1607	4383.00	3865	5	2	7	0.001811125
ALAMEDA	1656591	720	1607	4351.03	7726	10	4	14	0.001812063
ALAMEDA	1656591	720	1607	4011.00	4966	6	3	9	0.001812324
ALAMEDA	1656591	720	1607	4304.00	2207	3	1	4	0.001812415
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County	County Population	County Ratio On-Sale	County Ratio Off-Sale	Census Tract	Census Tract Population	On-Sale	Off-Sale	Total	Per Capita License

Median = 0.001780944

Attachment F - Petition

SKYLINE COMMUNITY MARKET'S ALCOHOL PETITION

Dear Community Members,


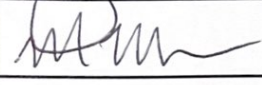

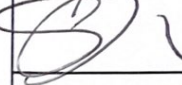

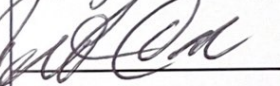
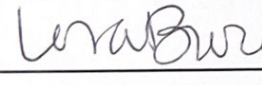
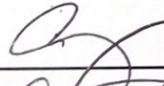
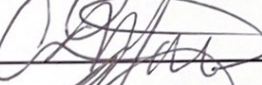
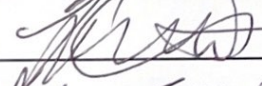
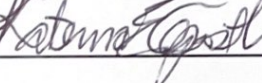
We, Skyline Community, is requesting the City of Oakland to grant a Conditional Use Permit and Variance for Skyline Community Market to be able to sell alcohol off-premises (Type-21 license). Your support in this matter is important. We are collecting letters of support from the community members to present to the City of Oakland as part of our petition. Thank you!

SIGNATURE

NAME

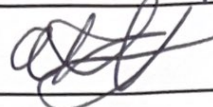
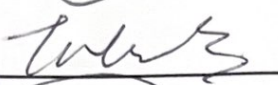
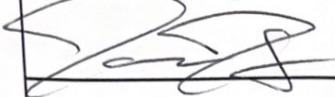
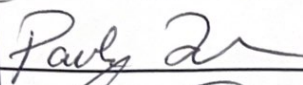
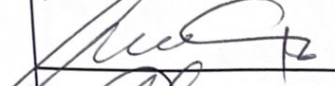
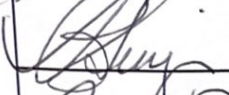
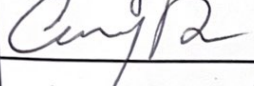
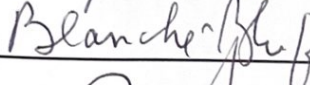
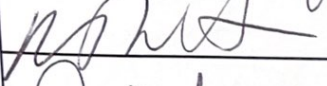
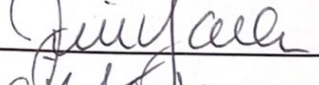
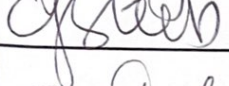
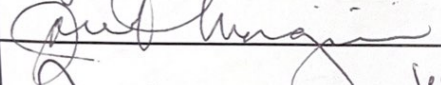
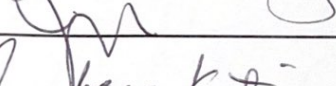
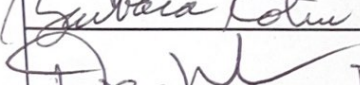
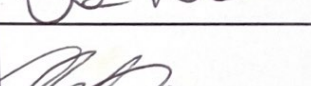
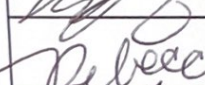
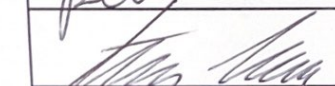
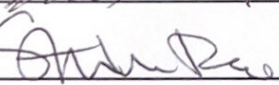

ADDRESS

DATE

	KATELYN KIMMONS	3921 TURNLEY	2/1/24
	Michael Liston	3921 Turnley	2/1/24
	Jonny Sinder	7560 Hms	2/1/24
	STEE SISTER	7560 HANSON	2/1/24
	BRENDA	7910 Hanson Dr	2/1/24
	ROBERT	COVODE	
	LORA BURNETT		2/1/24
	JENNIFER ZWEG	8161 Skyline	2/1/24
	Ann McFarland	160 Colgate Dr	2/1/24
	KATY	121825 Glynn Blvd	2/1/24
	Katerina Apostolou	3415 Redwood Rd	OAKLAND 02/01/24


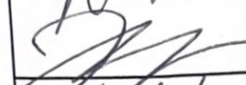

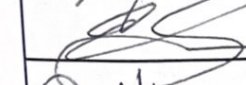
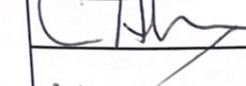
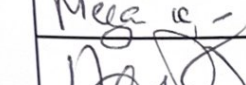

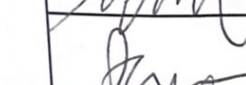
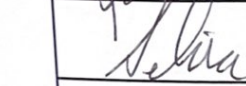
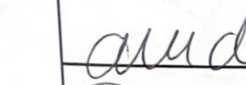
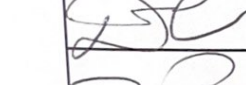
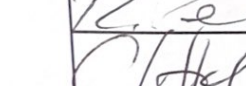
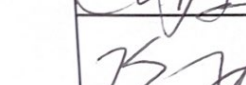
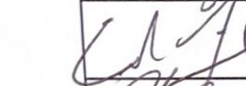

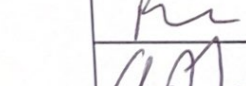
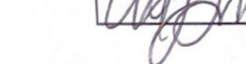


V. Joseph	Vasiliki Apostolou	12939 Brookpark Rd	2/1/24
SL	Paul Frank	3477 Robin Dr	2/1/24
Tamir	Ted Brown	6378 Ascot Dr	2/1/24
cy	Cher Chleuts	5130 Parkridge	2/1/24
Ken Newsome	Kevin Newsome	484 Lake Park	2/1/24
M. Cland	Megan Cland	15301 W. Hwy	2/1/24
M. S.	Nneka Kibwile	8227 Outlook Ave 94605	2/1/24
M. Grayle	Michelle Grayle	59 Van Cleave Way 94619	2/1/24
Hannah Sieber	Hannah Sieber	29 Bellwaver Way	2/1/24
Eric Edelstein	Eric Edelstein	29 Bellwaver Way	2/1/24
Nicki Newsome	Nicki Newsome	3525 Klamm St	2/1/24
Hao Lan	Hao Lan	3829 MADRONE AVE	2/1/24
Tom Swift	TOM SWIFT	2 CATHY LANE	2/1/24
Elisa LeBlanc	Elisa LeBlanc	277 Rishell Dr. 94619	2/1/24
Brian Steve	Brian Steve		2/1/24
Matt Rains	matt RAINS		2/1/24
Justin Marlin	Justin Marlin		2/1/24
M. Lachica	M. Lachica		2/1/24
Hazel Olbrich	Hazel Olbrich	Crane Way	2/2/24

Signature | Full Name | Address | DATE

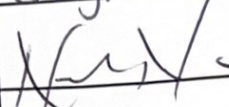
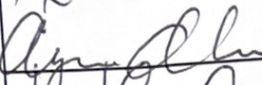

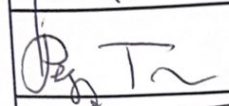

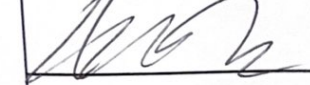
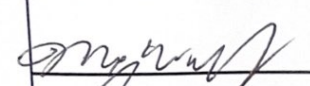
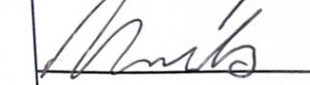



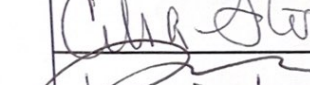
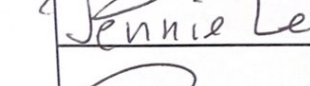

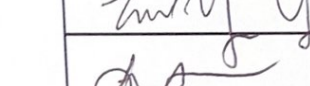
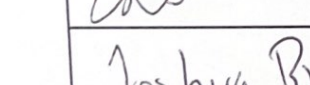
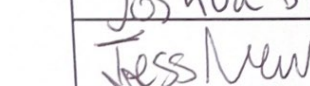


	Alexandra Hansen	467 Mountain Blvd Oakland CA	02/02/24
	Talia Bloom	2360 Eunice St Berkeley	2/2/24
	Ted Jones	1336 Podittle Dr	2/2/24
	Pauline Flamm	463 Trump Piedmont	2/2/24
	PETER KOJAKS	10 PEMBROKE CT OAKLAND CA.	2/2/24
	Alexia Barrett Singer	81 Skyway Ln Oakland 94619	2/2/24
	Casey Dolan		2/2/24
	Blancher Buford	175 Chadbourne way Oakland ca	2/2/24
			2/2/24
	Jill Allen		2/2/24
	C. Steeb		2/2/24
			2/2/24
	Jessica Chang	81419 11th Oakland, CA	2/2/24
	BARBARA KOTIN	13230 Skyline Blvd 94619	2/2/24
	Derek Moulaison	341 Rishell Dr Oakland, CA 94619	2/2/24
	Patrick Li	5050 Parkridge Dr. Oakland CA 94619	2/2/24
	Rebecca Lee	6050 Parkridge Dr Oakland, CA 94619	2/2/24
	Steve LaChapelle	21 Chimney Rock Oakland CA	2/22/24
	Stephanie Pearl	7062 Saroni Dr Oakland	02/02/24

Miller High
LIFE

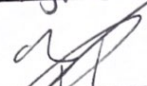
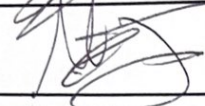
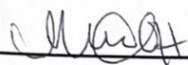
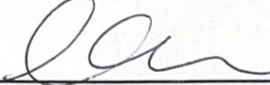
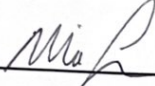
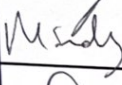


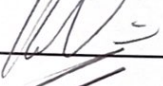

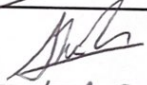
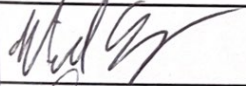
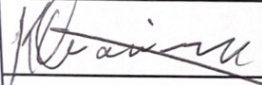

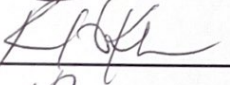
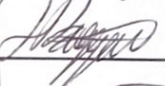
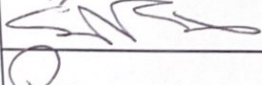
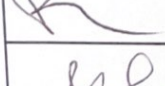

Signature | Full Name | Address | DATE

	John R. Stummel	3495 Robin	2/2/2024
	J Klger	13100 Skyline	2/2/2024
	Elizabeth Ross	2858 Burton Dr	2/2/24
	Edwin James	277 Chetwood	2/2/24
	Chris Holman	8245 Skyline Circle Oak	2/2/24
	Megan Nazari	4100 Barnev Ave, Oak	2/2/24
	Kevin	2789 Mt. Blvd, Oak CA 94605	
	Michelle	13225 SKYLARK OAKLAND 94619	2/2/24
	Pamela Schrock	10510 Pebble Beach Rd Oakland 94605	2/2/24
	Silvia Mitchell	81 Teracynn Ct. Oakland 94619	2/2/24
	Andrea Rivora	3738 Newl St.	2/2/24
	DEVIN ASKOUNIS	3738 Newl St	2/3/24
	PETER PETER	190 Cimbalu 1785 St	2/3/24
	Cliff Lee	5240 Old Redwood Rd.	2/3/24
	Kimberly Nonley	3948 Patterson Ave 94619	2/3/24
	Erika Fesli	600 E Waddell Dr #17 Sunnyvale 94089	2/3/24
	Paul Contreras	3549 California Oakland, CA 94605	2/3/24
	Ren	3544 OAKLAND, CA 94618	2/3/24
	Axel Larson	52 Skyway Lane Oakland, 94619	2/3/24

Signature | Full Name | Address | DATE

	Nicole Norris	8160 Juney Ln.	2/3/24
	Ajinle Anna	8160 Juney Ln.	2/3/24
	Justin Wilson	150 PEARL ST. ^{CHIC.} CA	2/3/24
	Peggy Trye	4088 WATERBURY RD ^{DAK} CA	2/3/24
	Michael Ma		2/3/24
	Lowell Pickett	2730 MOUNTAIN	2/3/24
	Max Wallingford	17540 Brookport Rd	2/3/24
	Nicholas Luby	13211 Clairepointe	2/3/24
	JON DAVIE	3727 BARNWELL	2/3/24
	Alex Dreyfuss	3304 MORCOM	2/3/24
	PAUL CAMP	12110 TARTANWAY	94619
	Celia Stern	13056 Parkhurst	2/3/24
	Jennie Leigh	115 Crestmont Dr	2/3/24
	Edward Wadsworth	115 Crestmont Dr	2/3/24
	Tiffany Yu	241 Chadbourne	2/3/24
	Lucy Liu	13031 Brookpark	2/3/24
	Joshua Brandt	5170 Crockett Place	2/3/24
	Tess Newman	11 Rishell Dr.	2/3/24
	Eric Davis	4703 39th Ave	96419

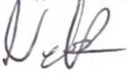
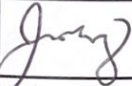

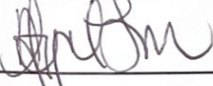
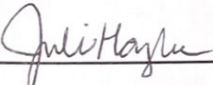

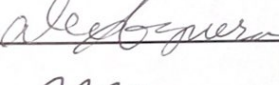
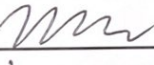

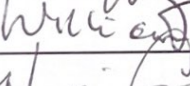
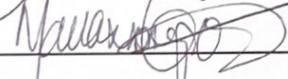
Signature | Full Name | Address | DATE

	ALEX JACKSON	698 Via Rialto	02/02/24
	Nico Jackson	698 Via Rialto	2/2/24
	Nina Ott	6577 Glen Oaks Way	2/3/24
	Renee Chen	94 Fishell Dr.	02/03/24
	Mia Lawrence	345 Chadbourne	2/3/24
	Mindy Chen	4100 Vale	2/3/24
	Nurawade Kump		2/3/24
	Griffin Smith	12080 Camrus Dr.	2/3/24
	Kristi Visser	295 Crestmont Dr.	2/3/24
	ELISA SCONZA	54 CRESTMONT DRIVE	02-03-2024
	SHIVANI NEGI	11900 Skyline Blvd	02-03-2024
	Michael Cheng	13318 Clairepointe Way	2/3/24
	Kendrick Quamina	3310 Robinson Dr	
	LARRY FARNSWORTH	15 HILLERUST CT	2/3/24
	Keren Kohn	10 Skyway Ln	2/3/24
	Lada Bagdan	510 Redwood Road	02/3/24
	Shivam VanStraten	7 Kingwood Rd.	2-3-24
	Ramou NAB	8024 Wil. Thruway	02/03/24
	GRACE CHU	627 CALDWELL RD OAKLAND CA 94611	2/3/24

SKYLINE COMMUNITY MARKET'S ALCOHOL PETITION

Dear Community Members,

We, Skyline Community, is requesting the City of Oakland to grant a Conditional Use Permit and Variance for Skyline Community Market to be able to sell alcohol off-premises (Type-21 license). Your support in this matter is important. We are collecting letters of support from the community members to present to the City of Oakland as part of our petition. Thank you!

<u>SIGNATURE</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
	Nico Pato	3444 Robinson Dr Oakland CA 94602	2/4/24
	Jim Morrissey	13100 Skyline Blvd Oakland CA 94619	2/4/24
	Carter Laren	13650 Skyline Blvd Oakland CA 94615	2/4/24
	April Weaver	1522 Cragmont Ave Berkeley CA 94708	2/4/24
	Julie Hayden	94005 11146 Sun Valley Dr Oakland	2/4/24
	Jenn Guthrie	3036 Delaware Oakland	2/4/24
	Alex Figueroa	4321 Detroit Ave Oakland CA 94619	2/4/24
	Valerie Leo	3885 Leach Ave Oakland CA 94602	2/4/24
	Lori Allison	5277 Sherman Dr Oakland	2/4/2024
	Ryan	877 March Ave Oakland	2/4/2024
	MCAPO	500 Denton Pk Oakland	2/4/2024

Liquor License petition

Signature	Name	Address	DATE
	M. Burke	3626 Mays Ave Oak	2/4/24
	Anna Konstantin	5483 Fernhoff Rd Oak	2/4/24
	Daphne Livoni	6 Littlewood Dr 94611	9/4/11
	Robin Lynn Holme	butternut Dr 94611	
	Jessica Blake	4865 Lowrey Rd 94605	
	Nobby Akina	270 RISHELL DR 94619	2/4/24
	Lisa Heil	3445 Grandost 94602	2/4/24
	Skylin Blod	02-01-21	
	Dennis Mockel	45 Knoll Ridge Way	2/4/24
	Lilla White	11351 Greenway Oak	2/4/24
	Chris Lighter	12133 Tortan	2/4/24
	Cheryl Sena	12171 Blythen Way	2/4/24
	Christine Kuo	6032 Picardy Dr.	2/4/24
	Roben Mancada	"	"
	PETER MARKATOS	6708 WILTON	
	Aiden Ward	4211 oakhill	2/4/2024
	David Dawley	4325 Dunsmuir Ave	2/4/24
	Curt Pelan	3673 Brunell Dr	2/4/24
	Ato Ankan	115 Chestnut	2/4/24

Liquor License petition

Signature	Name	Address	DATE
	Keith James	3511 Rubin Dr.	2/4/24
	John James	3511 Rubin Dr	2/4/2024
	Alicia Biersteker	124 Chesnut Dr	2/4/24
	D. Scarpa	8198 Colton Dr	2/4/24
	Matt Hinds	13247 Clairepointe Way	2/4/24
	D. Miller	72 Sycamore	2/4/24
	R. Dugan	5229 Saddle BROOKER Oakland	2/4/24
	Joanne Wuy	13211 clairepointe way	2/4/24
	Bianca	12835 Brookpark rd	2/4/24
	GORDON WRAY	8020 SHAW DR	2/4/24
	Leo Estensen	3544 Robinson DR	2/4/24
	Jon Gilbert	3585 Monterey BLVD	2/4/24
	Laura Gilbert	"	2/4/24
	Edward Zusan	12960 BRADSHAW RD OAKLAND, 94618	2-7-24
	Greg Wenny	13225 Slope Crest Dr Oakland CA 94619	2-4-24
	Pat Denn	13332 Slope Crest Dr Oakland CA 94619	2/4/24
	Elia Mu	44 Vanalhue Way Oakland CA 94619	2/4/24
	MICHAEL FLAGELLA	5851 BALMORAL DR OAKLAND CA 94619	2/4/24
	Marissa Damphousse	4100 Gregory St Oakland CA 94619	2/4/24

Liquor license petition

Signature	Name	Address	DATE
	Mos Eidjord	12601 Broderick	02-04-24
	Karl Cole-Freeman	5788 Balmoral	02/04/24
	Brian Bredemeyer	4041 Burchholzer	2/4/24
	J. Adams	222 Trent St	2/4/24
	JEFFERY ADAMS	227 FRONT ST	2/4/24
	Jordan Olivieri	510 27th St, 94612	2-4-24
	Sylvia dos Remedios	15 Kingwood Rd	2/4/24
	Daesean McNeal	150 Pearl St.	2/4/24
	Sarah Wood	1301 Dr	2/4/24
	Rafael Navaro	62 Van Cleave	2/4/24
	Sabrina Nelson	62 Van Cleave	2/4/24
	SARA F. PITT	58154 FERRITTOFF	2/2/24
	Michael Whittaker	4934 Scotia Av.	Feb 4 24
	Ryan Manuel	8909 Sage Rd	2/4/24
	Micah Sanchez	8909 Sage Rd	2/4/24
	Joanna Dorfman	3215 408 Curran Ave.	2/4/24
	Kimberly Walsh	5651 Colbourne Pl Oakland	2/4/24
	SCOTT BERARDO	50 RISUELL OAKLAND	2.4.24
	Miles Gullingsrud	8021 Slam Drive Oakland	2/4/24

Liquor License Petition

Signature	Name	Address	DATE
	Jarrod Kahn	13755 Skyline Blvd	2/4/24
	Silvana Diaz	1370 Skyline Blvd	2/4/24
	Chris Podora	3079 Eastman	2/4/24
	M. McClain	311 Chadbourne Way	2/4/24
	John Donaldson	3429 Bernal Dr.	2/4/24
	B. Hawkins	12319 Skyline	2/4/24
	Art Twain	329 Rishell Dr.	2/4/24
	Farah Virani		
	Marc Ward	274 Starbucke Dr.	2/5/24
	Nancy Kay	639 Pinner St	2/5/24
	Leilani Edmond		2/5/24
	Ellison Chu		2/5/24
	Kate Melland	13061 Parkhurst Oakland	2/5/24
	Matthew Valder	2511 Wason Ave	2/5/24
	Joe Kretlow	12950 Brookpark Rd	2/5/24
	Michelle Beales	30 Rishell Dr. 94619	2/5/24
	Steve O'Donnell	5143 Parkridge Dr 94619	2/5/24
	Monica Yu	3724 Wisconsin St. 94619	2/5/24
	Molly Hayes	1947 Mulberry St 94602	2/5/24

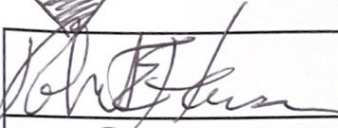

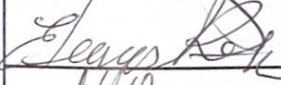


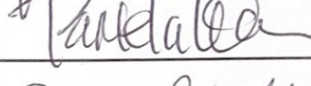
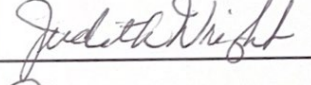
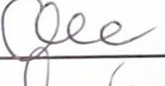
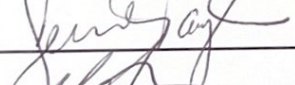
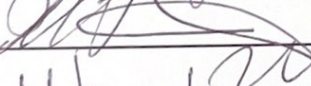
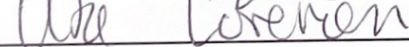
Liquor License Petition

Signature	Name	Address	DATE
	LANNA WEIN	7520 VALENTINE OAKLAND 94605	2/5
	WILLIAM DEWOLF	3445 Rubin Dr OAKLAND 94602	2/5/24
	DYAN HELLER-ROSS	3863 3668 ^{outlook} AVE OAKLAND 94602	2/5
	GENESIS NAMBU	9999 Redwood Road Castro Valley	2/5/24
	CARLI KYLES	7950 Shaw Dr Oakland 94605	2/6/24
	GEORGIA KOLUS	8061 Surrey Ln Oakland 94605	2/6
	KELLY KEEN	3253 BRUNELL DR OAKLAND, CA	2/6
	TIFFANY WINDSOR		2/6/24
	SIMON PEREZ		2/6/24
	LARK FLORESCA-OGLE		2/6/24
	LEAH SYKES	3110 Carlsen St Oakland 94602	2/6/24
	NILDA MUNOZ	10920 Cotter St Oakland	2/6/24
	CYNTHIA HELLER		2/6/2024
	CARLAUNFFURDE	12711 Brookpark Rd Oakland 94619	2/6/24
	JOELLE FRASER	5327 El Camille Oakland 94619	2/6/24
	FRANK HUMMEL	7615 Oakland Hanson Dr 94605	2/6/24
	LUANN ARKHUS	1047 Leo Way Oakland 94611	2/6/24
	WILL BURR	2428 WILBUR ST OAKLAND 94602	2/6/24
	GARY Lyla	8233 Golf Links Rd Oakland CA 94605	2/6/24

SKYLINE COMMUNITY MARKET'S ALCOHOL PETITION

Dear Community Members,

We, Skyline Community, is requesting the City of Oakland to grant a Conditional Use Permit and Variance for Skyline Community Market to be able to sell alcohol off-premises (Type-21 license). Your support in this matter is important. We are collecting letters of support from the community members to present to the City of Oakland as part of our petition. Thank you!

SIGNATURE	NAME	ADDRESS	DATE
↓	↓	↓	↓
	Robert Hanson	69 Kimberlin Heights Dr	02/05/24
	A1 AND	3025 SEMINARY AVE	2/5/24
	Eleanor Pollock	319 Skyline	02/06/24
	Max Freed	13200 Serrano	2/6/24
	Rebecca Wans	2025 Drake Dr.	2/6/24
	Pamela Watson	24 Heritage	2/6/24
	Judith Wright	8 Hillcrest Ct	2/6/24
	DUNE NEWS	11230 GOLF LINES RD.	2/6/24
	Denise Taylor	240 Pishall Dr	Oakland 2/6/24
	Windy Tatchell	1120 Hansen Dr	2/6/24
	Uke Loren	3968 East Blvd Ave Oakland	2/6/24

Signature	Name	Address	DATE
	Don Maker	15 Saddle Brook Court	2/6/24
	N Boggs	2208 Dunst	2/6/24
	Marie	704 Westmore Linda Calkley	2/6/24
	Kevin	4988 Hedge LONE CALDAD	2/6/24
	Marc Dahlberg	4812 Walnut St Oakland CA 94611	2/6/24
	Stan Han	5055 R. Regiment Dr	2/6/24
	Selena Spain	Oakland 94619 459 Gregory St	2/6/24
	Sijatha R	242 Rishell Dr Oakland	2/6/24
	Carol Koyama	12520 Brookpark Oakland	2/6/24
	Seth Moore	5193 Saddle Brook Dr. 94619	2/6/24
	Jenebz Kilgore	12660 Brookpark Rd	2/6/24
	Cole Tibbets	11300 Sun Valley DR. Oakland	2/6/24
	Dyanne Pham	11300 Sun Valley DR.	2/6/24
	Jean-Philippe Coathier	5779 Belmont	2/6/24
	Mary Helen Okajima	4522 Pacific Ave Oakland	2/6/24
	Vincent Rogers		2/6/24
	Yvonne Lu	12620 Brookpark Rd	2/6/24
	Lola Zyswisch	26 Saddle Brook Ct Oakland CA	2/6/24
	GARY YEE	125 CHATELAIN Oakland	2/6/24

Signature | name | Address | DATE

	Robert James Miller	11 Kimberlin Heights Dr	2/6/24
	Jim Evans	605 Terrace Oakland CA 94605	2/6/24
	Kurt Kramer	5779 Balmoral 94619	2/6/2024
	SALLY DEHAVEN	4633 Park Blvd	2-6-24
	MARK SPILL	950 WOODWAY	2/6/24
	Peter Parks-Ellis	13240 Chabepark Oakland CA 94619	2/6/24
	MUSTAFA ADIGUN	5778 BALMORAL OAKLAND	2/6/24
	Rebecca Abbott	3607 Canyon St Oakland CA 9465	2/7/24
	Ravi Saini	731 Palwa Ct (925) 360-9410	2/7/24
	Rohan Saini	731 Palwa Ct (925) 360-9410	2/7/24
	Joanna Trammell	100 Seikinc St (510) 384-4258	2/7/24
	Kathleen DeLoach	Oakland CA 94612 (415) 218-1190	2/7/24
	MIA HOLZ	4309 GREGORY ST OAKLAND 94619	
	Erin Estenson	3544 Robinson Ov. 94602	2/7/24
	Veronika Kumar	49 Knoll Ridge Oakland	2/7/24
	Ryan Paldock	241 Chudbarnup Way	2/2
	Simone Ehrlich	13601 Skyline Blvd	2/7/2024
	Brian Butler	9400 Granada Ave Oakland, CA 94605	
	Rena Davis	11	

Liquor License Petition

Signature	Name	Address	DATE
<i>[Signature]</i>	Michael Boyd	4521 Fair Ave Oakland CA 94619	2/8/24
<i>[Signature]</i>	David M Key	165 Chadbourne Way Oakland Ca	2/9/24
<i>[Signature]</i>	Maurice Caldwell Meenes	2016 ^{Oakland} 11th St	2-9-24
<i>[Signature]</i>		7 Hillcrest, 94619	2-9-24
<i>[Signature]</i>	Thommy Post	83 Mission Hills	2-4-24
<i>[Signature]</i>		3799 Brunel Dr. 94602	
<i>[Signature]</i>		4042 Maple Ave 94602	
<i>[Signature]</i>	David Florio	3383 Crane Way Oakland ⁹⁴⁶⁰²	
<i>[Signature]</i>	Kathryn Silber	16664 Colton Blvd CA	
<i>[Signature]</i>	Kathryn Price	42 Knoll Ridge	2/10/24
<i>[Signature]</i>	Sandra Solis	3491 Robinson Dr	2/10/24
<i>[Signature]</i>		94619	2/10/24
<i>[Signature]</i>	Maura Lohan	4797 Geranium Place Oakland CA 94619	2/10/24
<i>[Signature]</i>	I Estolano	12970 Brookstone Dr Oakland CA 94619	2/10/24
<i>[Signature]</i>	RACHEL EARLICH	12110 TACAN OAKLAND	2/11/24
<i>[Signature]</i>	William Cannon	13030 Brookstone Dr Oakland	2/11/24
<i>[Signature]</i>	Alex Tyler	4210 35th Ave	2/11/24
<i>[Signature]</i>	Brianny Scott	4210 35th Ave 94619	2/11/24
<i>[Signature]</i>	Kathryn Kenealy	21 Pembroke Ct 94619	2/11/24

Liquor License petition

Signature | Name | Address | DATE

	Josie Chapman	4064 35th Ave Oakland CA	2/11/24
	Brian Koffman	6255 Melville Dr	2/12/24
	Sarah Gettinger	6255 Melville	2/12/24
	Linda San	120 Ch...	2/12/24
	Tray Nysal	5601 Balmoral Dr	2/12/24
	Tray Nysal	5601 Balmoral Dr	2/12/24
	Kimberly Davis	5601 Balmoral Dr	2/12/24
	DARINA NEAL	7830 Surveys Lane	2/11/24
	MARK LEE	277 BETHEN OAKLAND	2/11/24
	WENDY AUNGMYE	44 Sereno Cir	2/11/24
	BEN LAU	44 Sereno Cir	2/11/24
	Hope Telleford	301 Chabbon	2/11/24
	JOHN CRUZ	5815 Balmoral Drive	2/11/24
	Kevin O'Dea	7826 Crest Ave Oakland, CA 94605	2/11/24
	ALIDA BRITT	13200 SYDNEY OAKLAND 94601	2/11/24
	RUST HADLEY	3501 Brown Ave Oakland, CA 94615	2/11/24
	JENNIFER WASHBURN	8179 PHAETON DRIVE OAKLAND 94605	2/11/24
	Cynthia Ramirez	2151 Clinton Ave APT A Alameda	2/11/24
	Bethwe Alky	Madre Ave. Oakland	2/11/24

Liquor License petition

Signature	Name	Address	DATE
Susan McClellan Susan	McClellan McCockran	3632 Field street	2-11-24
Jennifer Easton		4260 Atlas Ave	2/11/24
Karen Smithson		12200 Brookpark Rd	2/11/24
Eric G. Dawson		13170 Skyline Blvd.	2/12/24
Mary Wilam		422 Vernon St	2/12/24
Ruth Czernik		8874 Morganz Ave	2/13/24
Marta Kest		2918 California	2/13/24
Br Br		7010 Surrey Ln	2/13/24
Pat P		13606 CAMPUS DR OAKLAND 94605	2/13/24
Jenny Foster		22 Scenic Circle Oakland	2/13/24
Jaqueline Palacios		3120 Carlson St Oak	2-13-24
Rachel Concannon		12585 Brookpark Rd.	2-13-24
Grace Murphy		4341 Temabella way	2/13/24
Louise Waters		125 Chadbourne Way	2/13/24
Tiphene dell'Amico		5626 Weard Place	2/14/24
Janni Tury		5147 Crockett Pl.	2/14/24
Linda Roman		734 Waeker Ave	2/14/24
Jenn Ndan		5701 Redwood Rd	2/14/24
JOE DiMilia		3820 Delmont Ave	2-14-24

Liquor License petition


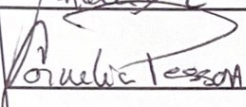
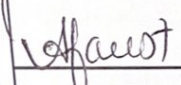

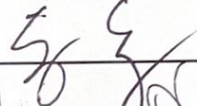
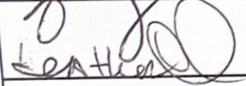


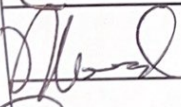

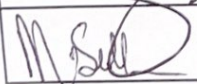
Signature | Name | Address | DATE

	Bruce DeLante	5793 Balmoral Dr	2/14/24
	Jamie Watkins	4856 Dunkirk	2/14/24
	Ismy May		
	Holly K Brock		2/14/24
	Karen Victoria	4317 Dunsmuir Ave	2/14/24
	GABRIELLA PALMER	698 VIA RIALTO	2/14/24
	Kaveh Mehrjoo	13601 Skyline	2/15/24
	Luke SAVOY	6230 Laird AVE	2/16/24
	Margaret McKay	165 Chadburne Way	2/16
	Alex Krishnan	3425 Rubin Dr.	2/16
	Kevin Brown	12731 Brookpark	2/16
	Brenda Cusumano	13040 Brookpark Rd	2/16
	Zoe Lozano	1305 High St	2/16
	Des Bygott	24 Gaege	2/16
	Jim Chiu	3580 Klamm St	
	James Fox	3507 Victoria Oakland 94615	2/16/24
	Bruce Holaday	4391 Terrabella Pl Oakland	2/16/24
	Andrew Carr	Glynnmouth Ct	2/16/24
	James Zarfoss	34 Shawnee Ct	2/16/24

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SIGNATURE	NAME	ADDRESS	DATE
	JONATHAN Stenberg	1850 Leimert Blvd Oakland	2/18/24
	CORNELIA PESSOA	1850 Leimert Blvd	2/18/24
	AMY FAUST	4905 Proctor Ave	2/18/24
	Nancy Gregory	321 Rishell Dr.	2/18/24
	ARYA AZIMI	5556 Bacon Rd	2/18/24
	HEATHER DUNN	3636 Samuel Dr	2/18/24
	Erik R	4100 Redwood Rd	2/18/24
	IAN GRIFFITH	12812 Skyline Blvd	2/18/24
	Molly Woods	123 Kimberlin Heights	2/19/24
	Anthony Johns	8701 Hillside	2/19/24
	Martha Sellers	5561 Bacon Rd	2/19/24

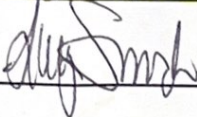


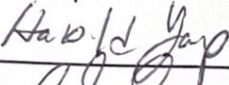
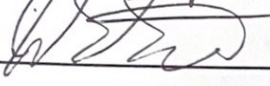
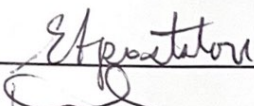



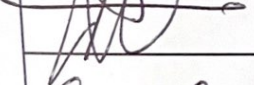
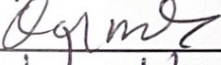
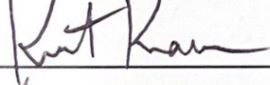
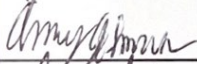
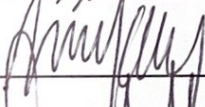

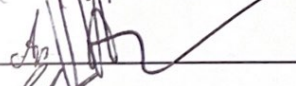
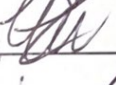
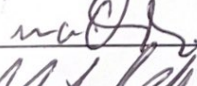

Liquor License Petition

Signature

NAME

Address

DATE

	LUIGI SEMENZATO	5561 Bacon Rd Oak	2/19/24
	Jan Butler	2647 Monterey	2/19/24
	Jacob Points	9999 ^{Redwood} RD	2/19/24
	HAROLD YAP	468 Creighton Way	2/19/24
	Jackie Castro	5750 Redwood Rd.	2/19/24
	Tim. Apostolou	3715 Redwood Rd	
	Stefanie Garfoss	34 Shawnee Ct	2/20/24
	Anna H.	3029 dakota St	2/20/24
	LEONARD THOMPSON	12420 ^{Skyline Blvd}	2-20-24
	Joe Kretow	12940 ^{Burdwood Rd}	2/20/24
	David Morales	11646 Sun Valley Dr	2/20/24
	Kurt Kramer	5779 Belmont	02/20/24
	Amy Johnson	5150 Old Redwood Road	2/20/24
	Nicole Kelly	3312 Guido St.	2/20/24
	Carey Hinton	2751 Chelsea Dr	2/20/24
	Vanessa Holzknecht	9034 McQuinn Rd	2/21/24
	Luc Stauffenegger	6090 Old Quamy Loop	2/21/24
	Lucian Orban	5670 Weaver Pl	2/21/24
	Michael BLAKE	2 Hillcrest Ct.	01/21/24

