STAFF REPORT

Case File Number PLN23114

May 1, 2024

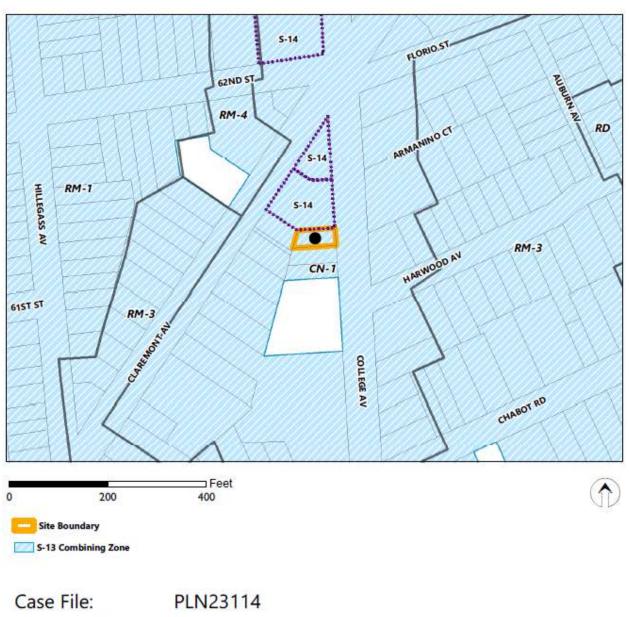
Location:	6021 College Avenue (See map on the reverse)
Assessor's Parcel Number:	014 126800300
Proposal	To operate a wine bar with light food offerings, accessory retail
•	goods, and off-premises bottle sales.
Applicant:	Tony Valadez / (510) 459-4022
Contact Person and Phone	Faunus Lucas / (510) 520-1242
Number:	
Owner:	Larry W. Olund (510) 459-2022 / (925) 819-1222
Case File Number:	PLN23114
Planning Permits Required	Major Conditional Use Permit for an Alcoholic Beverage Sales
	Commercial Activity; and a Minor Variance for the 1,000-foot
	distance separation requirement between other establishments
	selling alcoholic beverages §17.103.030(B)(1).
General Plan	6
Zoning	CN-1 Zone
Proposed Environmental	Exempt per the State CEQA Guidelines Section 15301 - Existing
Determination	facilities, Section 15303 - New construction or conversion of small
	structures, and Section 15183 - Projects consistent with a
	Community Plan, General Plan, or Zoning
Historic Status:	The building is Potentially Designated Historic Property with an
	Oakland Cultural Heritage Survey Rating of C3.
City Council District:	1
Status:	Pending
Staff Recommendation:	Approve the proposal subject to the Conditions of Approval
Finality of Decision:	Appealable to City Council
For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at
	dthai@oaklandca.gov

SUMMARY

The Applicant has submitted a request to establish a beer and wine bottle shop with on- and off-site bottle and food sales in a 3,504 square-foot vacant ground-floor commercial space located at 6023 College Avenue. The proposal would require a Type 41 Beer and Wine License from the California Department of Alcoholic Beverage Control (ABC) which allows for on- and off-site sales of alcohol up to 24% (48 proof) with food service. Requested hours of operation would be 10:00 am to 10:00 pm every day of the week. The project requires a Major Conditional Use Permit (CUP) for an Alcoholic Beverage Sales Commercial Activity and a Minor Variance to allow the sale of alcoholic beverages within 1,000 feet from another Alcoholic Beverage Sales Commercial businesses.

The project is not located in an area of overconcentration related to crime and ABC licenses. The proposal will establish a new small business and service in the Rockridge neighborhood which will further contribute to this pedestrian friendly and lively commercial corridor. Based on the Findings and Conditions of Approval, the business is not anticipated to lead to nuisances (*Attachment A and B*).

Therefore, staff recommends approval of the requested permits, subject to the Conditions of Approval included in this report.



CITY OF OAKLAND PLANNING COMMISSION

Case File:PLN23114Applicant:Tony ValadezAddress:6023 College AvenueBase Zone:CN-1Combining Zone:S-13

SURROUNDING AREA AND PROPERTY DESCRIPTION

The Project site is located on College Avenue, the main commercial corridor in the Rockridge neighborhood, and approximately three blocks north of the Rockridge Bay Area Rapid Transit (BART) station. The surrounding area consists of a wide range of commercial uses such as retail, consumer services, and restaurants as well as a church. The adjacent property to the north is a vacant lot.

The project site includes a one-story, 3,504 square-foot building with a mezzanine which covers the entire lot. The building includes three commercial spaces (6021, 6023 and 6025 College Avenue), and the proposal will be located at 6021 College Avenue. The building is a Potentially Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey Rating of C3. The project site most recently contained a General Retail Sales Commercial Activity for ecologically friendly goods. The other two commercial spaces within the building are currently used as a commercial office and retail sales of bulk groceries.

PROJECT DESCRIPTION

The proposal is to establish a beer and wine bottle shop (Alcoholic Beverage Sales Commercial Activity) that offers on-site consumption with light food offerings as well as off-site bottle sales within one of the existing ground floor spaces in the building (*Attachment C*). In addition, the Applicant proposes a 9'-7" x 4'-10" (42.29 square-foot) Sidewalk Café Nonresidential Facility located in front of the storefront to the left of the front door. The review of the Sidewalk Cafés are not within the purview of the Planning Bureau or Planning Commission, but are instead reviewed by the City's Department of Transportation during the encroachment permit application process.

Beer and wine will be sold by the bottle or glass on-site and offered for sale to-go in unopened bottles. Examples of food menu items which will be prepared on-site include oysters, hot dogs, tinned fish, pickle plates, hot dogs, and a variety of cheeses (*Attachment D*).

The proposed beer and wine bottle shop would have a Type 41 Beer and Wine License from ABC which allows for on- and off-site sales of alcohol up to 24% (48 proof) with food service. Requested hours of operation would be 10:00 am to 10:00 pm every day of the week.

No other exterior changes are proposed as part of this application. Any request for signage will be handled separately from this application. There is no on-site parking required for the commercial /uses.

The applicant is in the process of applying for the ABC license. The applicant voluntarily agrees to all ABC and City regulations regarding this activity. The applicant has conducted community outreach by contacting neighborhood groups including the Neighborhood Crime Prevention Association (NCPC) as further discussed in the Key Issues and Impacts.

GENERAL PLAN ANALYSIS

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

The proposed project (wine and beer shop with a selection of food offerings) will bring a new eating and drinking option to the neighborhood. Therefore, the proposed business conforms to this intent as well as to the following LUTE Policies:

Policy I/C1.1 Attracting New Business

The City will strive to attract new businesses to Oakland which have potential economic benefits in terms of jobs and/or revenue generation.

Objective I/C3

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

Policy I/C3.2 Enhancing Business Districts.

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

Policy I/C3.4 Strengthening Vitality.

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

Staff finds that the proposal conforms to the General Plan because the proposed wine and beer shop, in conjunction with the selection of food offerings, should support customer activity in the College Avenue retail area.

ZONING ANALYSIS

The property is in the Neighborhood Commercial - 1 (CN-1) Zone. "The intent of the CN-1 Zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping."

The proposal will establish an Alcoholic Beverage Sales Activity within a ground floor commercial space. The following permit and Findings are required for the proposal. These items are further discussed in the *Key Issues and Impacts* section of this report.

Major Conditional Use Permit with Additional Findings

Pursuant to Section 17.33.30 of the City of Oakland Planning Code, a CUP is required for Alcoholic Beverage Sales Commercial Activities in the CN-1 Zone. Based on the proposed activity, a Major CUP and consideration by the Planning Commission is required per Planning Code Section 17.134.020(A)(2).

The additional Findings further ensure a thorough review of Alcoholic Beverage Sales Activities, above and beyond general CUP findings. The Planning Code requires additional review of these types of activities to ensure that they do not contribute to alcohol-related nuisances or discourage business attraction.

Minor Variance for 1,000' Separation between Alcoholic Establishments

Pursuant to Section 17.103.030 (B)(1), no Alcoholic Beverage Sales Commercial Activity or sale of alcoholic beverages shall be located closer than 1,000 feet to any other establishment selling alcoholic beverages measured between closest building walls, except:

- a. On-sale retail licenses located in the Central District (defined for the purposes of this Chapter only as within the boundaries of I-980 and Brush street to the west; both sides of 27th Street to the north; Harrison Street/Lake Merritt and the Lake Merritt Channel to the east; and the Estuary to the south);
- b. Off-sale retail licenses located in the Jack London District (defined for the purposes of this Chapter only as within the boundaries of Martin Luther King Jr. Way to the west, I-880 to the north; the Lake Merritt Channel to the east; and the Estuary to the south);
- c. If the activity is in conjunction with a Full-Service Restaurant or Limited-Service Restaurant and Café Commercial Activity;
- d. Establishments with twenty-five (25) or more full time equivalent (FTE) employees or a total floor area of twelve thousand (12,000) square feet or more; or
- e. If the activity is in conjunction with the on-sale and/or off-sale of alcoholic beverages at an alcoholic beverage manufacturer.

The proposal does not meet any of the stated exceptions above, and there are other businesses within 1,000 feet of 6021 College Avenue that sell alcohol, including grocery stores, bars, and restaurants. As such a Minor Variance is needed for separation requirement. This issue is further discussed in the *Key Issues and Impact* section below.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempt specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts projects involving operation of existing private facilities. The proposal to serve and sell alcohol and food items in an existing building in a commercial district meets this description as the project would constitute operation of an existing private facility. Section 15183 of the State CEQA Guidelines relates to Projects Consistent with a Community Plan, General Plan or Zoning. The project adheres to this section, as described above. The project is, therefore, not subject to further environmental review.

KEY ISSUES AND IMPACTS

For a Conditional Use Permit (CUP) application, staff must consider what potential issues could occur because of the project or future use of an approval, and attach appropriate Conditions of Approval to the activity to ensure it operates compatibly with its surroundings. In this case, the proposal involves alcohol sales within 1,000 feet of other existing alcohol sales. To justify the operation, the proposal cannot constitute a nuisance to other uses or contribute to a proliferation of alcohol sales. Typical problems that can result from alcohol sales include litter, loitering, noise, public intoxication, and associated nuisances.

Analysis of Overconcentration

The Census Tract 4002 area where the project is located is not over-concentrated for liquor licenses or for crime in the Police Beat 12Y. Pursuant to Section 17.33.30 of the City of Oakland Planning Code, Alcoholic Beverage Sales Commercial Activity can be granted only if the proposed license is in an area where Alcoholic Beverage License is not in an overconcentrated area, or otherwise a finding of Public Convenience or Necessity is necessary. There are 5 alcohol licenses within Census Tract 4002 out of a total of 3,657 alcohol licenses in Alameda County. Staff has therefore determined that the addition of another store selling alcohol as a result of this project does not represent an overconcentrated areas in Section 17.09.040 and Section 17.103.030(B)(2) of the Planning Code.

Separation of Alcoholic Establishments

As discussed above, the proposal will be located within 1,000 feet of other businesses selling alcohol. As further detailed in the Variance Findings, Staff finds the reduced distance separation acceptable because of the following factors:

- The hours of use and the operations of the establishment make a potential nuisance to civic or residential uses is considered very unlikely.
- The proposed activity is inherently different from a liquor store (Convenience Market Commercial Activity).
- Conditions of Approval (*Attachment B*) would require the regular clean-up of the immediate vicinity by the establishment and signage to discourage litter and noise with a contact telephone number to report transgressions.

Proposed Conditions of Approval

Staff finds that the proposed operational characteristics are sufficient to control nuisance with the addition of Conditions of Approval. Specifically:

- There will be a selection of food offerings prepared on-site in addition to the on-site sales of alcohol.
- The business is only proposing to be open from 10:00 am to 10:00 pm and is not a late-night operation.
- Operational staff would be trained regarding safe practices for selling liquor including how to recognize a customer that should not be served.

Letters of Support and Community Outreach

The Applicant introduced the proposal to the Rockridge District Association (RDA) and the Rockridge Community Planning Council (RCPC) and received letters of support on January 30, 2024 (*Attachment E*) and on January 11, 2024 (*Attachment F*). The applicant also discussed their proposal with the Rockridge Neighborhood Crime Prevention Council (RNCPC) and the RNCPC did not have any comments (*Attachment G*). Lastly, the Applicant has also reached out to community members including both residents and nearby business owners. Letters of support from six community members were obtained (*Attachment H*).

SUMMARY

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

RECOMMENDATIONS:

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

Prepared by:

Reviewed by:

ROBERT MERKAMP Zoning Manager

Approved for forwarding to the City Planning Commission:

ED MANASSE, Deputy Director Bureau of Planning

ATTACHMENTS:

- A. Findings Approval
- B. Conditions for Approval
- C. Plans
- D. Preliminary Menu
- E. Rockridge District Association (RDA) Letter of Support
- F. Rockridge Community Planning Council (RCPC) Letter of Support
- G. Rockridge Neighborhood Crime Prevention Council (RNCPC) Letter
- H. Letters of Comment by Community

ATTACHMENT A

Oakland City Planning Commission

FINDINGS FOR APPROVAL

This proposal meets the required findings under Conditional Use Permit Criteria (OMC Sec. 17.134.050), CN-1 Additional Conditional Use Permit Findings (OMC Sec. 17.33.030, Table 17.33.01 (L4)), Special Regulations Applying to Certain Establishments Selling Alcoholic Beverages (OMC Sec. 17.103.030(A)), and Variance Findings Required (OMC Sec. 17.148.050) under the Planning Code (Title 17), as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

CONDITIONAL USE PERMIT PROCEDURE CRITERIA (OMC SEC. 17.134.050)

A. 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 project will be situated amidst the vibrant College Avenue commercial corridor in the Rockridge neighborhood, which includes establishments such as Talisman Antiques, Oori Triangles, Love Again Fabrics, Berkeley Kids Room, Transports, Courtside Tennis & Pickleball, Gentleman's Barbershop, Redfield Cider Bar & Bottle Shop, Wood Tavern, Vino!, Beer Baron Whiskey Bar & Kitchen, Trader Joe's, and numerous others.

The proposed business will primarily sell wine and beer with limited food offerings for both on and off-site consumption. The business will be in an existing historic building, and there is no proposal to alter the size, bulk, coverage, or exterior design of the building except for a 42 square-foot sidewalk café space. The operating characteristics, which include reduced evening hours and again, food offerings, will ensure that there are limited impacts to neighbors. The proposal will be a neighborhood place close to bicycle and mass transit facilities so there is not expected to be a concern with traffic generation on surrounding streets.

In sum, the business location will provide yet another lively and pedestrian friendly service for the neighborhood and will not adversely affect the livability or appropriate development of surrounding properties.

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

The proposed project will offer another convenient option for wine, beer, and food in the community. The proposed business is complementary to a highly walkable neighborhood with a diverse number of establishments that sell products, services, foods, and drinks.

C. 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 business will enhance the successful operation of the area by providing another lively, pedestrian oriented business within the neighborhood. The proposal will bring additional customers to a retail district and add a small number of jobs.

D. The proposal conforms with all applicable Regular Design Review criteria set forth in Section 17.136.050 of the Oakland Planning Code:

This Finding is not applicable. There are no exterior changes proposed as part of the project. The new 42 square-foot Sidewalk Café proposed in the front of the store is permissible by right.

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

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

The proposed project (wine and beer shop with a selection of food offerings) will bring a new eating and drinking option to the neighborhood. Therefore, the proposed business conforms to this intent as well as to the following LUTE Policies:

Policy I/C1.1 Attracting New Business

The City will strive to attract new businesses to Oakland which have potential economic benefits in terms of jobs and/or revenue generation.

Objective I/C3

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

Policy I/C3.2 Enhancing Business Districts.

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

Policy I/C3.4 Strengthening Vitality.

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

- F. For proposals involving a One- or Two-Family Residential Facility: If the Conditional Use Permit concerns a regulation governing maximum height, minimum yards, or maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:
 - 1. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height;
 - 2. At least sixty (60) percent of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for conditional

use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any conditional use permit.

The proposal does not involve a one- or two-family residential facility. Therefore, this Finding does not apply.

<u>CN-1 ADDITIONAL CONDITIONAL USE PERMIT FINDINGS (OMC Sec. 17.33.030., Table 17.33.01 (L4))</u>

The intent of the CN-1 zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping.

1. The proposal will not detract from the character desired for the area:

The Rockridge shopping district is one of the most vibrant commercial districts in Oakland, with a variety of businesses providing a variety of products and services. The walkable throughfare is pedestrian-friendly with a diverse mix of businesses.

The proposed project adds a new business within a vacant storefront on this corridor that will provide wine and beer with food and retail items. It is anticipated that the project will attract 150 customers a day to this area, adding to the vibrancy and vitality of the shopping district. The establishment's operating parameters, including noise mitigation measures and compliance to the Municipal Code and Conditions of Approval, ensure minimal disruption to the neighborhood's tranquility and livability.

2. The proposal will not impair a generally continuous wall of building facades:

The proposal will activate an existing vacant storefront fronting College Avenue. The storefront is 35' wide and the design is mostly transparent with glass in the front of the business. The proposal will not change the building design, and thus will not impair the continuous wall of building facades. A sidewalk café is proposed in front, but this will also not impair the continuous facades.

3. 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 area is a mix of commercial uses with a church also on this block. The proposal will activate a store frontage that is currently vacant, fronting College Avenue. The business will bring patrons to the area and likely strengthen the concentration and continuity of retail facilities.

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

Except for a new 42 square-foot Sidewalk Café Nonresidential Facility proposed in the front of the store, the business will occur within an existing building. The outdoor dining area will be enclosed by a dining barrier measuring 42" high, made of galvanized steel tube, permanently bolted to the

sidewalk. (See Sheet A201 in Attachment C). There will be at least five feet of pedestrian thruway in front of the sidewalk cafe meeting ADA requirements.

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

See Findings per OMC Sec. 17.134.050(E) Conditional Use Permit findings above.

ALCOHOLIC BEVERAGE SALES CUP FINDINGS (OMC Sec. 17.103.030(A))

1. 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 Rockridge and College Avenue shopping district comprises various commercial establishments, including multiple food and beverage businesses, retail stores, service businesses and bars. Places that sell alcohol, are deemed suitable for this area, provided they are designed to be active spaces that do not create a nuisance for the neighborhood.

The small business size reduced nighttime hours, and inclusion of food will likely reduce any potential impacts on neighboring businesses or residents such as crime, litter, noise, or loitering. Just the opposite, the business will more likely bring patrons to this area and increase the vitality of the area. Furthermore, many patrons are within walking distance to their residences or three blocks away from the Rockridge BART Station. With implementation of the Conditions of Approval, the business operator will provide information and assistance to assist people in getting transportation home via taxi or ridesharing if necessary.

The proposal will not contribute to an undue proliferation of uses which would be undesirable.

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

The proposal is consistent with other alcoholic beverage sales establishments within the Rockridge neighborhood and with appropriate Conditions of Approval will not affect schools, parks, religious uses.

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

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

4. The proposed development will be of an architectural and visual quality and character which harmonizes with, or where appropriate enhances, the surrounding area:

The project would require a Building Permit for any interior tenant improvements. No exterior changes are proposed with the project. However, any new signage or façade improvements would be processed under a separate permit.

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

The project will operate within an existing building which covers the entire site, and no exterior façade changes are proposed. Any exterior alteration or a new signage is subject to design review criteria and will require processing under a separate permit to avoid these issues.

6. Adequate litter receptacles will be provided where appropriate:

The establishment will contain litter receptacles within the premises, and litter receptacles will be easily identifiable within the premises including near the entryway as Conditioned in the Conditions of Approval.

7. Where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it will be limited in hours of operation, or designed or operated, so as to avoid disruption of residents' sleep between the hours of ten p.m. and seven a.m.:

The rear of the building abuts a commercial lot and within close vicinity to residentially zoned properties; however, patrons will not be accessing the business via the rear door that opens in the adjacent rear lot. Patrons will only be visiting the business via College Avenue in a commercial shopping district. Closing time will be 10pm every day, avoiding the disruption of residents' sleep between the hours of 10pm and 7am.

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

This Finding is inapplicable; the proposal does not involve a fast-food restaurant.

VARIANCE FINDINGS (OMC Sec. 17.148.050)

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

The project requires a Minor Variance because it involves alcohol sales within 1,000-feet to multiple (10) businesses that sell alcohol. However, three businesses have alcohol as accessory to grocery stores, and five businesses have alcohol as accessory to full-service restaurants.

Business Name	Address	Type of Alcohol Sales	Distance from 6023 College Ave
S affron kitchen	5940 College Ave, Oakland, CA 94618	on-premise	250 ft
Yimm	6048 College Ave, Oakland, CA 94618	on-premise	365 ft
Millennium Restaurant	5912 College Ave, Oakland, CA 94618	on-premise	390ft
The Graduate	6202 Claremont Ave, Oakland, CA 94618	on-premise	426 ft
Beer Barron	5900 College Ave, Oakland, CA 94618	on-premise	433 ft
S fizio	6099 Claremont Ave, Oakland, CA 94618	on-premise	453 ft
S afew ay	6310 College Ave, Oakland, CA 94618	off-premise	528 ft
Redfield Cider	5815 College Ave, Oakland, CA 94618	On and off-premise	733 ft
S tarter Bakery	5804 College Ave, Oakland, CA 94618	on-premise	813 ft
Trader Joe's	5727 College Ave, Oakland, CA 94618	off-premise	930 ft

Strict compliance would prohibit the business and limit the food and drink options available in the neighborhood, not draw additional patrons to the area to shop and get services, and potentially not increase the vitality of the area.

The area is not over-concentrated for liquor licenses in the Census Tract 4002 or for crime in the Police Beat 12Y. The proposed activity would offer on-site alcohol with food offerings and would differ from a liquor store. Due to the nature of the operation and setting, the proposal with Conditions of Approval is justified.

The proposed project will provide wine and beer offerings with a selection of food offerings that offer convenience and functionality to community members which improves the livability and enjoyment of the area.

2. Strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation:

There exists a multitude of other establishments within the district that sell alcoholic beverages, but are not categorized as full-service restaurants, and are within 1,000 feet minimum distance separation mandates for alcohol beverage sales due to their operational characteristics and/or planning entitlement. Thus, strict compliance with the regulations would deprive the applicant of privileges enjoyed by other owners of similarly zoned property within this district and beyond. Examples include Ordinaire, Bay Grape, Oakland Yard, and Redfield Cider which is just down the street and also received Minor Variances for distance separation.

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

The proposal will not adversely affect the character, livability, or appropriate development of surrounding properties. The project is located on College Avenue which is one of the most vibrant, lively, and pedestrian friendly neighborhood corridors in the City. The proposed wine bar's potential positive economic impacts include the anticipated attraction of 150 daily patrons which will draw additional customers to the area, a retail component to the business, food offerings, the small sidewalk café to enliven the pedestrian experience, and measures to mitigate noise and other disturbances. The proposal will not be detrimental to public welfare or other adopted plans, and the business has the support of the community groups.

4. The variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the Zoning Regulations:

In the district, there are other establishments that sell alcohol, with eight establishments within 1,000 feet selling alcohol on-premises and three establishments selling alcohol for off-premises consumption. Any future similar establishments will also face similar requirements. Certain limited-service restaurants, some with variances, have received approvals. Full-service restaurants are allowed alcohol sales by-right. This case aims to grant an entitlement to allow a business activity that is typical of similar establishments in the Rockridge neighborhood vicinity and beyond. Examples include Ordinaire, Bay Grape, Oakland Yard, and Redfield Cider which is just down the street and also received Minor Variances for distance separation.

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

This Finding is not applicable. The proposal will occur within an existing building and no exterior changes are proposed. The front outdoor dining area is outright permitted. Any signage will require a separate permit.

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

See Findings per OMC Sec. 17.134.050(E) Conditional Use Permit findings above.

- 7. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:
 - a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height:
 - b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site, plus the ten closest lots on the opposite side of the street (see Illustration 1-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

The proposal does not involve a one-or two-family residential facility. Therefore, this Finding does not apply.

No Net Loss Findings (California Government Code Section 65863 (b)(2))

If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need need the purisdiction's share of the remaining capacity of sites identified in the housing element to accommodate that need by income level.

No Net Loss Finding 1: The City of Oakland adopted its current 2023-2031 Housing Element on January 31, 2023. The Housing Element identifies the realistic capacity for housing production throughout the current 2023-2031 Planning Period. This capacity accommodates the Regional Housing Needs Allocation, as well as a buffer, which ensures that if certain identified sites are not developed at the realistic capacity, that there would remain a sufficient number of units available to meet Oakland's Housing Needs. (See Housing Element, Appendix C, Table C-2.) For purposes of this finding, the buffer is calculated on a quarterly basis according to progress made during the 2023-2031 Planning Period.

Oakland's remaining lower income regional housing needs assessment is 6,424 dwelling units while Oakland's current capacity is 9,695 lower income units, a surplus of 3,271 units. ["Lower income" includes very low income (VLI) and low income (LI) units.]

Oakland's remaining moderate income regional housing needs assessment is 3,986 dwelling units, while Oakland's current capacity is 4,909 moderate income units, a surplus of 923 units.

Oakland's remaining above moderate-income regional housing needs assessment is 6,966 dwelling units, while Oakland's current capacity is 15,067 above moderate-income units, a surplus of 8,101 units.

No Net Loss Finding 2: The proposed project is located on a site that is identified in the City of Oakland 2023-2031 Housing Element as a Housing Element Opportunity Site.

□ YES ☑ NO

No Net Loss Finding 3: The proposed project meets the following criteria. *The Finding is not applicable. The proposal includes a business activity proposal, and no residential units are proposed at this Nonresidential building.*

 \Box The proposed project is a non-residential development located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project has no impact on the City's housing capacity.

 \Box The proposed project includes residential development and is located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project results in an increase in the City's housing capacity equal to the total units proposed.

No Net Loss Finding 4: The City of Oakland 2023-2031 Housing Element identifies the following realistic capacity for the site. *The Finding is not applicable. The proposal includes a business activity proposal, and no residential units are proposed at this Nonresidential building.*

Lower income units (VLI/LI): N/A Moderate income units: N/A Above moderate-income units: N/A Total units: N/A

 \square The proposed project is a non-residential development.

□ The proposed project includes residential development.

Therefore, an analysis of potential net loss must be made, as documented below.

No Net Loss Finding 5: The proposed project includes the following residential unit count: *The Housing Element did not identify a housing capacity for this site. The Finding is not applicable. The proposal includes a business activity proposal, and no residential units are proposed at this Nonresidential building.*

Lower income units (VLI/LI): N/A Moderate income units: N/A Above moderate-income units: N/A Total units: _____ N/A _____

The project therefore will result in a net increase or net loss of units as compared to the City's Housing Element projections as follows:

Lower income units (VLI/LI): N/A Moderate income units: N/A Above moderate-income units: N/A Total units: _____ N/A _____

ATTACHMENT B

Oakland City Planning Commission

CONDITIONS OF APPROVAL

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

1. <u>Approved Use</u>

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **received July 10, 2023**, and the approved plans **dated March 27**, **2024**, **and received April 1, 2024**, 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 <u>may</u> 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 in accordance with the procedures required for the new permit/approval.

5. <u>Compliance with Conditions of Approval</u>

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. <u>Severability</u>

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. <u>Special Inspector/Inspections, Independent Technical Review, Project Coordination and</u> <u>Monitoring</u>

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.

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).

<u>When Required</u>: Ongoing <u>Initial Approval</u>: N/A Monitoring/Inspection: Bureau of Building

14. Asbestos in Structures

<u>Requirement</u>: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

15. <u>Construction-Related Permit(s)</u>

<u>Requirement</u>: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

16. Hazardous Materials Related to Construction

<u>Requirement</u>: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and

f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

<u>When Required</u>: During construction <u>Initial Approval</u>: N/A Monitoring/Inspection: Bureau of Building

17. Construction Days/Hours

<u>Requirement</u>: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a caseby-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

<u>When Required</u>: During construction <u>Initial Approval</u>: N/A Monitoring/Inspection: Bureau of Building

18. Construction Noise

<u>Requirement</u>: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A Monitoring/Inspection: Bureau of Building

19. Operational Noise

<u>Requirement</u>: 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

20. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

<u>Requirement:</u> The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. Traffic Control Plan Required

<u>Requirement:</u> In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall

contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. Repair of City Streets

<u>Requirement:</u> The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

21. Construction and Demolition Waste Reduction and Recycling

<u>Requirement</u>: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

22. Employee Rights

<u>Requirement</u>: 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).

<u>When Required</u>: Ongoing <u>Initial Approval</u>: N/A <u>Monitoring/Inspection</u>: N/A

23. Sidewalk Café Nonresidential Facilities

<u>Requirement</u>: The project business owners/operators in the project shall comply with all of the following standards for Sidewalk Cafes:

- A. Operators/owners of Sidewalk Cafes shall comply with all permitting requirements imposed by the City's Department of Transportation and other affected departments and agencies. Standards for Sidewalk Cafes shall include, but not be limited to requirements that a waste receptacle be placed outside, all garbage/litter associated with Sidewalk Cafes be removed within twenty-four (24) hours, and the operators/owners obtain liability insurance. The City shall be named as an additional insured and the amount of the insurance shall be determined by the City's Risk Manager.
- B. The operators/owners of Sidewalk Cafes shall defend, indemnify, and hold harmless the City of Oakland its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Department of Transportation, Planning and Building Department, Planning Commission, or City Council. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.
- C. The operator/owners of Sidewalk Cafes shall continually bus tables and provide a final cleanup at the end of the business day that will include litter pickup one hundred (100) feet in each direction from the site.
- D. Outdoor sidewalk dining, where proposed, requires additional approvals for Encroachment Permit that must be acquired separately by the applicant (approved sidewalk seating may include consumption of alcoholic beverages).

<u>When Required</u>: Ongoing <u>Initial Approval</u>: N/A Monitoring/Inspection: Bureau of Building

24. Additional Permits Required

Requirement:

- i. Necessary ABC permits (license Type 1) 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.
- ii. 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.

25. Operation and Facility Requirements

<u>Requirement</u>: 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: 10:00 AM to 10:00 PM every day of the week.

b) Minors

Admittance of minors is dependent on ABC and the License Type.

c) Alcoholic beverage sales display area

Sales display area of alcoholic beverages shall be set back from doorways.

d) Business signage

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

e) Advertising signage

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

f) 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 Major Conditional Use Permit or attachment of additional Conditions of Approval.

g) 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 bar/lounge as regulated under OMC Chapter 17.120.

h) Noise

- i. No live music or DJ's are allowed without a Cabaret Permit from the City Administrator's Office. Hours of Operation for music and admission shall be based on a Cabaret Permit.
- ii. The City Noise Ordinance (OMC Sec. 8.18.010) and Performance Standards (OMC Sec. 17.20.050) shall be observed for noise emanating from within the establishment from any music and from patrons as well as from outdoor noise from patrons.

i) 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.

j) 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.

k) ABAT Registration

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

I) 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).

m) Taxi call program

The establishment shall maintain a program of calling taxi cabs 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.

n) 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.

o) Future Operators

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

APPROVED BY:

City Plannir	g Commission:	(da	ate)) ()	vote)

ATTACHMENT C **BOTTLE SHOP AND WINE BAR TENANT IMPROVEMENT**

ABBREVIATIONS

AFF ACOUS ADJ AL ALT AB APROV	ABOVE FINISHED FLOOR ACOUSTICAL ADJUSTABLE ALIGN ALTERNATE ANCHOR BOLT APPROVED	(N) NEG NOM NIC NTS NO
ARCH AUTO BLDG BLKG BM BD BO	ARCHITECTURAL AUTOMATIC BUILDING BLOCKING BEAM BOARD BOTTOM OF	OC OD OPP ORIG PART PP
BS CAB CBC CI CIP COL CTR	BOTH SIDES CABINET CALIFORNIA BUILDING CODE CAST IRON CAST IN PLACE COLUMN CENTER	PAF PLAM PL PN PLYWD PT LB PRES
CL CTC CER CJ	CENTER LINE CENTER TO CENTER CERAMIC CONSTRUCTION JOINT	QUAL QUAN
SS CL CMU CON CONT CP CS CW	CLEAR CONCRETE MASONRY UNIT CONNECTION CONTINUOUS COMPLETE PENETRATION COUNTERSUNK COLD WATER	PT PS PART RAD RWL
DET DEPT DIA DIV DR DBL DF DF DN DS DWG DRWR	DETAIL DEPARTMENT DIAMETER DIVISION DOOR DOUBLE DOUGLAS FIR DOWN DIAGONAL SHEATHING DRAWING DRAWER	RECPT REF REIN REQ RDWD RH RHR RM RND RO REV
(E) EA EF EW EN EL ELEV ELEC ENG EQ EQUIP EX EXP EXT	EXISTING EACH EACH FACE EACH WAY EDGE NAILING ELEVATION ELEVATOR ELECTRICAL ENGINEER EQUAL EQUIPMENT EXHAUST EXPEDITE EXTERIOR	SS SAD SCD SED SKD SSD SLD SFMD SFMD SFMD SPD SJ SCHED SECT SHT SM SIM
FAB FOC FOF FOS FOW FIN FF FE FA FLR FLUOR FL FUOR FL FOUND FNG FR	FABRICATE FACE OF CONCRETE FACE OF FINISH FACE OF STUD FACE OF WALL FINISH FINISHED FLOOR FIRE EXTINGUISHER FIRE ALARM FLOOR FLUORESCENT FLUSH FOUNDATION FOOTING FRAMING	SPEC SQ SQFT ST STAG SSTL STAND STL STOR STRUCT SUS SYM SYS
FUR GA GALV GL GLULAM GYP BD	FURRING GAUGE GALVANIZED, GALVANIZING GLASS, GLAZING GLUE LAMINATED BEAM GYPSUM BOARD	TEMP TH THR TD T&B T&G TOC
HVAC HSR HSB HT HD HORIZ HW	HEATING VENTILATION & AIR CONDITIONING HIGH STRENGTH RODS HIGH STRENGTH BOLT HEIGHT HOLD DOWN HORIZONTAL HOT WATER	TOF TOP TOS TOW TN TYP UL UON
NC NFO NT	INCLUDING, INCLUDED INFORMATION INTERIOR	UTIL VERT VIF
JH JT	JOIST HANGER JOINT	VER VEST WC
_AM _H _HR _T _TW -	LAMINATE LEFT HAND LEFT HAND REVERSE LIGHT LIGHT WEIGHT LONG, LENGTH	WH W/ W/O WD YD
MB MAINT MAX MECH MANF MTL MEZZ MIN MISC MTD MUL	MACHINE BOLTS MAINTENANCE MAXIMUM MECHANICAL MANUFACTURER METAL MEZZANINE MINIMUM MISCELLANEOUS MOUNTED MULLION	

NEW NEGATIVE NOMINAL NOT IN CONTRACT NOT TO SCALE NUMBER

ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE ORIGINAL

PARTITION PARTIAL PENETRATION POWDER ACTUATED FASTENER PLASTIC LAMINATE PLATE PLATE NAILING PLYWOOD POINT POUND PRESSURE

QUALITY QUANTITY

PRESSURE/ PRESERVATIVE TREATED PRESTRESSED PARTITION

RADIUS RAIN WATER LEADER RECEPTACLE REFERENCE REINFORCEMENT, REINFORCED REQUIRED REDWOOD RIGHT HAND **RIGHT HAND REVERSE** ROOM ROUND ROUGH OPENING REVISION

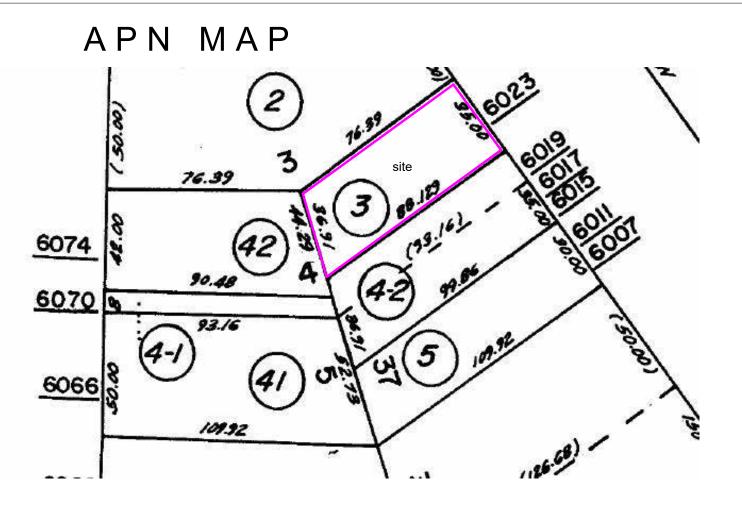
SANITARY SEWER SEE ARCHITECTURAL DRAWINGS SEE CONSULTANT DRAWINGS SEE ELECTRICAL DRAWINGS SEE KITCHEN CONSULTANT DRAWINGS SEE STRUCTURAL DRAWINGS SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SEE FINISH CARPENTRY DRAWINGS SEE PLUMBING DRAWINGS SEISMIC JOINT SCHEDULE, SCHEDULE SECTION SHEET SHEET METAL SIMILAR SPACE SPECIFICATION SQUARE SQUARE FOOT STRAP TIE STAGGERED STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SYSTEM TEMPERED

THICKNESS THREADED TIE DOWN TOP AND BOTTOM TONGUE AND GROOVE TOP OF CONCRETE TOP OF FINISH TOP OF PLATE TOP OF STEEL TOP OF WALL TRUE NORTH TYPICAL

UNDER WRITERS LABORATORY UNLESS OTHERWISE NOTED UTILITY, UTILITIES

VERTICAL VERIFY IN FIELD VERIFY VESTIBULE WATER CLOSET

WATER HEATER WITH WITH OUT WOOD YARD



TENANT:

510-520-1242 ARCHITECT:

COAST ARCHITECTURE AND DESIGN **5717 VAN FLEET AVENUE** RICHMOND, CA 94804 ATTN: TONY VALADEZ 510-459-2022 tony@coastarchitecture.com

DETAIL REFERENCE SHEET NUMBER DETAIL SECTION REFERENCE DRAWING NUMBER SHEET NUMBER **BUILDING SECTION REFERENCE** DRAWING NUMBER SHEET NUMBER WALL SECTION REFERENCE DRAWING NUMBER SHEET NUMBER **EXTERIOR ELEVATION REFERENCE** DRAWING NUMBER SHEET NUMBER

INTERIOR ELEVATION REVERENCE DRAWING NUMBER SHEET NUMBER

REVISION REFERENCE DOOR REFERENCE WINDOW REFERENCE **ELEVATION DATUM ROOM NUMBER** PARTITION TYPE

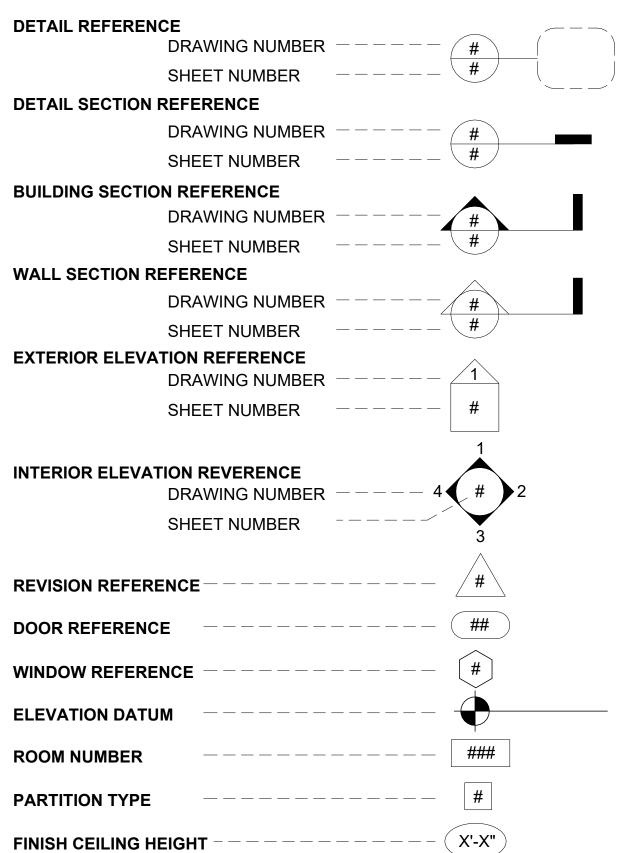
6021 COLLEGE AVENUE, OAKLAND CA 94618 PLANNING APPLICATION UPDATE

3/27/2024

PROJECT DIRECTORY

FAUNUS LUCAS faunus@aintnormalcafe.com

GRAPHIC SYMBOLS



ZONING

APN: ZONING: USE ALLOWED: 014 126-800-402 CN1 YES

PROJECT DATA

OCCUPANCY:	В
FLOOR AREA:	1,672SF GROUND FLOOR TENANT FLOOR AREA IN EXISTING 3,290SF BUILDING
EXISTING HEIGHT:	2 STORIES, 22' HIGH (NO CHANGE PROPOSED)
CONSTRUCTION TYPE:	IIIA
SPRINKLERED:	Ν
SPRINKLERED: FIRE ALARM:	N N

DISCIP

GENERAL GENERAL GENERAL GENERAL GENERAL ARCHITECTU ARCHITECTU



202: ADN 202: 202: 202: 202: 202: 202: 202 202 202 COI 202





www.coastarchitecture.com 510-459-2022

6021 COLLEGE AVE

OAKLAND CA 94618

SHEET LIST

	SHEET LIST	
PLINE	SHEET NUMBER	SHEET NAME
	G0	COVER
	G0.3	CALGREEN
	G0.4	CALGREEN
	G0.5	CALGREEN
	G0.6	PHOTOS
URAL	A101	SITE PLAN AND DEMO PLAN
URAL	A201	PLANS
-		·



PROJECT DESCRIPTION

THIS PROJECT IS RENOVATION OF AN EXISTING CAFE SPACE TO A NEW RETAIL SPACE SELLING WINE AND OTHER GOODS. THE SPACE WILL ALSO INCLUDE A WINE BAR AND A KITCHEN FOR FOOD SERVICE.

APPLICABLE CODES:

22 TITLE 24, PART 1 - CALIFORNIA BUILDING STANDARDS MINISTRATIVE CODE
22 TITLE 24, PART 2 - CALIFORNIA BUILDING CODE
22 TITLE 24, PART 3 - CALIFORNIA ELECTRICAL CODE
22 TITLE 24, PART 4 - CALIFORNIA MECHANICAL CODE
22 TITLE 24, PART 5 - CALIFORNIA PLUMBING CODE
22 TITLE 24, PART 6 - CALIFORNIA ENERGY CODE
22 TITLE 24, PART 9 - CALIFORNIA FIRE CODE
22 TITLE 24, PART 10 - CALIFORNIA EXISTING BUILDING CODE
22 TITLE 24, PART 11 - CALIFORNIA GREEN BUILDING STANDARDS
22 TITLE 24, PART 12 - CALIFORNIA REFERENCE STANDARDS CODE

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

CONSULTANT	
CONSULTANT STAMP	
No. Description	Date
COVER	
Project number	23-

Date

Drawn by

Checked by

G0

3/27/2024

Checker

ΤV

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

	IAL MANDATONT MILASUNES,	<u> </u>	OWNER, CONTRACTOR, INSPECTOR ETC.)
Y N/A RESPON. PARTY CHAPTER 3 GREEN BUILDING	Y N/A RESPON. PARTY D D 5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or	Y N/A RESPON. PARTY 5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section	Y N/A RESPON. PARTY MAXIMUM ALLOWABLE GLARE RATING 5 (G) MAXIMUM ALLOWABLE MAXIMUM ALLOWABLE N/A G1 G2 G3 G4
SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in	 Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale. 	5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.	GLARE RATING $_{\circ}$ (G)N/AG1G2G3G3MAXIMUM ALLOWABLE GLARE RATING $_{\circ}$ (G)N/AG0G1G1G1
the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).	 5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVSC shall be provided in accordance with the <i>California Building</i> <i>Code</i>, Chapter 11B, Section 11B-228.3. Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle 	MAXIMUM ALLOWABLE N/A G0 G0 G1 G GLARE RATING 6 (G) N/A G0 G0 G1 G
301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.	The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.	Signs and Pavement Markings) or its successor(s). 5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N] Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. Exceptions:	MAXIMUM ALLOWABLE GLARE RATING 6 (G) N/A G0 G0
A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.	Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.	 1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power. 	considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section property lines that abut public roadways and public transit corridors, the property line may be considered to be centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only: Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section	5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2	c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. When EVSE(s) is/are installed, it shall be in accordance with the <i>California Building Code</i> , the <i>California</i>	section. 3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduce ratings. Decorative luminaries located in these areas shall meet <i>U</i> -value limits for "all other outdoor lighting"
1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 <i>et seq.</i> for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for	5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.	<i>Electrical Code</i> and as follows: 5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.	5.106.8.1 Facing- Backlight Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixt
ensuring compliance. 301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work. 301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)	 5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. Exception: Additions or alterations which add nine or less visitor vehicular parking spaces. 	 [N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following: The transformer, main service equipment and subpanel shall meet the minimum power 	and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance the nearest point of that property line. Exception: Corners. If two property lines (or two segments of the same property line) have equidistant to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the pr lines to determine the required backlight rating.
301.4 POBLIC SCHOOLS AND COMMONNY COLLEGES. (see GBSC) 301.5 HEALTH FACILITIES. (see GBSC) SECTION 302 MIXED OCCUPANCY BUILDINGS	5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.	 requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE. 2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and 	 5.106.8.2 Facing-Glare. For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table
302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.	5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.	 charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1 3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area 	5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the hemisphere.
 SECTION 303 PHASED PROJECTS 303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply. 	 5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. 5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following: 	 where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles. 4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 	 See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements parking facilities and walkways. 2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B. 3. Refer to the California Building Code for requirements for additions and alterations.
303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.	1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.	5.106.5.4.1.	 5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage sur water include, but are not limited to, the following:
ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission	Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.	TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]	 Swales. Water collection and disposal systems. French drains.
DSA-SSDivision of the State Architect, Structural SafetyOSHPDOffice of Statewide Health Planning and DevelopmentLRLow RiseHRHigh Rise	 5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2 5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building. 	BUILDING TYPE BUILDING SIZE (SQ. FT.) OFF-STREET FOR RACEWAY &	 4. Water retention gardens. 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.1
AA Additions and Alterations N New CHAPTER 5	 5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following: 	LOADING SPACES BUSWAY AND TRANSFORMER & PANEL	and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6. 5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be in
NONRESIDENTIAL MANDATORY MEASURES DIVISION 5.1 PLANNING AND DESIGN	 Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers. 	Grocery 10,000 to 90,000 1 or 2 200 3 or Greater 400	to provide shade over 50 percent of the parking area within 15 years. Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in p
SECTION 5.101 GENERAL 5.101.1 SCOPE The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the	5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.	Greater than 90,000 1 or Greater 400 Retail 10,000 to 135,000 1 or 2 200 3 or Greater 400	lieu of shade tree planting. 5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installe provide shade of 20% of the landscape area within 15 years.
environmental quality of the site and respect the integrity of adjacent properties. SECTION 5.102 DEFINITIONS 5.102.1 DEFINITIONS	Exceptions: 1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply	Greater than 135,000 1 or Greater 400 20,000 to 256,000 1 or 2 200	 Exceptions: Playfields for organized sport activity are not included in the total area calculation. 5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed provide shade over 20 percent of the hardscape area within 15 years.
The following terms are defined in Chapter 2 (and are included here for reference) CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of	 b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. 	Warehouse 3 or Greater 400 Greater than 256,000 1 or Greater 400	 Exceptions: 1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofi materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part i of shade tree planting.
80 degrees above nadir. This applies to all lateral angles around the luminaire. LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following:	 Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section 5.106.5.3.1 EV capable spaces. 	5.106.8 LIGHT POLLUTION REDUCTION. [N]. Outdoor lighting systems shall be designed and installed to comply with the following:	2. Designated and marked play areas of organized sport activity are not included in the total area calcula DIVISION 5.2 ENERGY EFFICIENCY
 Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D. 	 [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements: 1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving 	 The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and 	SECTION 5.201 GENERAL 5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficience standards in this code, the California Energy Commission will continue to adopt mandatory building standards.
NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.	 the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces. A service panel or subpanel (s) shall be provided with panel space and electrical load 	 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. Exceptions: [N] 	DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION SECTION 5.301 GENERAL 5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdo
TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.	 capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS. 3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space. 	 Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code. Emergency lighting. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. 	and in wastewater conveyance. SECTION 5.302 DEFINITIONS
VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.	4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."	 Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction. Luminaires with less than 6,200 initial luminaire lumens. 	 5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference) EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences the two major influences.
Note: Source: Vehicle Code, Division 1, Section 668 ZEV. Any vehicle certified to zero-emission standards.	Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.		the amount of water that needs to be applied to the landscape. FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural gr not including exterior areas such as stairs, covered walkways, patios and decks.
SECTION 5.106 SITE DEVELOPMENT 5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction	TABLE 5.106.5.3.1	TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2 LIGHTING LIGHTING LIGHTING	METERING FAUCET . A self-closing faucet that dispenses a specific volume of water for each actuation cycle. volume or cycle duration can be fixed or adjustable.
activities through one or more of the following measures: 5.106.1.1 Local ordinance . Comply with a lawfully enacted storm water management and/or erosion control ordinance.	TOTAL NUMBER OF ACTUAL PARKING SPACES NUMBER OF REQUIRED EV CAPABLE SPACES NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2	ALLOWABLE RATING ZONE LZ0 ZONE LZ1 ZONE LZ2 ZONE LZ3 ZONE LZ4 MAXIMUM ALLOWABLE BACKLIGHT RATING 3	GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewate has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unheal bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom
5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.	0-9 0 0 10-25 2 0 26-50 8 2	BACKLIGHT RATING 3 BACKLIGHT RATING 3 Luminaire greater than 2 Impound the second	washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks o dishwashers. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating lands
 Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. b. Preservation of natural features, vegetation, soil, and buffers around surface waters. 	20-30 0 2 51-75 13 3 76-100 17 4	Luminaire back hemisphere is 1-2 MH from property lineN/AB2B3B4B4	design, installation and maintenance practices that will ensure commercial, multifamily and other developer insta landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area climatological parameters.
 c. Drainage swales or lined ditches to control stormwater flow. d. Mulching or hydroseeding to stabilize disturbed soils. e. Erosion control to protect slopes. f. Protection of storm drain inlets (gravel bags or catch basin inserts). 	101-150 25 6 151-200 35 9	Luminaire back hemisphere is 0.5-1 MH from property line N/A B1 B2 B3 B3 Luminaire back hemisphere is N/A B1 B2 B3 B3	MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance a as effective as the MWELO.
 g. Perimeter sediment control (perimeter silt fence, fiber rolls). h. Sediment trap or sediment basin to retain sediment on site. i. Stabilized construction exits. i. Wind erosion control. 	201 AND OVER 20% of total ¹ 25% of EV capable spaces ¹ 1. Where there is insufficient electrical supply. 2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards	Iess than 0.5 MH from property N/A B0 B0 B1 B2 Ine MAXIMUM ALLOWABLE UPLIGHT RATING (U) Image: Comparison of the second	POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinkin Water Standards. See definition in the California Plumbing Code, Part 5.
 k. Other soil loss BMPs acceptable to the enforcing agency. 2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following: 	the total number of required EV capable spaces shown in column 2. 5.106.5.3.2 Electric vehicle charging stations (EVCS)	For area lighting 3 N/A U0 U0 U0 For all other outdoor	POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets to U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Auth Having Jurisdiction.
 are not limited to, the following: a. Dewatering activities. b. Material handling and waste management. c. Building materials stockpile management. d. Management of washout areas (concrete, paints, stucco, etc.). 	EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.	lighting,including decorative N/A U1 U2 U3 UR luminaires	RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is wat treated to remove waste matter attaining a quality that is suitable to use the water again.
 a. Management of washout areas (concrete, paints, stucco, etc.). e. Control of vehicle/equipment fueling to contractor's staging area. f. Vehicle and equipment cleaning performed off site. g Spill prevention and control. h. Other housekeeping BMPs acceptable to the enforcing agency. 	One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.		SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual re unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code S 1954.202 (g) and Water code Section 517 for additional details.)
	The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.		WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum a water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).



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		Y N/A RESPON. PAR	TY = RESPO	PPLICABLE NSIBLE PARTY (ie: ARG R, CONTRACTOR, INSPI	
MAXIMUM ALLOWABLE GLARE RATING ₅ (G)					
MAXIMUM ALLOWABLE GLARE RATING ₅ (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING ₅ (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING ₅ (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING ₅ (G)	N/A	G0	G0	G0	G1

.106.8.1 Facing- Backlight

106.8.2 Facing-Glare.

Note: [N]

1. Swales.

DIVISION 5.2 ENERGY EFFICIENCY

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

ECTION 5.302 DEFINITIONS

6021 COLLEGE AVE OAKLAND CA 94618

CONSULTANT

CONSULTANT STAMP



Date No. Description

CALGREEN

23-10 Project number 3/27/2024 Date Drawn by Author Checker Checked by

G0.3

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **NONRESIDENTIAL MANDATORY MEASURES, SHEET 2** (January 2023)

 A. M. K. M. A. M. M.					WANDATORT WILASURES,
FUNDING MONOGENERGY MERCENCE FUNDING FUN	Y N/			Y N/	
 Later Lange of Later Annual Ann			5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections		
 To all other and an access of the constraints of the cons					
 A. S. A. S. S. A. S. S.					
			more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners,		
 Proceedings of the second secon					
 Amount and a standard and a standard and a standard at a st			following subsystems:		
 Addit of Parties and Parties			b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).		BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction
 International and a status and the later of a status of the later of a status and t					
 Hash a way to construct a starting multiple and prove the start and the s					ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food
			5 202 2 WATER CONSERVING DI LIMPING EIVILIPES AND EITTINGS. Diumbing futures (victor closete and		
 Land Lange and Lange an		1			
 Enclose of a product of a produ		(5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per		5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by
Control C					
 Landson Marketing Landson Marketing<					
 Bar Same Same Same Same Same Same Same Same					5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.
 Cara Construction was approximately and the second construction of the second consecond construction of the second construction of the second c		ſ	5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed		
 Handborg Company and the spectra of th					
 Han 13. Boundary and particular and particular production of production o					
 And a standard of the standard of		1			
 Part and provide standards and			gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA		
 Arr 2012 Frame, the function of the state of					3. The door is recessed at least 4 feet.
 And a start of a start is the burger of a start of a			showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a		
 Add A and A			single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.		v. TVT. E. E. E. Trashing. moral nashings integrated with a drainage plane.
 All All All and matrix m					SECTION 5.408 CONSTRUCTION WASTE REDUCTION DISPOSAL AND
 A 2014 If the ordering is basis bas		1	5 303 3 4 Faucets and fountains		
 International of general management and starting and starting management and starting man					5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1.5.408.1.2 or 5.408.1.3; or
 C C <lic c<="" li=""> <lic c<="" li=""></lic></lic>					
 Leader of the second of the sec					
 And A series from the start of the series of			but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons		
 In protection of the space of provide finance of the space of the spac					usage, recycling, reuse on the project or salvage for future use or sale.
Image: Section S					bulk mixed (single stream).
 SA32.4.4 Maning human to may human the standard of the set in which is not in a set of and set of the set of			5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.		4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated
Comparison of the second					
 The member of the second second					documentation that the percentage of construction and demolition waste material diverted from the landfill
 ALLA LA Posting spy num ALLA Posting spy num<td></td><td></td><td></td><th></th><td></td>					
 Bittery Regulatory, Based on the first previous first					
 Control Control Contend Control Control Control Control Control Control Control C					Exceptions to Sections 5.408.1.1 and 5.408.1.2:
Constraints of the public					
 106.5 applying the second secon					facilities capable of compliance with this item do not exist.
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER LANUARY 28, 2019 Entry free in source for an one for the CMM matter and the CMM mat			1605.3 (h)(4)(A).		
Extinct Class 3 (PB 2) (Class 2) (PB 2) (Class 3) (PB 2) (PE			TABLE H-2		5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does
E Aut.UES MANUFACTURED ON OR AFTER JANUARY 28, 2019 Head or any control of the second or and the control of the second or any control of the second					
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Image: Index (Index (PRODUCT CLASS MAXIMUM ELOW PATE (gpm)		
Explore A constraints of the second of			[spray force in ounce force (ozf)]		Notes:
 Index data of you due to the control of the control o					
Control Contro Control Control Control Control Control Control Control Control Co					located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-
Resources Recycling and Recovery (Califorde). Resources Recovers Recovers and affect and under Resources Recovers Recover		ſ			management plan.
when the disposer in on thise (or actively granting tool watesholds) of all automatically shufd of aller on the disposer interest th					
 Indication of the control of the contrel of the control of the control of the control of the contr			when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no		
Instantial field in data data data data data data data dat			Note: This code section does not affect local jurisdiction authority to prohibit or require disposer		items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited
Building Standards Commission as specified in Section 103. the provisions of Section 5.303.3 and 5.303.4 shall apply to new future in additions or areas of attraction to the building. Note: ClarkING Description 100, the provisions of Section 5.303.3 and 5.303.4 shall apply to new future in additions or area of attraction to the building. S.303.6 STANDARDS FOR PULMEING FXTURES AND FITTINGS. Plumbing Dokume and fittings shall be installed in a concarrent with the Catking Plumbing Code and and the met hasplicable standards referenced in Table 1701.1 of the Catking Plumbing Code and and meet the applicable standards referenced in Table 1701.1 of the Catking Plumbing Code and and annex to second the standards referenced in Table 1701.1 of the Catking Plumbing Code and and annex to second the standards referenced in Table 1701.1 of the Catking Plumbing Code and and annex to second the standards referenced in Table 1701.1 in accorance with the Catking Plumbing Code and and annex to second the standards referenced in Table 200.1 No.1 Clark Clark Clark Plumbing Code and and annex to second the standards referenced in Table 200.1 No.1 Clark Clark Plumbing Code and and annex to second the standards referenced in Table 200.1 No.1 Clark Plumbing Code and and standard the clark Plumbing Code and and second the standards reference 100.1 No.1 No.1 No.1 No.1 No.1 No.1 No.1 No					
 In new forthurs in additions or areas of alteration to the building. So as 6 STANDARD FOR PLUREMENT FITTINGS, Plumking focures and fitting shall be installed in accordance with the California Plumking Code and in Capter 0 of this code. SECTION 5.304 OUTDOOR WATER USE So as 5 ATANDARD CANDOR WATER USE IN LANDSCAFE AREAS. Nonesidential developments shall comply with a backward or accord. California Plumking Code and in Chapter 0 of this code. So as 5 TANDARD COND ROTABLE WATER USE IN LANDSCAFE AREAS. Nonesidential developments shall comply with a backward or discusse or pest infestation. So as 6 TANDARD COND ROTABLE WATER USE IN LANDSCAFE AREAS. Nonesidential developments and fitting and accord from conditions of the continuon of the culture intervences in the California Department of Valuer Resources' Model Water Resources' Resources' Model Water Resources' Resources Resources' Resources Resources Resources' Resources Resources' Resources Resources' Resources Resources' Resources Resources' Resources Resources' Resources' Resources Resources' Resources Resources' Resources Resou			Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply		Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/
 In accordance with the California Planning Code and shall meet the applicable standards of manage and the applicable standards of manage and the applicable standards of manage and the California Planning Code and in Chapter 6 of this code. SECTION 5.304 OUTDOOR WATER USE S.304.1 OUTDOOR WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local were officient of steage of clinance (MVELO), whichever is more stringent. Note: Note: Note: Note: S.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local were officient of the california Calubra of Water Resources' Model Water Efficient Landscape Ordinance (MVELO) is located in the California Code of Regulation. The Model Water Efficient Landscape Ordinance (MVELO) is located in the California Code of Regulation. The Model Water Efficient Landscape Ordinance (MVELO) is located in the California Code of Regulation. MVELO and supporting documents, including a water budget calculator, are available at this structure. Note: S.304.6 JUTPCOR POTABLE WATER USE IN LANDSCAPE AREAS. Propulse divides and community colleges, were the structure of the California Department of Efficient Landscape Ordinance (MVELO) is located in the California Department of Efficient Landscape Ordinance (MVELO) is located in the California Department of Efficient Landscape Ordinance (MVELO) is located in the California Planning of the California Planning with Scient APD of Ordinary of MVELO Commonding with Scient APD of Ordinary of California Planning of the California			to new fixtures in additions or areas of alteration to the building.		
 a d the California Plumbing Code and in Chapter 6 of this code. SECTION 5.304. OUTDOOR WATER USE. Section 5.304. OUTDOOR WATER USE. Section 5.304. OUTDOOR WATER USE. Notes: A the Model Water efficient Landscape of inance of the current California Department of Water Resources Model Water Efficient Landscape of Contact (MWELO). Notes: The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Department of Vater Resources Model Water Efficient Landscape Ordinance (MWELO). Notes: The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) is located in the California Department of Water Resources and Data supporting documents, including a water budget calculator, are available at: https://www.wetc.ag.gov/ Sola 4.5 UTDOOR POTABLE WATER USE IN LANDSCAPE AREAS, For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 and camperation adjustment factor (ETAF) and adjusted mit and school and optionane (MWELO) commenting with the Scalifornia Department of Weter Resources (SLAV of DAS California Department of Weter Resources (SLAV of DAS California Department of adjustment factor (ETAF) and adjustment factor (ETAF) and adjustment factor (ETAF) and adjustment factor (ETAF) and adjustment material school and comparison adjustment factor (ETAF) and adjustment adjustment factor (ETAF) and adjustment adjustment factor (ETAF) and ETAF Collina California Department of the departing storage and california Department of non-adjustment adjustment factor (ETAF) and adjustment adjustment factor (ETAF) and adjustment material school and california adjustment factor (ETAF) and adjustment adjustment factor (ETAF) and adjustment material carbonard adjustment factor (ETAF) and adjuster Description Code of Regulations, e			in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1		
 5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance (MWELO), whichever is more stringent. Notes: If contamination by disease or past infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. Otes: If contamination by disease or past infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. Contamination by disease or past infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Tite 23. Chapter 27. Division 2.					Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.
with a local water efficient landscape or of the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Notes: 1 The Media Water efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, community colleges, bits/s/www.weter.ca.gov/ 2 S.304.6 OUTOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, bits/s/www.weter.ca.gov/ 3 S.304.6 OUTOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, bits/s/www.weter.ca.gov/ S.304.6 OUTOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, bits/s/www.weter.ca.gov/ S.304.6 OUTOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, bits/s/www.weter.ca.gov/ S.304.6 OUTOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, bits/s/www.weter.ca.gov/ S.304.6 OUTOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, shadts/shadt and scope areas (SLA) of 0.35 S.404.1 Newly constructed landscape area (SLA) of 0.35 Exception: Any project with an aggregate landscape area (SLA) of 0.250 square fear or less may comply with the prescriptive measures contained in Appendix D of the MWELO. S.304.6.2 Rehabilitated landscape area equal to or greater than 300 square feat. DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY SECTION 5.401 GENERAL					Notes:
 Notes: The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Tile 32, Chapter 27, Division 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/. Source Model Water Efficient Landscape Ordinance (MWELO) is located in the California Department of Food and Agriculture. (www.cdfa.ca.gov). Source Model Water Efficient Landscape Ordinance (MWELO) comments, including a water budget calculator, are available at: https://www.water.ca.gov/. Source Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 40 of Orbitage 27, Division 2, Title 23, California Department of Yater Resource Model Water and source Model Water and source for special landscape area of 2.500 square feet or loss may comply with the prescriptive measures construction projects with an aggregate landscape area of 2.500 square feet. Source Source Source Again to orgeneter than 500 square feet. Source Source Source Again and a source or special landscape area of 2.500 square feet. Source Source Source Again and a source or special landscape area of 2.500 square feet. Source Source Source Source Again and source or special landscape area of 2.500 square feet. Source Source Source Source Again and source feet. Source Source Source			with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water		
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area equal to or greater than 500 square feet. 5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet. DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY SECTION 5.401 GENERAL 5.401 GENERAL 5.401.1 Scope. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of					
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SECTION 5.401 GENERAL Recycling Access Act of 1991 (Act). 5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.					
5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of CalRecycle's web site.					
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKL					I



5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

- 1. Owner's or Owner representative's project requirements. Basis of design.
- Commissioning measures shown in the construction documents. 4. Commissioning plan.
- 5. Functional performance testing.
- 6. Documentation and training. Commissioning report.
- Exceptions:
- 1. Unconditioned warehouses of any size. 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
- 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

- 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
- 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

- 1. Environmental and sustainability goals. 2. Building sustainable goals.
- Indoor environmental quality requirements. 4. Project program, including facility functions and hours of operation, and need for after hours
- 5. Equipment and systems expectations. 6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

- 1. Renewable energy systems
- Landscape irrigation systems. Water reuse system.
- 5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to
- document how the project will be commissioned. The commissioning plan shall include the following: 1 General project information
 - Commissioning goals.
 - ed. Plans to test systems and components shall include: Systems to be a. An explanation of the original design intent.
 - b. Equipment and systems to be tested, including the extent of tests.
 - c. Functions to be tested. Conditions under which the test shall be performed.
 - e. Measurable criteria for acceptable performance.
- 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The

- systems manual shall include the following
- 1. Site information, including facility description, history and current requirements. 2. Site contact information.
- 3. Basic operations and maintenance, including general site operating procedures, basic
- troubleshooting, recommended maintenance requirements, site events log.
- Major systems.
- 5. Site equipment inventory and maintenance notes.
- 6. A copy of verifications required by the enforcing agency or this code. 7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning

- report and shall include the following 1. System/equipment overview (what it is, what it does and with what other systems and/or
- equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance.
- 3. Review of the information in the Systems Manual. 4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

- 1. Renewable energy systems. Landscape irrigation systems.
- 3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. 5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. SECTION 5.504 POLLUTANT CONTROL 5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of occupied during alteration, at the conclusion of construction.

30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is 5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain

included in that specific regulation is the one that prevails for the specific measure in question.

ozone formation in the troposphere. SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet

hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a) Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition

SECTION 5.503 FIREPLACES



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NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

N/A RESPO

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors. SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route. A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu the amount of heat required to melt a ton (2,000 pounds) of ice at 32⁰ Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O³/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system

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6021 COLLEGE AVE OAKLAND CA 94618

CONSULTANT

CONSULTANT STAMP



No. Description Date

CALGREEN

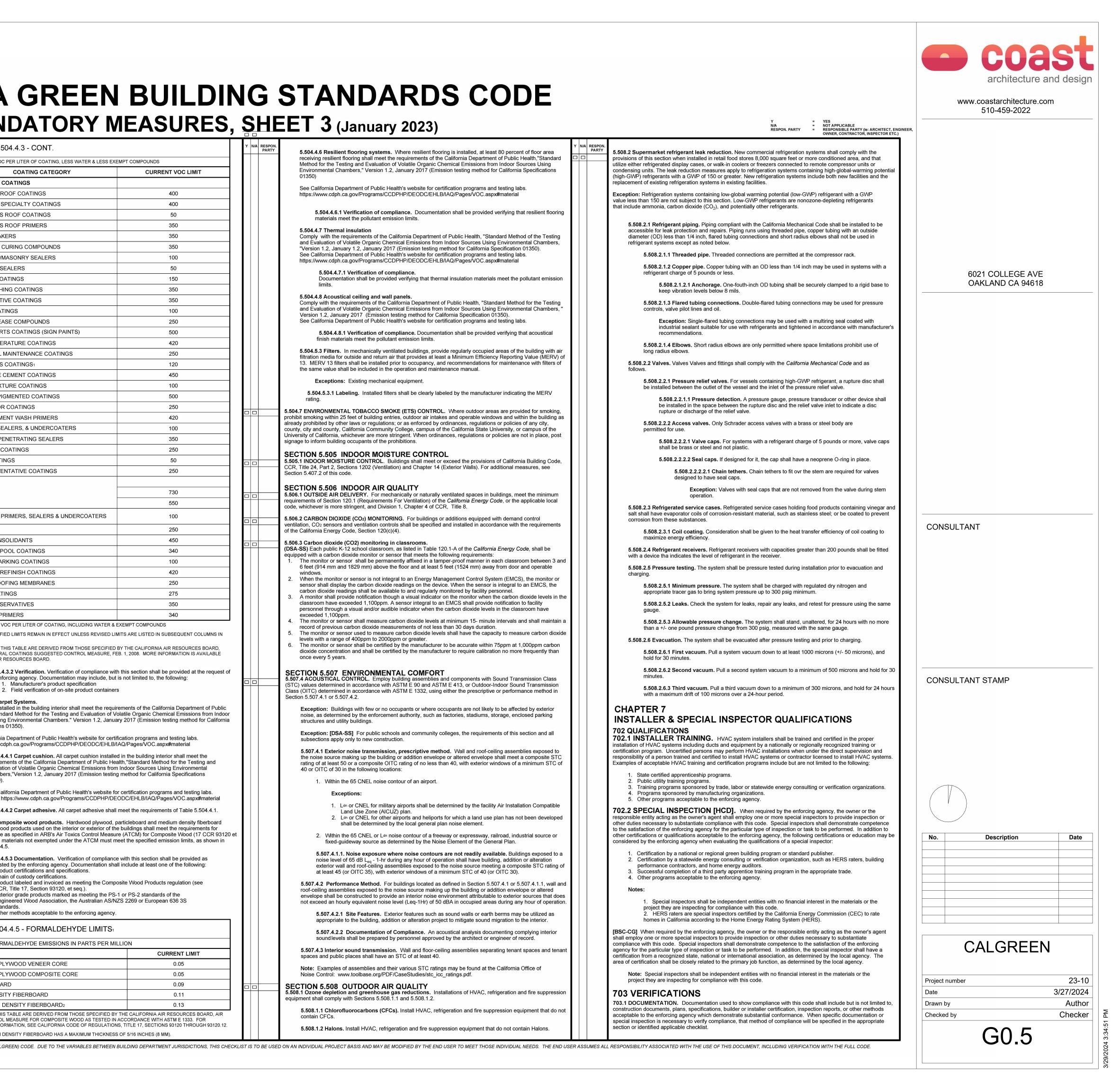
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California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish ma	aterials shall comply with Sections 5.504.4.1 through	TABLE 5.504.4.3 - CONT.	
5.504.4.6.		GRAMS OF VOC PER LITER OF COATING,	
5.504.4.1 Adhesives, sealants and caulks. Adhesives the requirements of the following standards:		COATING CATEGO	
 Adhesives, adhesive bonding primers, adhesive comply with local or regional air pollution control or 	air quality management district rules where	SPECIALTY COATINGS	
applicable, or SCAQMD Rule 1168 VOC limits, as s products also shall comply with the Rule 1168 prohi	hown in Tables 5.504.4.1 and 5.504.4.2. Such bition on the use of certain toxic compounds	ALUMINUM ROOF COATINGS	
	e, perchloroethylene and trichloroethylene), except for	BASEMENT SPECIALTY COATINGS	
2. Aerosol adhesives, and smaller unit sizes of adh		BITUMINOUS ROOF COATINGS BITUMINOUS ROOF PRIMERS	
units of product, less packaging, which do not weigh than 16 fluid ounces) shall comply with statewide V	n more than one pound and do not consist of more	BOND BREAKERS	
	California Code of Regulations, Title 17, commencing	CONCRETE CURING COMPOUNDS	
		CONCRETE/MASONRY SEALERS	
TABLE 5.504.4.1 - ADHESIVE VOC LIMI	T _{1,2}	DRIVEWAY SEALERS	
Less Water and Less Exempt Compounds in Grams pe	r Liter	DRY FOG COATINGS	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT	FAUX FINISHING COATINGS	
INDOOR CARPET ADHESIVES	50	FIRE RESISTIVE COATINGS	
CARPET PAD ADHESIVES	50	FLOOR COATINGS	
OUTDOOR CARPET ADHESIVES	150	FORM-RELEASE COMPOUNDS	
	60	GRAPHIC ARTS COATINGS (SIGN P	
RUBBER FLOOR ADHESIVES	50	HIGH-TEMPERATURE COATINGS	
CERAMIC TILE ADHESIVES	65	INDUSTRIAL MAINTENANCE COATI	
VCT & ASPHALT TILE ADHESIVES	50	MAGNESITE CEMENT COATINGS	
DRYWALL & PANEL ADHESIVES	50	MASTIC TEXTURE COATINGS	
COVE BASE ADHESIVES	50	METALLIC PIGMENTED COATINGS	
MULTIPURPOSE CONSTRUCTION ADHESIVES	70	MULTICOLOR COATINGS	
STRUCTURAL GLAZING ADHESIVES	100	PRETREATMENT WASH PRIMERS	
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	PRIMERS, SEALERS, & UNDERCOA	
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50	REACTIVE PENETRATING SEALERS	
SPECIALTY APPLICATIONS PVC WELDING	510	RECYCLED COATINGS	
PVC WELDING CPVC WELDING	490		
ABS WELDING	325	RUST PREVENTATIVE COATINGS	
PLASTIC CEMENT WELDING	250	SHELLACS: CLEAR	
ADHESIVE PRIMER FOR PLASTIC	550	OPAQUE	
CONTACT ADHESIVE	80	SPECIALTY PRIMERS, SEALERS &	
SPECIAL PURPOSE CONTACT ADHESIVE	250		
STRUCTURAL WOOD MEMBER ADHESIVE	140	STAINS STONE CONSOLIDANTS	
TOP & TRIM ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS	250	SWIMMING POOL COATINGS	
METAL TO METAL	30	TRAFFIC MARKING COATINGS	
PLASTIC FOAMS	50	TUB & TILE REFINISH COATINGS	
POROUS MATERIAL (EXCEPT WOOD)	50	WATERPROOFING MEMBRANES	
WOOD	30	WOOD COATINGS	
WOOD FIBERGLASS	<u> </u>		
FIBERGLASS 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR	80 SUBSTRATES TOGETHER, THE ADHESIVE	WOOD COATINGS WOOD PRESERVATIVES ZINC-RICH PRIMERS	
FIBERGLASS 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR WITH THE HIGHEST VOC CONTENT SHALL BE ALLO	80 SUBSTRATES TOGETHER, THE ADHESIVE OWED.	WOOD COATINGS WOOD PRESERVATIVES ZINC-RICH PRIMERS 1. GRAMS OF VOC PER LITER OF COATIN	
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.504.4.3 - CONT.		Y N/#	A RESPON. PARTY	5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area		A RESPON. PARTY	5
				receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications			p u'
	CURRENT VOC LIMIT			01350)			(h
COATINGS	400			See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material			
SPECIALTY COATINGS	400			https://www.cupit.ca.gov/Frograms/CCDFHF/DEODC/EnLb/IAQ/Fages/VOC.aspx#inatenal			
IS ROOF COATINGS	50			5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.			l "
IS ROOF PRIMERS	350			5.504.4.7 Thermal insulation			
AKERS	350			Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing			
CURING COMPOUNDS	350			and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).			
MASONRY SEALERS	100			See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material			
SEALERS	50			5.504.4.7.1 Verification of compliance.			
OATINGS	150			Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.			
HING COATINGS	350 350			5.504.4.8 Acoustical ceiling and wall panels.			
ATINGS	100			Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "			
EASE COMPOUNDS	250			Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.			
RTS COATINGS (SIGN PAINTS)	500			5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical			
PERATURE COATINGS	420			finish materials meet the pollutant emission limits.			
L MAINTENANCE COATINGS	250			5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of			
S COATINGS1	120			13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.			
E CEMENT COATINGS	450			Exceptions: Existing mechanical equipment.			
XTURE COATINGS	100			5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV			
PIGMENTED COATINGS	500			rating.			
	250]	5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking,			
MENT WASH PRIMERS SEALERS, & UNDERCOATERS	420			prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, accurate and accurate California Community California Community California State University or accurate of the California State University or accurate of the California State California Community California Community California State California State University or accurate of the California State California Stat			
PENETRATING SEALERS	350			county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post			
COATINGS	250			signage to inform building occupants of the prohibitions.			
TINGS	50			SECTION 5.505 INDOOR MOISTURE CONTROL 5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code,			
/ENTATIVE COATINGS	250		1	CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.			
	730		1	SECTION 5.506 INDOOR AIR QUALITY 5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum			
	550			requirements of Section 120.1 (Requirements For Ventilation) of the <i>California Energy Code</i> , or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.			
PRIMERS, SEALERS & UNDERCOATERS	100		1	5.506.2 CARBON DIOXIDE (CO ₂) MONITORING. For buildings or additions equipped with demand control			
	250		1	ventilation, CO ₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).			
NSOLIDANTS	450		1	5.506.3 Carbon dioxide (CO2) monitoring in classrooms.			
POOL COATINGS	340		1	(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the <i>California Energy Code</i> , shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:			
ARKING COATINGS	100			 The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable 			
REFINISH COATINGS	420			 windows. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or 			
OOFING MEMBRANES	250			sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the			
ATINGS	275			 carbon dioxide readings shall be available to and regularly monitored by facility personnel. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the provide notification though a visual indicator on the monitor when the carbon dioxide levels in the provide notification though a visual indicator on the monitor when the carbon dioxide levels in the provide notification though a visual indicator on the monitor when the carbon dioxide levels in the provide notification though a visual indicator on the monitor when the carbon dioxide levels in the provide notification though a visual indicator on the monitor when the carbon dioxide levels in the provide notification to the pro			
SERVATIVES	350			classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have			
PRIMERS	340			exceeded 1,100ppm.4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a			
IFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIM				record of previous carbon dioxide measurements of not less than 30 days duration.The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide			
THIS TABLE ARE DERIVED FROM THOSE SPECIFIED				levels with a range of 400ppm to 2000ppm or greater.6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon			
RAL COATINGS SUGGESTED CONTROL MEASURE, FE R RESOURCES BOARD.				dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.			
I.4.3.2 Verification. Verification of compliance with	h this postion shall be previded at the request of						
nforcing agency. Documentation may include, but			1	SECTION 5.507 ENVIRONMENTAL COMFORT 5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class			
 Manufacturer's product specification Field verification of on-site product containers 	S			(STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in			
arpet Systems.				Section 5.507.4.1 or 5.507.4.2.			
stalled in the building interior shall meet the requir indard Method for the Testing and Evaluation of V	olatile Organic Chemical Emissions from Indoor			Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking			
ing Environmental Chambers." Version 1.2, Janua ns 01350).	ary 2017 (Emission testing method for California			structures and utility buildings.			[]
nia Department of Public Health's website for certil	fication programs and testing labs.			Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.			7
.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/I	AQ/Pages/VOC.aspx#material			5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to			in c
.4.4.1 Carpet cushion. All carpet cushion installer rements of the California Department of Public Hea				the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of			re F
ation of Volatile Organic Chemical Emissions from bers,"Version 1.2, January 2017 (Emission testing	Indoor Sources Using Environmental			40 or OITC of 30 in the following locations:			[]
)).				1. Within the 65 CNEL noise contour of an airport.			
California Department of Public Health's website fo https://www.cdph.ca.gov/Programs/CCDPHP/DE				Exceptions:			
.4.4.2 Carpet adhesive. All carpet adhesive shall				1. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible			7
omposite wood products. Hardwood plywood, p				Land Use Zone (AICUZ) plan. 2. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed			re
wood products used on the interior or exterior of the le as specified in ARB's Air Toxics Control Measure	e buildings shall meet the requirements for	ot		shall be determined by the local general plan noise element.			tc
e materials not exempted under the ATCM must m		el		 Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan. 			C
.4.5.				5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a			
.4.5.3 Documentation. Verification of compliance sted by the enforcing agency. Documentation sha				noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of			
roduct certifications and specifications. hain of custody certifications.				at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).			
roduct labeled and invoiced as meeting the Compo CR, Title 17, Section 93120, et seq.).				5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered			
xterior grade products marked as meeting the PS- ngineered Wood Association, the Australian AS/N				envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.			
andards. ther methods acceptable to the enforcing agency.				5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as			
				appropriate to the building, addition or alteration project to mitigate sound migration to the interior.			
04.4.5 - FORMALDEHYDE LIMITS				5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.			Ţ
RMALDEHYDE EMISSIONS IN PARTS PER MII							S C
	CURRENT LIMIT			5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.			a c
	0.05			Note: Examples of assemblies and their various STC ratings may be found at the California Office of			a
PLYWOOD COMPOSITE CORE	0.05			Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.			
SITY FIBERBOARD	0.09]	SECTION 5.508 OUTDOOR AIR QUALITY 5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression			7
I DENSITY FIBERBOARD2	0.13			equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.			7
HIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY OL MEASURE FOR COMPOSITE WOOD AS TESTED IN				5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.			
FORMATION, SEE CALIFORNIA CODE OF REGULATION	IS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.			5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.			S S
I DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS	S OF 5/16 INCHES (8 MM).						L









08 - 5955 COLLEGE AVE



07 - 6011 COLLEGE AVE

10 - 5937 COLLEGE AVE

09 - 5951 COLLEGE AVE



19 - 5916 COLLEGE AVE

18 - 5930 COLLEGE AVE



17 - 5954 COLLEGE AVE



COMPARABLE BUSINESSES NEARBY:



A - BEER BARON 5902 COLLEGE AVE



B - REDFIELD CIDER BAR AND BOTTLE SHOP 5815 COLLEGE AVE



C - SFIZIO PASTA 6099 CLAREMONT AVE



06 - 6019 COLLEGE AVE



01 - 6029 COLLEGE AVE



02 - 6201 COLLEGE AVE



03 - 6219 COLLEGE AVE



16 - 6008 COLLEGE AVE



15 - 6036 COLLEGE AVE

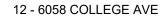


14 - 6046 COLLEGE AVE



13 - 6052 COLLEGE AVE





11 - 6300 COLLEGE AVE





SUBJECT PROPERTY FRONT FACADE

SUBJECT PROPERTY REAR FACADE



04 - 6239 COLLEGE AVE



05 - 6241 COLLEGE AVE





CONTEXT MAP



www.coastarchitecture.com 510-459-2022

6021 COLLEGE AVE OAKLAND CA 94618

CONSULTANT

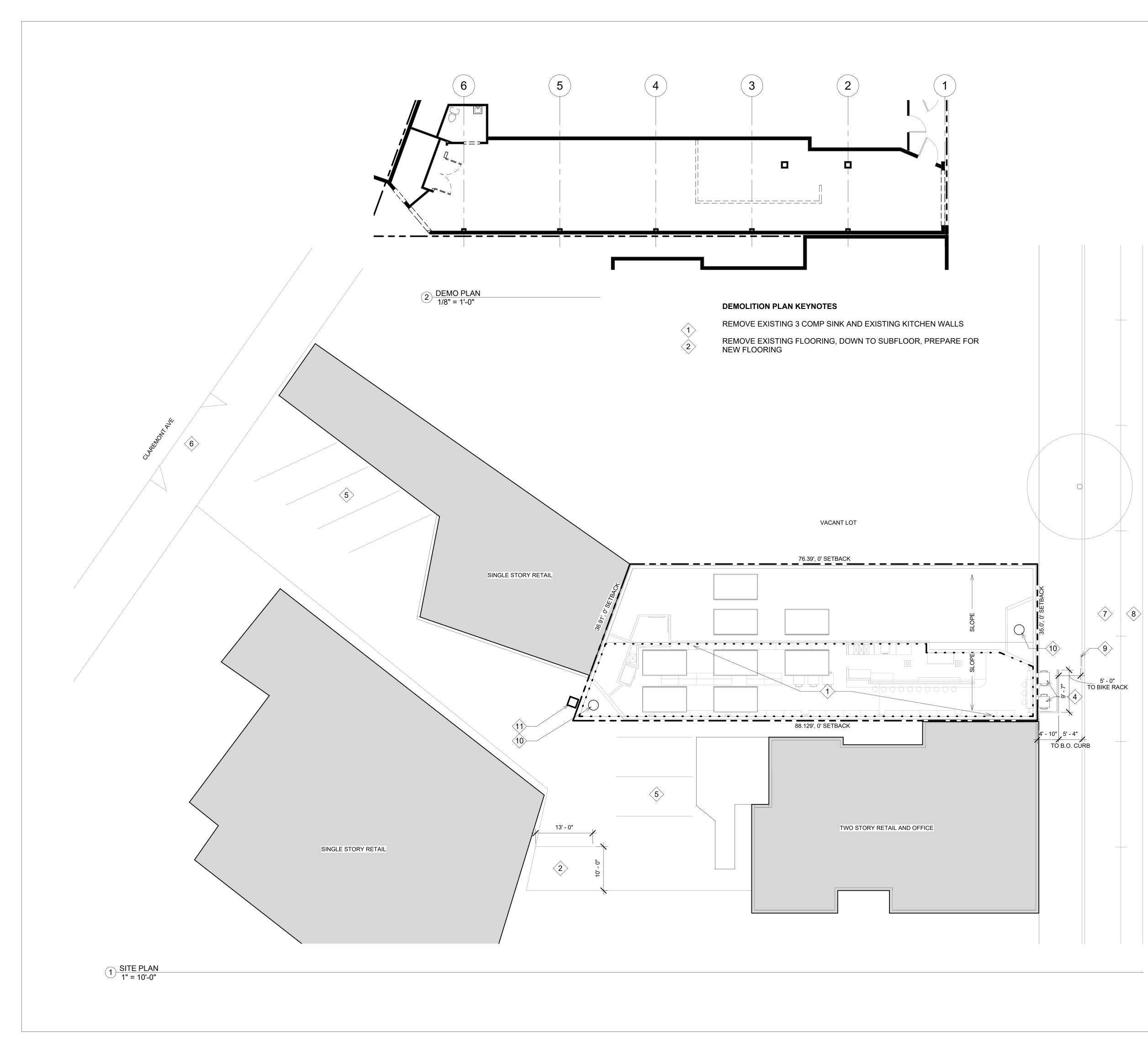
CONSULTANT STAMP

Date Description No.



PHOTOS

23-10 Project number 3/27/2024 Date Author Drawn by Checker Checked by G0.6



1. ACCESSIBLE PATHS OF TRAVEL INCLUDING ENTRANCE, EGRESS, STAIRWAYS SHALL MEET REQUIREMENTS OF CBC 11B-302, SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½ INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS. SEE ALSO LIFE SAFETY PLANS. 2. CUT & PATCH EXISTING PAVING AS REQUIRED FOR NEW WORK. 3. SITE PLAN SHOWN FOR REFERENCE ONLY. NO NEW SITE WORK IS

PROPOSED AS A PART OF THIS WORK.

architecture and design

> www.coastarchitecture.com 510-459-2022

6021 COLLEGE AVE OAKLAND CA 94618

CONSULTANT

CONSULTANT STAMP

2 EXISTING TRASH AREA BEHIND 6' H CHAIN LINK FENCE WITH VINYL INSERTS

PROPOSED SIDEWALK SEATING TABLES WITH PERMANENT PTD WD BARRIER **〈**4〉

- > EXISTING PARKING TO REMAIN ´5`
- EXISTING DRIVEWAY TO REMAIN
- EXISTING STREET PARKING TO REMAIN

1 SUBJECT AREA

3 NOT USED

- $\langle 8 \rangle$ EXISTING BIKE LANE
- 9 PROPOSED CITY STANDARD BIKE RACK
- 10 EXISTING SOFFIT LIGHTING TO REMAIN
- EXISTING WALLPACK LIGHTING

LE	GE	ND	

EXISTING BUILDING NOT IN CONTRACT

ACCESSIBLE	PATH OF
TRAVEL	

No.	Description	Date
	SITE PLAN AND	C

DEMO PLAN 23-10

Project number Date Drawn by

Checked by

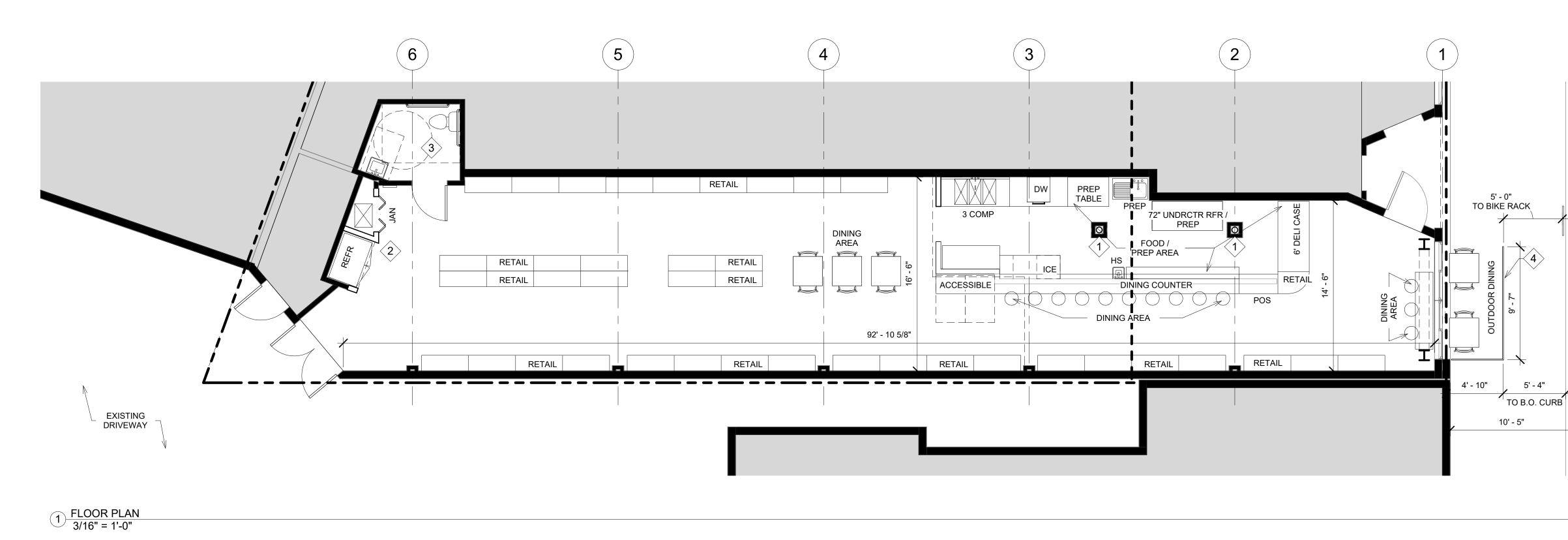
A101

Author Checker

3/27/2024



3D VIEW





RAIL DESIGN IMAGE OUTDOOR DINING BARRIER TO BE PAINTED GALVANIZED STEEL TUBE, PERMANENTLY BOLTED DOWN TO SIDEWALK

FLOOR PLAN SHEET NOTES

1. PRELIMINARY FLOOR PLAN FOR PLANNING APPROVAL ONLY



www.coastarchitecture.com 510-459-2022

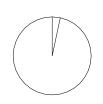
> 6021 COLLEGE AVE OAKLAND CA 94618

FLOOR PLAN KEYNOTES

- (E) COLUMNS
- (N) WALLS AND DOORS FOR REACH IN REFRIGERATOR AND JANITOR SINK
- 3 RENOVATE (E) RESTROOM TO BE FULLY ACCESSIBLE, GENDER NEUTRAL RESTROOM
- 4 PERMANENT PAINTED GALV. STEEL 42" HIGH RAILING. SEE DESIGN IMAGE

CONSULTANT

CONSULTANT STAMP



 No.
 Description
 Date

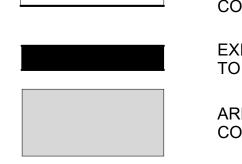
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PLANS

A201	
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Drawn by	Author
Date	3/27/2024
Project number	23-10





NEW UNRATED CONSTRUCTION

EXISTING WALL TO REMAIN

AREA NOT IN CONTRACT

ATTACHMENT D

7/10/2023

6023 College Avenue

Minor CUP for Limited Service Restaurant

ZW2300964

Preliminary Menu:

Charcuterie Cheese board Tinned fish and crackers Pickle plate Simple salad Oysters Hot dog

Wine/beer Beer and Wine by the glass or bottle

ATTACHMENT E



Oakland Planning Department 250 Frank H. Ogawa Plaza Oakland, CA 94612

Dear Oakland Planning Department

January 30, 2024

As the president of the Rockridge District Association (the BID that encompasses the businesses along College Avenue), I'm writing in support of the new business that Mr. Faunus Lucas is looking to open at 6023 College Avenue, Oakland 94618. This business would be one selling beer and wine and specialty grocery items for consumption in the store, or to go. This would be a unique addition to our business district, bringing always-needed diversity to our merchant population.

For the past several years Mr. Lucas has owned and operated the Ain't Normal Café at 5701 College Avenue, also in our Business Improvement District. During that time he has been an upstanding member of our business district, supportive of our efforts to build a strong business area, and actively collaborated in our myriad activities and programs to do just that.

Sincerely,

Month Klar

Rev. Monte S. McClain President, Rockridge District Association

Rockridge District Association, a Rockridge Business Improvement District

ATTACHMENT F



January 11, 2024

Danny Thai, Planner City of Oakland Bureau of Planning [By email]

Dear Mr. Thai:

The Rockridge Community Planning Council (RCPC) is pleased to offer its support to the proposed project at 6021 College Avenue.

It is our understanding that this new neighborhood business would offer beer and wine to stay and to go, food, and specialty wine, adjacent grocery and retail items. We believe that this new establishment will be a wonderful addition to the neighborhood--a place to hang out and enjoy a glass of wine and bite to eat and/or grab a bottle and a snack for a dinner party.

The project sponsor also owns Ain't Normal Cafe on College Avenue, which is a terrific and well run neighborhood fixture. As we return to normalcy out of the Pandemic, it is important that we all work together to fill what is a larger than usual number of vacant storefronts on College Avenue. We hope to see this new business open as soon as possible on the Avenue,

Sincerely,

Kenneth Rich

Ken Rich, RCPC Land Use Committee Chair

ATTACHMENT G

Danny Thai City of Oakland Bureau of Planning

Dear Mr. Thai,

The NCPC is a small volunteer group that facilitates communication between the city, mostly OPD, and members of the community around Crime Prevention and Public Safety. We have never been asked to give our opinion on a planning issue. We do not feel that on planning issues we are representatives of the community.

We are writing this letter so that your Bureau does not infer a lack of response as a negative indication on such matters.

Thank you For the leadership of the NCPC Michael Ubell, Chair

ATTACHMENT H

Bryan A. Hillebrandt 676 Alcatraz Avenue Oakland. CA 94609 415-377-0575

Dear City of Oakland Planning Council,

I'm writing today to express my support for Faunus Lucas's proposed wine bar and retail shop on College Avenue. Faunus has already brought so much to College Avenue and the community with his current café, I'm confident the new endeavor will continue that work.

Since Faunus opened his coffee shop, Ain't Normal, he has transformed a dark, depressing coffee shop with surly baristas into a vibrant, welcoming hub for all members of the community. I started frequenting the café during the pandemic and watched this transformation first hand. Where the previous café had been more of a spot for commuters to grab a coffee before hopping on BART, Faunus has made Ain't Normal a destination in itself. There are still the commuters, but now you'll find teachers, parents, and students from Claremont, a running club and a biking club, neighborhood business owners, students, and so on. With Faunus' care and attention it's become a great place to hang out and enjoy locally sourced food with some of the best coffee from the best local and global roasters.

I'm excited to see the plans for the new establishment. I'm especially excited to see the proposed sidewalk seating area. It's really great to be passing by the café and see people hanging out, it makes the area feel so much more welcoming and vibrant. I would love to see this same feeling brought to the 6000 block of College, which at the moment could really use a bit more life.

I have no doubt that the new wine bar and bottle shop will instantly become another cornerstone of the community. I urge the planning commission to approve this new endeavor. It's great to have someone like Faunus be excited about Oakland and take the time and care to elevate the neighborhood.

Sincerely,

Bryan A. Hillebrandt

Danny Thai Planner Bureau of Planning City of Oakland Letter of support re: Permit Number PLN23114

April 21, 2024

Dear Mr. Thai,

I write in support of the proposed project at 6021 College Avenue. I welcome the presence of a new business in the Rockridge neighborhood that caters to folks in walking distance, and I believe, would also be a destination spot for those around Oakland and the greater Bay Area looking for a place to eat and have a glass of wine.

If Faunus's current business, Ain't Normal Café, is any indication, the wine bar will thrive where other businesses have stagnated, bringing crucial energy to a charming retail corridor. The presence of sidewalk seating will be especially important in establishing the lively character that so many Bay Area residents cherish.

Faunus has demonstrated a commitment to providing locally made goods and to supporting local schools, including donating coffee to Peralta Elementary's Garden Day in the first months of opening his business.

I encourage the commission to expedite (if possible) any permits necessary for the wine bar, especially for sidewalk seating. This neighborhood needs more bustling storefronts in place of the dark, empty retail locations that have multiplied since the pandemic.

Thank you for considering my input.

Best regards,

Sarah Selvidge

Dear City of Oakland Planning Department

April 21st, 2024

I'm a 17 year resident in the North Oakland/Rockriodge area, and currently with 2 children at Chabot Elementary school nearby College Ave. I'm also one of the co-chairs of the Friends of Frog Park, a community group that helps maintain a major neighborhood park very close to Ain't Normal and the new proposed enterprise. Faunus Lucas and his business, Ain't Normal, have been generous supporters of our volunteer work.

I'm writing to express my sincere support for the use permit application for 6021 College Ave. The concept for this business sounds great, and I have no doubt that Faunus will make it something special.

Ain't Normal Cafe has been a boon for the neighborhood, and it is clear that Faunus has a knack for good design (the indoor and outdoor spaces are thriving) as well as for the food and drink. The business has been constantly evolving and improving, with excellent food, drinks, and goods to buy. I have complete faith that Faunus will be able to make this new proposed enterprise thrive as well, and become another neighborhood fixture.

Sincerely,

Will Sheldon Oakland resident at 5887 Margarido Dr. Friends of Frog Park co-chair 510-316-1602



Oakland Planning Department 250 Frank H. Ogawa Plaza Oakland, CA, 94612

Dear Oakland Planning Department,

I am writing to you as a 20 Rockridge Resident, former Treasurer of the Rockridge District Association and owner of a business that was previously located in Rockridge for 30 years. I am writing in support of the new business that Faunus Lucas is hoping to open at 6023 College Avenue. A new wine bar and retail shop would be a great addition to the neighborhood and bring new life to what has been an empty storefront for years. His proposed concept sounds like it will be a great place to stop in for a glass of wine with friends or to pick up something to take home.

In the years since Faunus opened Ain't Normal Café, down the street from the proposed new business, the corner has been transformed into one of the most vibrant in the neighborhood with a bustling café and beautiful out door seating area. Spending time at the patio , or even just walking by on a nice day and seeing the crowds, brings a smile to my face to see the corner transformed into a lively community hub. I regularly stop by for coffee after dropping my kids at school at Chabot and Claremont.

Faunus clearly has the a sense of the pulse of the neighborhood and I fully expect his new venture to be a similarly inviting, vibrant addition to the neighborhood; given the current economic and retail climate in the city of Oakland, this is hugely needed. I have gotten to know Faunus over the last few years and have no doubt he is the type of entrepreneur we need to support right now as he has and will continue to work tirelessly to help fuel the economic resurgence of Oakland.

Respectfully,

Anthony Barr

President, The Henry Levy Group



April 22, 2024

<u>By Email Only</u> Oakland City Planning Commission ATTN: BUREAU OF PLANNING Email service list: <u>jfearnopc@gmail.com</u>, <u>jahrensopc@gmail.com</u>, <u>alexrandolph.oak@gmail.com</u>, <u>jrenkopc@gmail.com</u>, <u>nataliesandovalopc@gmail.com</u>, <u>SShiraziOPC@gmail.com</u>, <u>vsugrueopc@gmail.com</u>, <u>ngray@oaklandca.gov</u>

RE: 6021 College Ave, Oakland, CA 94618 Case File No. PLN23114, Agenda on May 1, 2024 at 3:00 p.m. Applicants Tony Valadez and Faunus Lucas

Dear Planning Commission

I am an uninterested party in the above-referenced matter. I am writing in support of the applicants related to Case File. No. PLN23114.

I am a frequent visitor to Ain't Normal Café ("ANC") located at 5701 College Ave, Oakland 94618. It was brought to my attention that the owner of ANC intends on opening another establishment for which public notices have been completed and the application process is pending.

Since the opening of ANC, I have personally witnessed that Faunus has been an active owner and manager, taking good care of ANC patrons and the underserved community by providing free coffee and food upon request. Faunus has displayed, in my presence, that he respects everyone regardless of their financial position in life, and has given back to the less fortunate and homeless community around College Avenue.

Over the course of my visits to ANC over the past three years, Faunus has proven to me that is an asset to the Oakland business community and neighborhood, and that he has the utmost respect for other establishments and takes pride in his work.

Faunus has also demonstrated great regard for noise levels, foot traffic, and responsible management of pathways (ingress and egress) for all patrons.

I am certain that the applicants will adhere to the same courtesies Faunus undertook at ANC. It is important to note that College Avenue is a mixed-use commercial location where a beer and wine location is perfectly suited.

There is much more foot traffic, noise, and other reasons why the applicant's request is not just good, but perfectly appropriate for their intended use.

I fully support the appplicants because they have proven to me to be responsible, conscientious, and respectful business owners in the Oakland community.

If you have any questions, please do not hesitate to contact me.

Regards,

HSBN:

Gaurav S. Bali, Esq.

Dear City of Oakland Planning,

I am writing to express my support of Mr. Faunas' Lucas next project at 6021 College Ave. As a Berkeley graduate and Oakland resident, I have fond memories of walking down college ave. I believe that a well curated beer/wine and grocery would do very well, as well as having a nice parklet would add to the energy of the street.

I'm a regular at Mr. Lucas' Ain't Normal Cafe because of the quality of every selection, coffee to food to wine. On top of this, he and his staff are very friendly. And I've witnessed his generosity in giving less fortunate people free coffee. He has been a great boon to the neighborhood.

G

Edward Cheung 5667 Carberry Ave Oakland, CA edwardhwc@gmail.com

Dear Members of the City of Oakland Planning Commission,

I am Joyce Gardner, a business owner and longtime resident of Oakland. I opened Fit, a designer clothing store on College Ave more than two decades ago. Today I am writing to express my support for Faunus Lucas's proposed wine bar and retail bottle shop on College Ave. As I understand, it will be a nice place to grab a glass of wine and something to eat. Or to pick up a nice bottle of wine and some fun retail snacks to enjoy off premise.

I have all the confidence in Faunus as a member of the community, business owner, and neighbor. Since becoming my business neighbor with the opening of his Cafe, Ain't Normal, I have gotten to know him well. Faunus has uplifted the corner from its previous iterations. Thanks to Faunus's vision and dedication, the café has transformed into a thriving business with a nice outdoor space, attracting a diverse clientele. His commitment to providing an inviting environment has had a significant ripple effect on neighboring businesses like mine. He is also a thoughtful neighbor, helping with heavy lifting and frequently checking on my employee's safety in the evenings. Faunus's proposed wine bar, offering local beer, wine, food, and specialty grocery items, is a welcome addition to our neighborhood, especially during these challenging times for the restaurant industry. His track record of sourcing locally and collaborating with other businesses and artists demonstrates his commitment to community development. I firmly believe that Faunus's new venture will not only provide an excellent gathering place for residents and visitors but also contribute to the economic vitality of Oakland. It promises new jobs, increased tax revenue, and an improved streetscape for our city. Considering the current economic climate and the hardships faced by restaurants throughout the Bay Area, I urge the City of Oakland Planning Commission to expedite the approval process for Faunus Lucas's establishment. His innovative approach and community-focused mindset will undoubtedly enrich our city and provide a compelling reason for residents to engage with the vibrant Oakland scene.

Thank you for considering my strong endorsement of this exciting addition to our neighborhood.

Sincerely, mee Land

Joyce Gardner Owner of FIT 510-502-1550

Erin O'Hara 5466 Thomas Avenue Oakland, CA 94618 <u>murphyee15@gmail.com</u> 719-322-6738

Dear City of Oakland Planning Council,

It is with much enthusiasm that I write this letter of recommendation for Faunus Lucas and his next business venture. I have known Faunus since he opened Ain't Normal Cafe in 2020 as a regular, dare I say, daily customer. While I was in it for the best latte, I had the pleasure of watching the business grow and expand, while also getting to know Faunus. He transformed a quiet dilapidated corner coffee shop into a fresh, modern establishment with not only delicious beverages and snacks, but he facilitated the creation of a true community space.

Ain't Normal is now a bustling business, bringing heart and people to Rockridge. I am lucky enough to stop by almost daily as I walk my kids to Chabot Elementary. I see teachers and students from Claremont Middle School, fire trucks stopping by, and a study hum of families and professionals of all ages. The tables outside are almost always full, making the area feel alive. It is a place people come to meet, enjoy good food and drink, and soak in the neighborhood.

Beyond being an exceptional coffee shop, Faunus has demonstrated a meticulous investment in various facets of his business. He actively champions and supports local artists, purveyors, and businesses, fostering a network of connections with Bay Area enterprises. From collaborating with family-run tile makers and countertop builders, to the custom lights, to the locally produced coffee brands and wines, Faunus goes beyond the norm. His commitment extends to being a generous contributor to local schools, showcasing his dedication to community support.

As a deeply engaged community member of Oakland, serving on the PTA executive board, working as a public substitute teacher, and having previously been part of the transformative efforts at Numi Organic Tea in the Uptown area, I am honored to extend my unequivocal support for Faunus' next entrepreneurial endeavor. His proven expertise and visionary approach undoubtedly promises to create another charismatic establishment providing yet another compelling reason for Oakland residents to get out and engage with our vibrant city.

Please don't hesitate to reach out with any questions.

Sincerely,

Erin O'Hara Oakland resident



January 4, 2024

Dear City of Oakland Planning,

I'd like to express my support for Faunus Lucas and his pending enterprise to bring a wine bar to the 6000 block of College Avenue. The establishment will offer local beer, wine, food, and specialty grocery and retail items to go. Given the current status of the economy and hardships and challenges facing restaurants throughout the Bay Area and country, I would implore the City to approve, and even fast track, such an endeavor.

Faunus' existing business, Ain't Normal Café, has been a boon to the College Avenue scene and a popular spot for students, bicyclists, foodies, coffee aficionados and city hipsters alike.

Sincerely, INSIDEOUT DESIGN, INC.

Penn Phillips Principal Certified Arborist WE-6608A Landscape Architect 5602 January 4th, 2024

Dear City Planning Officials,

As lifelong residents of Oakland and proud neighbors of the Rockridge and Berkeley-Claremont neighborhoods, we enthusiastically support Faunus Lucas's proposed wine bar and retail shop on College Avenue.

Faunus's Ain't Normal Café has become a cornerstone of our community. It's more than a café; it's a vibrant hub where locals and entrepreneurs from across the Bay Area converge. The transformation of a once-dull corner into a bustling destination showcases his commitment to revitalizing our community.

The proposed wine bar is not just a business expansion; it's a beacon of growth and community engagement for College Avenue. Faunus's track record in creating inviting, dynamic spaces promises that this venture will bring further economic and social vibrancy to our neighborhood.

In these challenging times, supporting initiatives that contribute positively to Oakland's culture and economy is crucial. Thus, we urge a swift approval of Faunus Lucas's new project, confident that it will enhance the charm and appeal of our beloved city.

Thank you for considering our support for this exciting new addition to College Avenue.

Warm regards,

Nick Cronan Founder / Branch Branchcreative.com 855 Montgomery St, San Francisco, CA 94133

Analisa Goodin CEO / Catch+Release Catchandrelease.com 278 Alvarado Rd Berkeley, California

Tiffany Chan 6295 Acacia Ave. Oakland, CA 94618 <u>tiffanyannchan@gmail.com</u> (415)889-0453

Dear City of Oakland Planning Council,

I'm writing in support of Faunus Lucas and his plan to open a wine bar and retail shop on the 6000 Block of College Ave. There are many reasons why I support this new endeavor, including:

- Proven Success Faunus' current business, Ain't Normal, is a gem in the Rockridge neighborhood. Pass by any day of the week or weekend, and you'll see a line out the door for their delicious coffee creations, homemade pastries, tasty sandwiches and treats, and a wonderful wine selection. Combine that with friendly service and there's a reason there are so many neighborhood regulars. In addition, Faunus has made sure to offer a huge and welcoming outdoor seating area, giving people a wonderful common area to meet and catch up, something sorely needed after the pandemic years.
- <u>Community-Focused</u> Faunus is an Oakland business owner who supports the greater Oakland community. After contacting him to see if he could offer a discount on coffee for our Teacher's Appreciation Breakfast at Claremont Middle School (an Oakland public school located across the street from the café), Faunus went above and beyond and donated a full espresso bar and served our teachers himself.
- <u>Ideal Location and Concept</u> As a Rockridge resident and regular customer of Re-Up, Sfizio, Transports, and Oori Rice Triangles (all businesses located within a block of this new venture), the location is ideal for a place where people can come together and connect over a glass of wine and snacks or pick up a bottle of wine.

I highly encourage you to expedite the approval of his next business. Faunus is the type of Oakland business owner we need to support and encourage to keep Oakland as an attractive place to live and work.

Please reach out to me with any questions.

Best regards, Tiffany Chan Oakland Resident Claremont Middle/Chabot Elementary PTA Board Member

SINGER ASSOCIATES PUBLIC RELATIONS, INC.

PUBLIC AFFAIRS & CORPORATE COMMUNICATIONS

As neighbors of the proposed new business on College Avenue by Faunus Lucus, we strongly support the approval this wonderful addition to the neighborhood by the City of Oakland.

We look forward to being able to buy a bottle of wine, eat some food and have glass of wine and pick up provisions at this new neighborhood spot. We believe the overwhelming, vast majority of nearby neighbors also support the addition of this shop and its offerings.

Mr. Lucus took over the coffee shop at Miles Avenue and College Avenue about 4 years ago. He took a depressing, tired old coffeehouse and made it a neighborhood attraction that has won rave reviews from the San Francisco Chronicle to Eater. His coffee as well as his food are considered among the finest in the entire bay area, bringing locals, neighbors and positive regional attention to Oakland.

We believe this new proposed shop will do the same: create a positive atmosphere in the neighborhood, create new jobs, taxes for the city and improve the College Avenue streetscape.

We strongly encourage the City of Oakland to approve Mr. Lucus's plans and get this store open as soon as possible.

Regards,

S.R.T. Singer and Sharon Singer

tharn Kinga

Jason Charles jason@vincaminorwine.com 707-331-0450

Dear City of Oakland Planning Council,

I would love to express support for Faunus Lucas's proposed wine shop on College Ave.

As a small business owner myself and Rockridge resident it has been amazing to see the community and impact he has made with Ain't Normal Cafe over the past years. It's been my family's go to spot on most mornings before school drop off and weekend hangs with friends.

It would be great to see Faunus open another vibrant small business on the 6000 block of College Ave knowing that it will continue to bring the community together and provide jobs.

Best,

Jason Charles Owner Vinca Minor Wine April 21, 2024

Danny Thai, Planner City of Oakland Bureau of Planning [By email]

Dear Mr. Thai:

I am writing today as an Oakland native and longtime resident of our city to express my support for the proposed project at 6201 College Avenue.

I have been informed that the new business would offer beer and wine to stay and to go, food, and specialty products ranging from, retail items and beverage and grocery adjacent items. I believe this new storefront would be an excellent addition to the neighborhood that would serve the local residents as well as attract residents from different parts of the city to the Rockridge business corridor.

I would also like to express my support for the project sponsor, Faunus Lucas. I have been a regular patron of his existing business in Rockridge, Ain't Normal Café, since its opening. I have watched him build a strong, loyal, and ever-growing clientele through excellent service, high standards of business operations, and a deep commitment to his neighborhood.

I look forward to supporting Faunus and his next endeavor and I am available to answer any follow-up questions you have.

Sincerely, Joey Wolf Oakland Resident

)#

Thai, Danny

From: Sent: To: Subject: Jon Ettinger <jon@1606studio.com> Monday, April 22, 2024 4:20 PM Thai, Danny College ave wine bar

You don't often get email from jon@1606studio.com. Learn why this is important

I am writing in Support of the application for the prospective wine bar on College avenue, including the seating on the sidewalk. This would be perfect for our neighborhood! Thx, Jon Ettinger 5745 Presley way

Executive Producer / Partner 1606 415.694.8001 1606Studio.com

Thai, Danny

From: Sent: To: Cc: Subject:	Laurie Williams <williams.zabel@gmail.com> Monday, April 15, 2024 8:33 AM Thai, Danny Robin Paul; Robin McDonnell; Paul McDonnell; Casey RCPC Proposed Metal around Wine Bar seating at 6021 College Ave will interfere unnecessarily with pedestrian sidewalk in high traffic area</williams.zabel@gmail.com>
Categories:	Comments

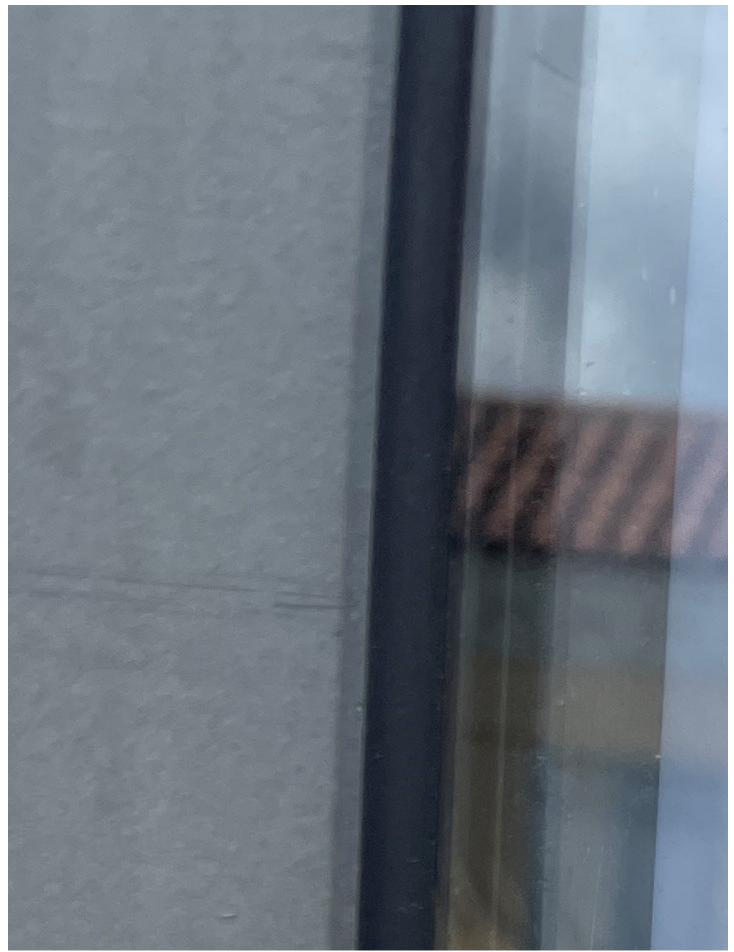
[You don't often get email from williams.zabel@gmail.com. Learn why this is important at <u>https://aka.ms/LearnAboutSenderIdentification</u>]

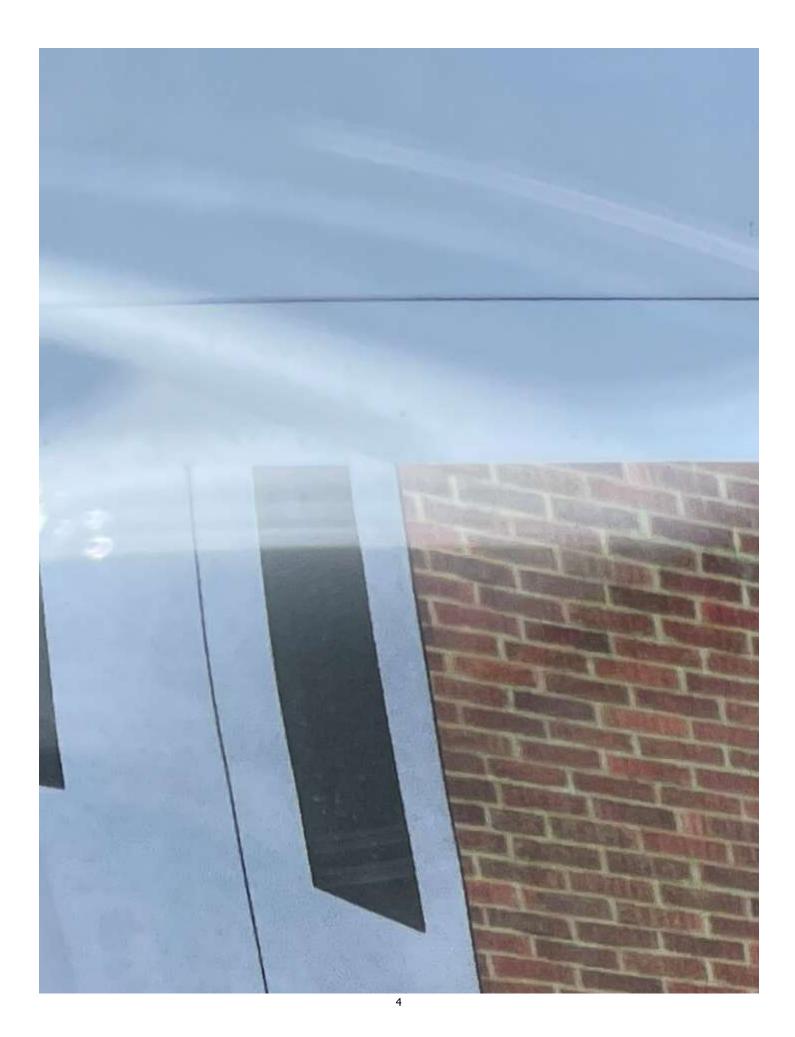
Dan, Thanks so much for speaking with me yesterday.

As we discussed, I am submitting a comment requesting that Oakland prohibit the proposed wine bar from having fencing around its outdoor seating on the public sidewalk. I am not opposed to 2 small outdoor tables with 2 chairs each located against the window of the business, as is done at several businesses in the area. However, the addition of the proposed fencing will significantly diminish the remaining area available to pedestrians and is inconsistent with a well-used thoroughfare with pedestrians passing in both directions.

Please let me know what, if anything, Oakland laws and regulations have to say about such obstructions to pedestrian traffic.

Much appreciated. Laurie Williams 510-390-4224





Sent from my iPhone

April 19, 2024

Danny Thai City of Oakland Bureau of Planning dthai@oaklandca.gov

To Whom It May Concern:

I'm writing to express my support for Faunus Lucas's new venture at 6023 College Ave, Oakland. As a resident of Rockridge for over 18 years, I strongly value local businesses that encourage community and vibrancy to the area. I continue to be a regular patron of Faunus's Ain't Normal Café and am excited that his new venture will be a meaningful addition to the area. I especially am looking forward to the proposed sidewalk seating area and being able to enjoy a drink/snack on a nice day.

Thanks for your consideration.

Sincerely,

Tony Shen

Rockridge resident

April 22, 2024

Danny Thai Planner Bureau of Planning City of Oakland

Dear Mr. Thai,

I write in support of the proposed project at 6021 College Avenue. My family and I have always loved the walkability and close-knit community of our Lower Rockridge neighborhood. A wine bar with more communal sidewalk seating would be a wonderful addition.

We hope to see the commission help maintain and expand on our critical College Avenue retail corridor which has seen many shuttered storefronts since the pandemic. Faunus's current business, Ain't Normal Cafe, has bucked the trend and is a beloved neighborhood mainstay. I believe his wine bar concept will also thrive among locals and attract new visitors.

Thank you for considering my thoughts.

Tan Lam

6232 Manoa Street Oakland, CA 94618 415-885-9302 Letter of support re: Permit Number PLN23114 Oakland Planning Department 250 Frank H. Ogawa Plaza Oakland, CA 9461

April 22, 2024

To the Oakland Planning Council:

I'm writing in enthusiastic support of Faunus Lucas's proposed wine bar and bottle shop on College Avenue. I live right around the corner, and I think this spot will be wonderful addition to our neighborhood—a place to eat, drink, and talk. I'm especially excited about the possibility of outdoor dining—College Avenue is one of the most charming streets in a city that has some of the best weather in the world. We need more places to sit and eat outside!

I'm a regular at Faunus's coffee shop, Ain't Normal Cafe, and have a lot of admiration for the place he's built—and the way he's built it. He's devoted to excellence—the coffee is incredible and the kitchen serves delicious food —and he's transformed the shop into a place people gather and hang out. I'm very proud to have Ain't Normal in the neighborhood—it's a spot I show off to friends when they visit from out of town.

This new wine bar is a terrific idea. This exciting! We need more places like this! It'll make a great place to live even better.

Mac Barnett