

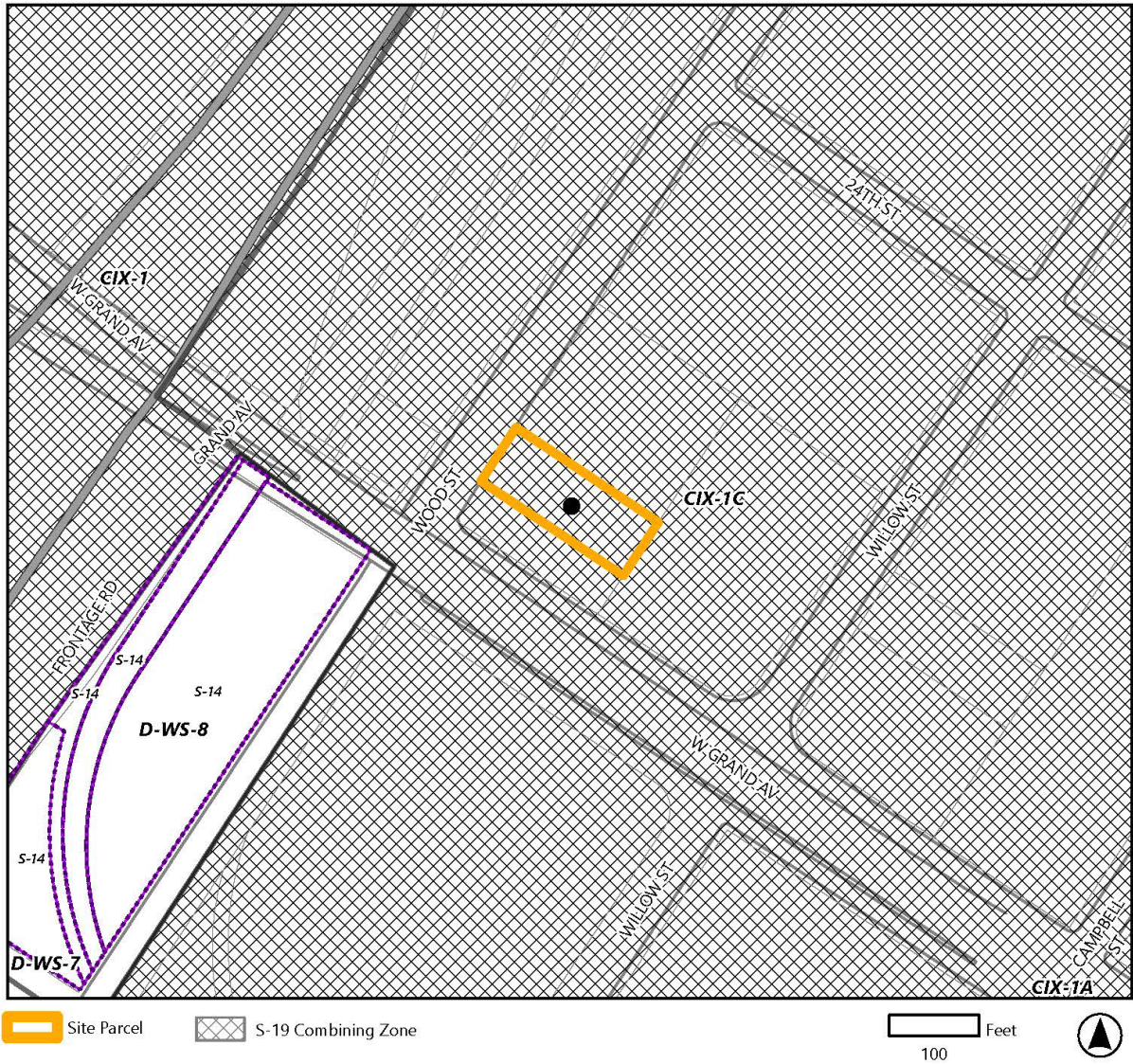
Location:	2222 Wood Street and 2200 Wood Street
Assessor’s Parcel Number(s):	007 057500203 and 007 057500205
Proposal:	Establish a live music venue and beer garden.
Applicant:	Vol Carter
Contact Person/ Phone Number:	Vol Carter / (510) 507-1379
Owner:	2200 Wood Street LLC
Case File Number:	PLN23100
Planning Permits Required:	A Minor Conditional Use Permit (CUP) for a Group Assembly Commercial Activity; Major CUP for Alcohol Beverage Sales Commercial Activity; Minor Variance for Parking; Regular Design Review for exterior changes; and a Parcel Map Waiver (PMW) for a lot merger.
General Plan:	Business Mix
Zoning:	West Oakland Plan Area Commercial Industrial Mix - 1C Industrial Zone (High Intensity Business) (CIX-1C) and the S-19 Health and Safety Protection Overlay Zone
Proposed Environmental Determination:	The project is exempt from further review under the California Environmental Quality Act (CEQA) per the following sections of the CEQA Guidelines: 15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
Historic Status:	The Oakland Cultural Heritage Survey rating for 2222 Wood Street is *d3 and*3 for 2200 Wood Street.
City Council District:	3
Finality of Decision:	Appealable to City Council
For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov

SUMMARY

On June 12, 2023, the applicant submitted a Planning application to establish a new beer garden and live music venue at 2222 Wood Street (see **Attachment C** for plans). The applicant is seeking a Major Conditional Use Permit for an Alcohol Beverage Sales Commercial Activity in the CIX-1C Zone, a Minor Conditional Use Permit for Group Assembly, a Minor Variance for Parking, and a Major Variance for being within 1,000 feet of a park (Raimondi Park) and having police department calls for service in the area exceed 20% of the city median.

Staff recommends approval of the project because it meets the required findings in the Planning Code and will contribute to the vitality of West Oakland.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN23100
Applicant: Vol Carter
Address: 2222 Wood Street
Base Zone(s): CIX-1C
Combining Zone(s): S-19

BACKGROUND

On June 12, 2023, the applicant submitted a Planning application to establish a new beer garden and live music venue at 2222 Wood Street (see **Attachment C** for plans). The applicant has presented their project at a West Oakland Neighbors Neighborhood Council and was met with excitement regarding the potential of a new venue at the proposed location. The applicant also positive feedback from the West Oakland Commerce Association. **Attachment D** contains a letter of recommendation from both community organizations. **Attachment E** contains a trip generation study was showing an impact below the CEQA threshold for a traffic study.

In November 2024, the applicant met with an Oakland Police Department representative to do a Crime Prevention through Environmental Design (CEPTED) analysis of the site. Conditions relating to security and operational hours were amended to implement this analysis.

PROJECT DESCRIPTION

The business would serve alcohol on-site with outdoor space is allocated for a visiting food truck. The proposed operational hours are 9 am – to 12:30 am Sunday through Thursday and 9 am to 2am on Friday and Saturday. The proposed activity would expect a maximum attendance of around 275 people.

The site measures a total of 13,428 square feet with 6,790 square feet dedicated to the proposed music venue and beer garden. This space would consist of both indoor and outdoor seating areas and a proposed 84 seats. The site would also allocate for approximately 20 bicycle spaces and space for a food truck. The remodel includes an indoor/outdoor bar, unisex bathrooms, shade sails for the outdoor area, a new sign atop an existing sign pole, and a new entryway with a metal awning. Additionally, a new security fence would surround the Wood Street property.

PROPERTY DESCRIPTION

The project site is located at 2200 and 2222 Wood Street, which is on the corner of West Grand Avenue and Wood Street. Both sites contain music studios in buildings originally designed as warehouses. The building at 2200 was built in 1951 and is rated *3 by the Oakland Cultural Heritage Survey (OCHS). The larger building at 2222 Wood Street was built in 1945-1946 and has a OCHS rating of *d3.

The project site is in the Prescott neighborhood in West Oakland and adjacent to other industrial and commercial uses. The Prescott Station apartment complex is approximately 350 feet from the project site and on other the side of the West Grand Avenue freeway overpass. The site is also one block away from Raimondi Park at 20th Street and Wood Street.

GENERAL PLAN ANALYSIS

The project site is in the “Business Mix” land use classification. This land use classification is intended for areas that are appropriate for a wide variety of businesses, and related commercial and industrial establishments while buffering nearby residential districts from the heavier industrial uses. Some other intents of the Business Mix classification are to “provide a diversified economic base and a wide range of employment opportunities,” and “allow heavy-impact or large-scale commercial retail uses on sites with direct access to the regional transportation system.”. Businesses in the project site area benefit from nearby access to major corridors for vehicular traffic like West Grand Avenue, I-580, I-880, and the Bay Bridge. Locating a beer garden and music venue in this area is consistent with the General Plan’s intent.

The project is also included in the West Oakland Specific Plan and located in the Mandela/West Grand Opportunity Area. The site is in Subarea 1C, the Northwest Quadrant of the Mandela/West Grand Opportunity Area. The intent of this area is to “improve the business character of the southern portion of Subarea 1C, which is currently defined in large part by several logistics and recycling operations, into a more environmentally sustainable yet more intensive employment center with a wide variety of employment-based uses. The addition of a beer garden and live music venue meets the intent for this area in the West Oakland Specific Plan.

The following is an analysis of how the proposed Project meets applicable General Plan and West Oakland Specific Plan policies (staff analysis is the italicized text below each policy).

- LUTE Policy I/C3.4 Strengthening Vitality: The vitality of existing neighborhood mixed use and commercial areas should be strengthened and preserved.

Adding a commercial activity to the neighborhood will bring vitality to a neighborhood with an expanding array of uses.

- LUTE 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.

The addition of a music venue and beer garden would complement the adjacent music recording studio use.

- West Oakland Specific Plan Policy M/WG 1C-1: Focus initial efforts throughout the northwest quadrant of the Mandela/West Grand Opportunity Area on intensification of use and infill of existing underutilized older warehouse space, and on the re-use of vacant, blighted and underutilized properties.

The warehouses and parking lot at 2200 and 2222 Wood Street while active as sound recording studios, could be further utilized to enhance the commercial mix and vitality of the area. Intensifying the commercial activity in this area is consistent with the West Oakland Specific Plan.

RACE AND EQUITY GENERAL PLAN COMPLIANCE

In September of 2023, the City of Oakland adopted its first Environmental Justice Element (EJ Element) as part of Phase 1 of the General Plan Update, which constitutes the baseline against which the Race and Equity Impact Assessment for this Project is determined. The EJ Element “serves as the foundation for achieving equity and environmental justice when planning for future growth and development in Oakland.” The EJ Element identifies communities that are disproportionately impacted by environmental justice issues and proposes goals, policies, and objectives to reduce the unique or compounded health risks in these communities. It also contains a comprehensive table of actions to achieve those goals and objectives, many of which have already been implemented.

The Project would be consistent with goals and policies outlined in the EJ Element including, but not limited to, the following:

- EJ-7.1 Complete Neighborhoods. Promote “complete neighborhoods”—where residents have safe and convenient access to goods and services on a daily or regular basis—that address unique neighborhood needs, and support physical activity, including walking, bicycling, active transportation, recreation, and active play.

- EJ-7.5 Bicycle- and Pedestrian-Friendly Design. Prioritize designs that protect people that are biking and walking, such as improvements that increase the visibility of bicyclists and pedestrians, traffic calming, and safer intersection crossings and turns. Improvements should also prioritize universal design so that improvements are useable by all people, to the greatest extent possible, without the need for adaptation or specialization.
- SAF-8.2 Crime Prevention Through Environmental Design. Through standard conditions of project approval, code enforcement, and other regulatory mechanisms, require new development to minimize disturbances of natural water bodies and natural drainage systems caused during construction and to implement measures to protect areas from road dust, erosion, and sediment loss.

ZONING ANALYSIS

Zoning Intent

The zoning for the site is CIX-1C West Oakland Plan Area Commercial Industrial Mix - 1C Industrial Zone (High Intensity Business), which is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of higher intensity commercial, retail, office, and advanced manufacturing-type users. This zone is applied to areas with strong locational advantages that make possible the attraction of high intensity commercial and light industrial land uses and development types. A music and entertainment venue is consistent with the commercial intent for this zone.

The following describes which permits are required to approve the project. The required findings for these permits and how the project meets these findings are contained in **Attachment A**.

Conditional Use Permit

Oakland Planning Code Table 17.73.020 Permitted and Conditionally Permitted Activities lists which activities are permitted, conditionally permitted, and prohibited within the CIX-1C Zone. This table indicates that the Group Assembly and Alcohol Beverage Sales Commercial Activities proposed for the site requires a Conditional Use Permit (CUP) in the CIX-1C Zone. Section 17.134.020 of the Planning Code states that CUPs related to alcohol are Major and, therefore, require a decision by the Planning Commission.

The site is in an area with an over concentration of licensed liquor establishments or reported crime. As such, a finding of Public Convenience and Necessity (PCN) is required by the State Department of Beverage Control to approve the CUP.

Variiances

The project site is in an alcoholic beverage license overconcentrated area. Oakland Planning Code Section 17.103.030 B.3. specifies that in an area of alcoholic beverage license overconcentration, no Alcoholic Beverage Sales Commercial Activity or sale of alcoholic beverages is allowed within 1,000 feet of another alcohol outlet (not including Full-Service Restaurant or Limited-Service Restaurant and Café Commercial Activities), school, licensed day care center, public park or playground, churches, senior citizen facilities, or licensed alcohol treatment facilities, or drug treatment facilities. Also, the Police Department calls for service within the "beat" where the project is located cannot exceed the average of calls for police service in police beats Citywide by more than 20 percent in the preceding calendar year. The project is seeking a Major Variance for being within 1,000 feet of Raimondi Park and having police department calls for service in the area exceed 20% of the city median.

Oakland Planning Code Section 17.116.080 lists the minimum parking requirements for Commercial activities. The minimum parking requirement for Group Assembly in the CIX-1C zone is one automobile space for each 1,000 square feet of floor area. With 6,790 square feet of non-residential floor area the

minimum parking requirement is 6 automobile parking spaces. The project is proposing zero automobile parking spaces and seeking a minor variance in the parking requirements.

Design Review

The project proposes several exterior changes to the site involving a new sign, fence, and entryway. According to OMC 17.136 any change in the existing building envelope of the site requires design review. According to Section 17.136.040 of the Planning Code, Design Review projects when paired with a Conditional Use Permit or Variance must follow the Regular Design Review Procedure. This is the case for the proposal.

ENVIRONMENTAL DETERMINATION

The project is exempt from further review under the California Environmental Quality Act (CEQA) per the following sections of the CEQA Guidelines: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.

KEY ISSUES AND IMPACTS

Staff recommends approval of the Major CUP, Major Variance, Minor Variance and Design Review because the beer venue and music venue will add to the vibrancy and variety of businesses opportunities in West Oakland, and the proposal meets the required findings contained in Attachment A. The following is a summary of the major issues related to the project.

Noise

As conditioned, negative impacts from noise will be limited by the installation of vestibules surrounding entrances to capture noise when customers leave the music venue. As conditioned, no amplified music will be allowed outdoors after 7:00pm and the applicant will be responsible for meeting the noise performance standards contained in Chapter 17.120 of the Planning Code.

Variance for Alcohol Beverage Sales in an area of overconcentration within 1,000 feet of a public park

The increased activity from the Oakland Ballers professional baseball team and night markets has brought more activity to Raimondi Park. These activities should have a positive synergy with the proposed music venue and beer garden during the day and evening. The music venue is located over 700 feet from Raimondi Park and separated by a large vehicular thoroughfare (West Grand Avenue). The applicant met with an Oakland Police Department representative to do a Crime Prevention through Environmental Design (CEPTED) analysis of the site. Conditions related to hours of operation and security have been amended to address these recommendations from this analysis.

Parking Variance

The proposed outdoor beer garden makes use of the existing parking lot on site resulting in zero proposed vehicle parking spaces. This is not anticipated to negatively impact the area as a traffic study was done that concluded the site would generate less than 50 peak hour trips. Additionally, the proposal includes 20 bicycle spaces to limit the demand for vehicular parking spaces.

Nuisances

Conditions of Approval (Attachment B) will minimize the possibility of nuisances negatively affecting the neighborhood. These conditions relate to hours of operation limited, tobacco sales, loitering, trash and litter, neighborhood outreach, security, ABAT Registration, a taxi call program, a staff training and monitoring

program, outdoor ashtrays, and possible compliance hearings.

RECOMMENDATIONS

Staff recommends the following:

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:

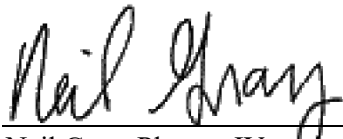
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Approved for forwarding to the Planning Commission:



Neil Gray, Planner IV, acting for:
Ed Manasse, Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans
- D. Community Response
- E. Trip Generation Study

ATTACHMENT A
FINDINGS FOR APPROVAL

This proposal meets all the required Conditional Use Permit Criteria (Sections 17.134.050 & 17.103.030.A), Variance Criteria (Section 17.148.050), and Design Review (Section 17.136.050) as set forth below and which are required to approve the proposal. Required findings are shown in bold type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:

- A. That the location, size, design and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;**

The project’s proposed size, design, and operating characteristics will be in harmony with the existing character of the Prescott/Clawson neighborhood in West Oakland. The existing warehouse buildings at the site match the industrial character of the neighborhood. The addition of a beer garden and live music venue will provide activity in a neighborhood with few existing entertainment options. A trip generation study was completed which anticipated 44 trips during peak hours; this number of trips will not have a negative effect to an area with ample on-street parking during evening hours.

The applicant met with an Oakland Police Department representative to do a Crime Prevention through Environmental Design (CEPTED) analysis of the site. Conditions relating to hours of operation, tobacco sales, loitering, trash and litter, neighborhood outreach, security, ABAT Registration, a taxi call program, a staff training and monitoring program, outdoor ashtrays, and possible compliance hearings will have been added in response to this analysis.

Negative impacts from noise will be minimized by the installation of vestibules to capture noise from the indoor area of the music venue. In addition, no amplified music will be allowed outdoors after 7pm and the applicant will be responsible for meeting the noise performance standards in Chapter 17.120 of the Planning Code.

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

The existing development will provide a convenient and functional entertainment environment in the Prescott/Clawson neighborhood. The site is conveniently located with close access to the vehicular corridors of West Grand Avenue, I-880, I-580 and the Bay Bridge. The site plan provides both indoor and outdoor areas for patrons to enjoy. Shade sails are proposed in the outdoor area to provide a more comfortable environment for customers. Space for food truck service is allocated to host local food pop-ups to accompany the entertainment on site. There is ample off-site parking in the surrounding industrial neighborhood.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;**

The proposed development will provide an attractive space for meeting, recreation, and entertainment in the area. The surrounding area has few alcohol beverage sales activities and no other live music venue and would provide a desirable service to the Oakland community.

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

See Design Review Findings below.

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

See General Plan analysis, above.

SECTION 17.103.030.A–USE PERMIT CRITERIA FOR ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES:

- A. The proposal would 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 project will not contribute to an undue proliferation of live music venues or beer gardens, and such uses are desirable by bringing vitality to the neighborhood. Although there is one brewery nearby on Mandela Parkway, there are no other beer gardens or music venues of a comparable scale. The project is a meeting and entertainment space that will enhance the diversity of activities in the Prescott and Clawson Neighborhoods. With its activity being concentrated during off-peak hours, a traffic study performed for the project does not anticipate a significant shortage of parking or traffic capacity due to the project.

The applicant met with an Oakland Police Department representative to do a Crime Prevention through Environmental Design analysis of the site. Conditions relating to hours of operation, tobacco sales, loitering, trash and litter, neighborhood outreach, security, ABAT Registration, a taxi call program, a staff training and monitoring program, outdoor ashtrays, and possible compliance hearings will have been added in response to this analysis and will limit crime, loitering, and other nuisances in the area.

- B. The proposal would 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 perpetual playgrounds;**

The project is located within 1,000 feet of Raimondi Park but is not anticipated to adversely affect the park as they are separated by a large raised vehicular corridor, West Grand Avenue, and activity for the venue would be concentrated in the evening and night hours.

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

Trash storage will be located on site. The operation will not require anything that blocks the sidewalk or any walkways. Conditions of approval relating to nuisance and security will limit any interference with the movement of people along the street.

- D. That proposed development will be of an architectural and visual quality and character which harmonizes with, or where appropriate, enhances the surrounding area;**

The project will use an existing historic building that was originally designed for industrial activities. The visual quality of the building harmonizes with other buildings in the industrial neighborhood.

- E. The design will avoid unduly large or obtrusive signs, bleak unlandscaped parking areas, and an overall garish impression;**

The project is an adaptive reuse of the existing parking lot on site. The transformation into an outdoor beer garden will bring vitality to the site. Given the site's location by the West Grand Avenue overpass, a large sign is proposed atop an existing sign pole to be seen from the overpass. The sign conforms with the General Limitations on signs in 17.104.020 and Small Project Design Review Guidelines for signs.

F. Adequate litter receptacles will be provided where appropriate

Trash receptacles will be stored on site in a shielded area by the bathrooms. As conditioned, the project will keep the neighborhood clean with litter pick-up and signage to discourage loitering and litter.

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

The establishment is approximately 350 feet from the Prescott Station apartment complex but separated by the West Grand Avenue viaduct overpass. As conditioned, live music events with amplified after 7pm will only be performed indoors, and the proposal must meet the Noise Performance Standards in Chapter 17.120 of the Oakland Municipal Code. Amplified music after 7pm will only be allowed indoors and vestibules will be installed at both entrances to reduce noise escaping from the indoor space.

H. 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);

The proposal is not a fast-food restaurant.

SECTION 17.148.050- CRITERIA FOR VARIANCE

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

Adherence to the requirement for one parking space per 1,000 square feet would limit the operational efficiency and appearance for the site. To provide the amount of square footage and outdoor area consistent with a beer garden and live music venue, converting the existing parking lot to additional space for the activity will enhance the operation of the business and appearance of the site.

Adherence to conditions restricting alcohol beverage sales within 1,000 square feet of a park or overconcentrated area would result in an unnecessary hardship for a music venue and beer garden as alcohol beverage sales are an essential part of the business. Conditions related to noise, nuisances, litter, and security will limit any negative impact on the area.

B. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners and occupants 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.

Strict compliance would preclude the design of creating a beer garden in the existing parking lot. A trip generation study was performed which concluded that the estimated 44 vehicle trips generated during peak hours would not have a significant effect on the area.

Adherence to conditions restricting alcohol beverage sales within 1,000 square feet of a park or overconcentrated area would deprive the owners of similar property as the property is over 700 feet away from Raimondi Park and adjacent

to police beat 5y which is not an overconcentrated area for police service calls. Conditions related to noise, litter, security, and other nuisances will limit any negative impact on the area.

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

Granting the variance will enhance the character of the area by bringing a vibrant live music venue and beer garden to the area. A traffic generation analysis was completed for this project which found that the project would generate less than 50 peak hour trips. With ample on-street parking, the lack of off-street parking proposed for this project is not anticipated to have an adverse effect on the surrounding area. The site is within a largely industrial neighborhood with businesses that operating during times when the venue will be closed or off-peak.

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

The proposed variance is consistent with the neighborhood zoning regulations. The intent of the CIX-1C West Oakland Plan Area Commercial Industrial Mix - 1C Industrial Zone (High Intensity Business), is to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of higher intensity commercial, retail, office, and advanced manufacturing-type users. Allowing for a higher intensity commercial use at this site is consistent with the intent of the zoning regulations.

- E. 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 design review criteria set forth in the design review procedure in Chapter 17.136.**

See Conditional Use Permit Finding D.

- F. 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 General Plan analysis, above.

- G. For proposals involving One-Family Residential Facilities on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or maximum floor area ratio, the proposal also conforms with at least one of the following additional 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; or**

The project is not a single-family home.

- b. Over sixty percent (60%) 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 (5) closest lots on each side of the project site plus the ten (10) 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 variance.

The project is not a single-family home.

SECTION 17.103.030.B.2- CRITERIA FOR PUBLIC CONVENIENCE OR NECESSITY

A. That a community need for the project is clearly demonstrated. To demonstrate community need, the applicant shall document in writing, specifically how the project would serve an unmet or underserved need or population within the overall Oakland community or the community in which the project is located, and how the proposed project would enhance physical accessibility to needed goods or services that the project would provide, including, but not limited to alcohol; and

There is only one other large meeting area selling alcoholic beverages in the area and no other music venue. The project will fill a gap and enhance the allure of the neighborhood. It will replace a parking lot that does not contribute to the vibrancy of the neighborhood and provide further entertainment options to visitors in the area.

B. That the overall project will have a positive influence on the quality of life for the community in which it is located, providing economic benefits that outweigh anticipated negative impacts, and that will not result in a significant increase in calls for police service; and

The applicant met with an Oakland Police Department representative to do a Crime Prevention through Environmental Design analysis of the site. Conditions relating to hours of operation, tobacco sales, loitering, trash and litter, neighborhood outreach, security, ABAT Registration, a taxi call program, a staff training and monitoring program, outdoor ashtrays, and possible compliance hearings will have been added in response to this analysis and will limit crime, loitering, and other nuisances in the area.. The addition of a beer garden and music venue will bring a valuable business to the neighborhood economy.

C. That alcohol sales are typically a part of this type of business in the City of Oakland.

The selling of alcohol is an essential activity to a wine bar.

SECTION 17.103.030.B.3- ADDITIONAL CRITERIA FOR PUBLIC CONVENIENCE OR NECESSITY

A. The proposed project is not within one thousand (1,000) feet of another alcohol outlet (not including Full-Service Restaurant and Limited-Service Restaurant and Cafe Commercial Activities), school, licensed day care center, public park or playground, churches, senior citizen facilities, and licensed alcohol or drug treatment facilities; and

The proposed project is within 1,000 feet of Raimondi Public Park and is seeking a Major Variance. See findings above.

B. Police department calls for service within the "beat" where the project is located do not exceed by twenty percent (20%), the average of calls for police service in police beats Citywide during the preceding one calendar year.

The proposed project lies within police beat 7x which has had 1,289 service calls between November 7th, 2023, to November 7th, 2024. This exceeds the citywide average during this period (868) by over 20%. The project is seeking a Major Variance to receive an exception to this regulation. See findings above.

SECTION 17.136.050- CRITERIA FOR DESIGN REVIEW

A. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;

The site currently contains warehouse buildings and a parking lot. The buildings will retain their existing harmony with the surrounding industrial character as no changes to the building are proposed. The proposal includes new fencing around the site for security, a new sign for visibility from the nearby overpass, and a new entryway with a metal awning. These design interventions will serve the operational efficiency of the proposed entertainment venue and will relate to the surrounding industrial character.

B. That the proposed design will be sensitive to the topography and landscape;

The project is proposed within an existing building and parking lot on a flat site. Topography and landscape are not challenges to the proposed design.

C. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;

The project is not situated on a hill.

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

See Zoning Analysis above.

ATTACHMENT B
CONDITIONS OF APPROVAL

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

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report and the approved plans received Friday August 23rd, 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 may grant up to two, one-calendar year extensions or a one, two-calendar year extension with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

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

5. Compliance with Conditions of Approval

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

in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City’s Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called “City”) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys’ fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called “Action”) against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys’ fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

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

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

11. Public Improvements

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

Part 2: Standard Conditions of Approval –Environmental Protection Measures

AESTHETICS

12. Trash and Blight Removal

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

AIR QUALITY

15. Dust Controls – Construction Related

Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e. All excavation, grading, and/or demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f. All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.
- h. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Criteria Air Pollutant Controls - Construction and Operation Related

Requirement: The project applicant shall implement all of the following applicable basic control and enhanced measures for criteria air pollutants during construction of the project as applicable:

- a. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.

- b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).
- c. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d. Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
- e. Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f. All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

CULTURAL RESOURCES

17. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive

data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

HAZARDS AND HAZARDOUS MATERIALS

19. Hazardous Materials Related to Construction

Requirement: 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

HYDROLOGY AND WATER QUALITY

20. Source Control Measures to Limit Stormwater Pollution

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

- a. Stencil storm drain inlets "No Dumping – Drains to Bay;"
- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
 - i. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
 - ii. Dumpster drips from covered trash, food waste, and compactor enclosures;
 - iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
 - iv. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
 - v. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

NOISE

21. Construction Days/Hours

Requirement: 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 case-by-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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Construction Noise

Requirement: 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

23. Extreme Construction Noise

- a. **Construction Noise Management Plan Required**

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

25. Construction Activity in the Public Right-of-Way**a. Obstruction Permit Required**

Requirement: 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

Requirement: 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

Requirement: 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

UTILITY AND SERVICE SYSTEMS**26. Construction and Demolition Waste Reduction and Recycling**

Requirement: 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

27. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project’s street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Part 3: Standard Conditions of Approval – Other Standard Conditions

29. Employee Rights

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

Part 4: Project Specific Conditions of Approval

30. Compliance Hearings

Requirement: Should any complaints regarding on-sale provision or other issues regarding sale of alcohol, music, or other nuisances be identified, staff may refer the item back to the Planning Commission under a Director’s Report. In that case, the applicant shall submit for a Compliance

Review, and pay all appropriate fees consistent with the current Master Fee Schedule at that time. The Compliance Review will be agendized for an upcoming Planning Commission meeting. The Compliance Review shall provide an opportunity for the Commission and the public to provide comment on the operation and determine whether there is a violation of any term, Conditions or project description relating to the Approvals or if there is violation of any provision of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance or there exists adverse impacts caused. As a result of the hearing, the Commission may direct staff to initiate enforcement, and/or may impose additional conditions related to the operation.

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

Initial Approval: N/A

Monitoring/Inspection: N/A

31. Additional Permits Required

Requirement: a) Necessary ABC permits (ABC License Type 42) must be obtained prior to commencement of activity. This use shall conform to all provisions of the State ABC license. The state license and state conditions shall be posted along with these Conditional Use Permit conditions in a place visible to the public. This use shall also conform to all State Retail Operating Standards, Section 25612.5 of the Business and Professions Code and local Performance Standards, Section 15210, where applicable including any future changes in the above regulations. The intent of these standards is to reduce nuisance, litter, loitering, and crime associated with alcohol outlets. The City Conditions of Approval shall be forwarded to the Department of Alcoholic Beverage Control.

b) The applicant shall submit a letter to staff signed by the applicant addressed to the State Department of Alcoholic Beverage Control stipulating that they wish to include conditions of their ABC license. The Oakland Planning Commission may, after notice and hearing, revoke this Conditional Use Permit if the applicant fails to include the above conditions in the ABC license.

When Required: Prior to commencement of activity.

Initial Approval: N/A

Monitoring/Inspection: Bureau of Planning

32. Operational and Facility Requirements

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

a) Cabarets

No live music or DJ's are allowed without a Cabaret Permit from the City Administrator's Office. All following operational and facility requirements may be modified through the Cabaret Permit process.

b) 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: Sunday through Thursday from 9:00am to 12:30 am and Friday through Saturday from 9:00 am to 2:00 am.

c) Outdoor Music

No outdoor amplified music is permitted after 7pm.

d) Location and Manner

Alcoholic beverages may be purchased for on-site and off-site consumption. See attached menu.

e) Other products

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

f) Minors

Minors are not permitted.

g) Business signage

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

h) Advertising signage

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

i) Nuisances

Crime, litter, noise, or disorderliness conduct at the establishment may result in a hearing to consider revocation of the Use Permit or attachment of additional Conditions of Approval.

j) Loitering

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

k) Trash and litter

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

l) Performance standards

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

m) 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.

n) 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.

o) Security

The operator shall secure Certified BSIS Security personnel a ratio of 1 guard per 50 patrons to work on-site for all group assembly events held on the site. The operator shall also maintain a roster of all Security Guards working each night with starting and ending times. Included in the roster should be the date worked, name of guard, and BSIS Guard Card number. Retain records of rosters on premise for 6 months. Records shared with Law Enforcement Officers upon request. Fifteen minutes before closing Position Guards at strategic locations to assist in the egress in an effort to minimize potential threats of violence during closure.

p) ABAT Registration

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

q) 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).

r) Taxi call program

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

s) 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.

t) Ashtrays

The City Smoking Ordinance shall apply (OMC Sec. 8.30). Ashtrays shall be provided adjacent to the entrance to prevent littering of cigarette butts. The establishment shall provide signage inside the building and next to the exit to direct patrons to the proper location for smoking.

u) Neighborhood Outreach and NCPC Meeting

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

v) Future Operators

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

w) Noise

In addition to meeting the Noise Performance Standards of OMC 17.120, the applicant shall submit plans showing vestibules at the entrances that reduce noise escaping from the indoor music venue, and no amplified music shall be played outdoors prior to 9:00. The vestibules shall be installed.

When Required: Plans are required prior to issuance of a construction related permit. Installation of vestibules shall occur prior to issuance of a certificate of occupancy or start of business, whichever comes first. The outdoor music requirement is ongoing.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

33. New Fencing

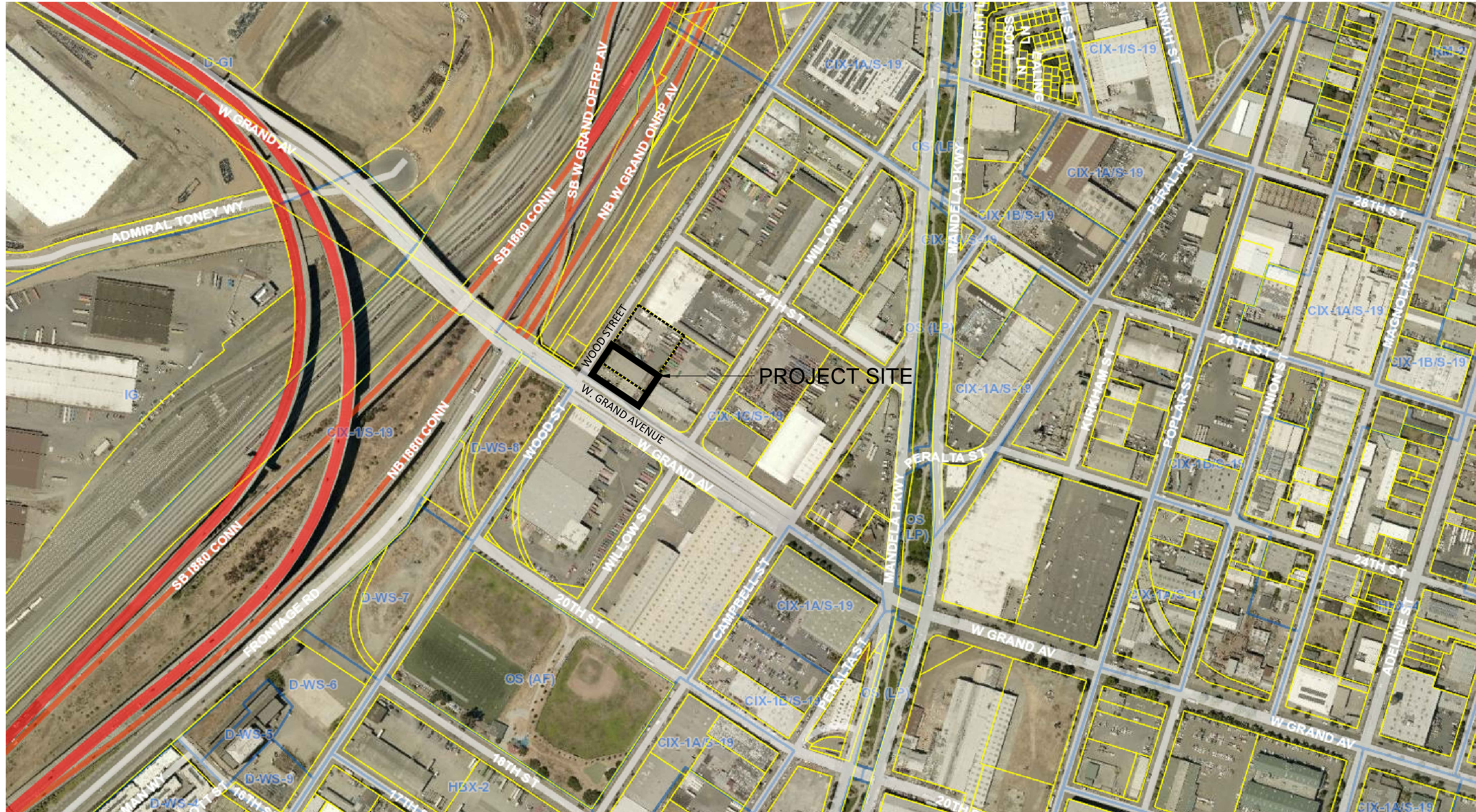
Requirement: The applicant shall submit plans for review and approval of the Bureau of Planning that show any fencing fronting the street being be at least 60% transparent. The installation of the fences shall meet this transparency requirement.

When Required: Plans are required prior to the issuance of a building permit.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Attachment C



VICINITY MAP
NOT TO SCALE



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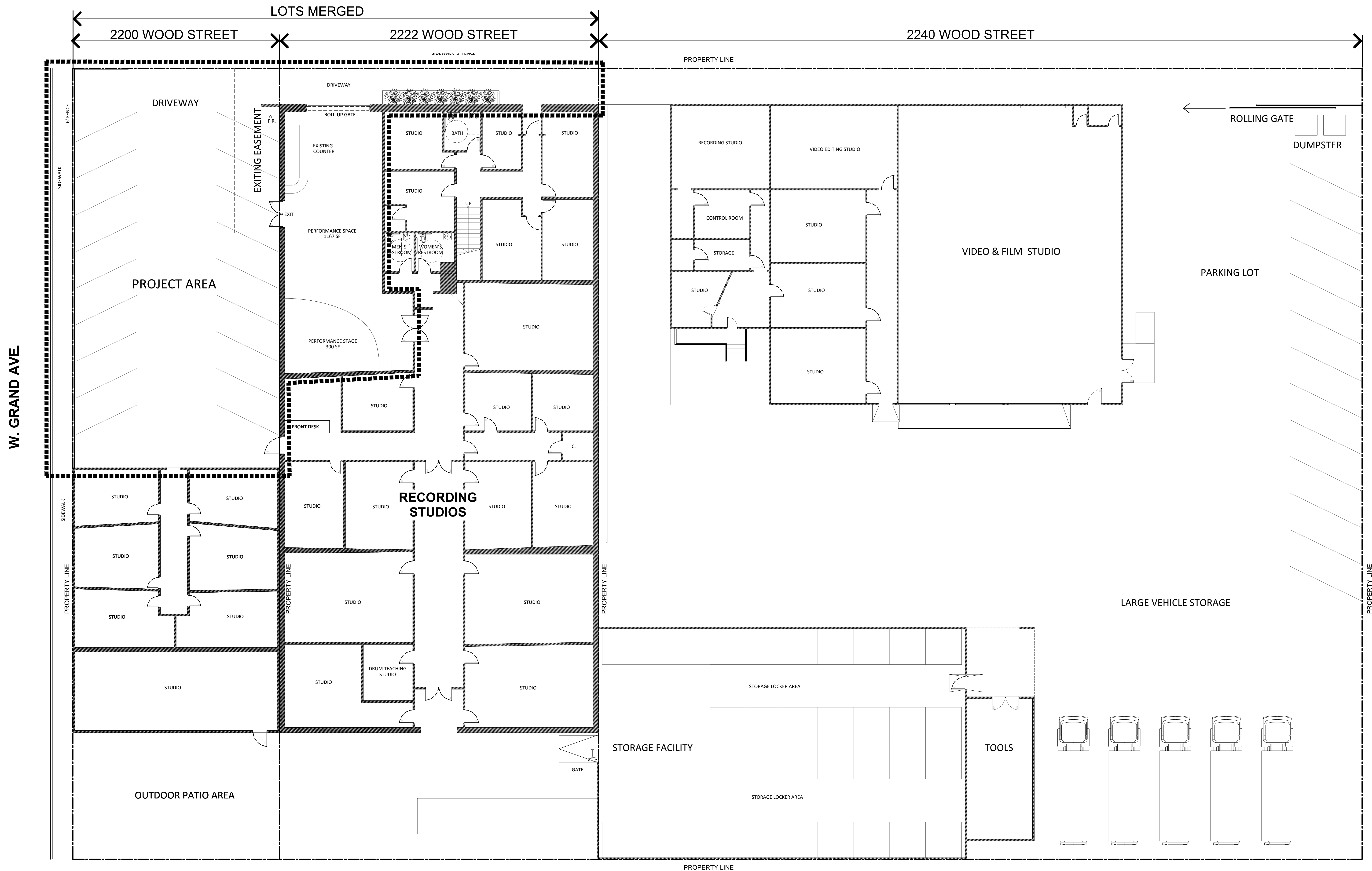


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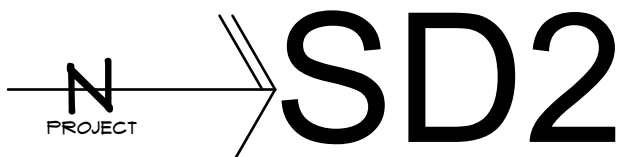
WOOD STREET MUSIC HALL
LIVE MUSIC VENUE & BEER GARDEN
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SOUND WAVE
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EXISTING SITE PLAN - OVERALL



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Project Area
See SD4

W. GRAND AVE.

ARCHITECTURAL SITE PLAN - OVERALL PROPOSED

SCALE: 1" = 10'

N
PROJECT **SD3**



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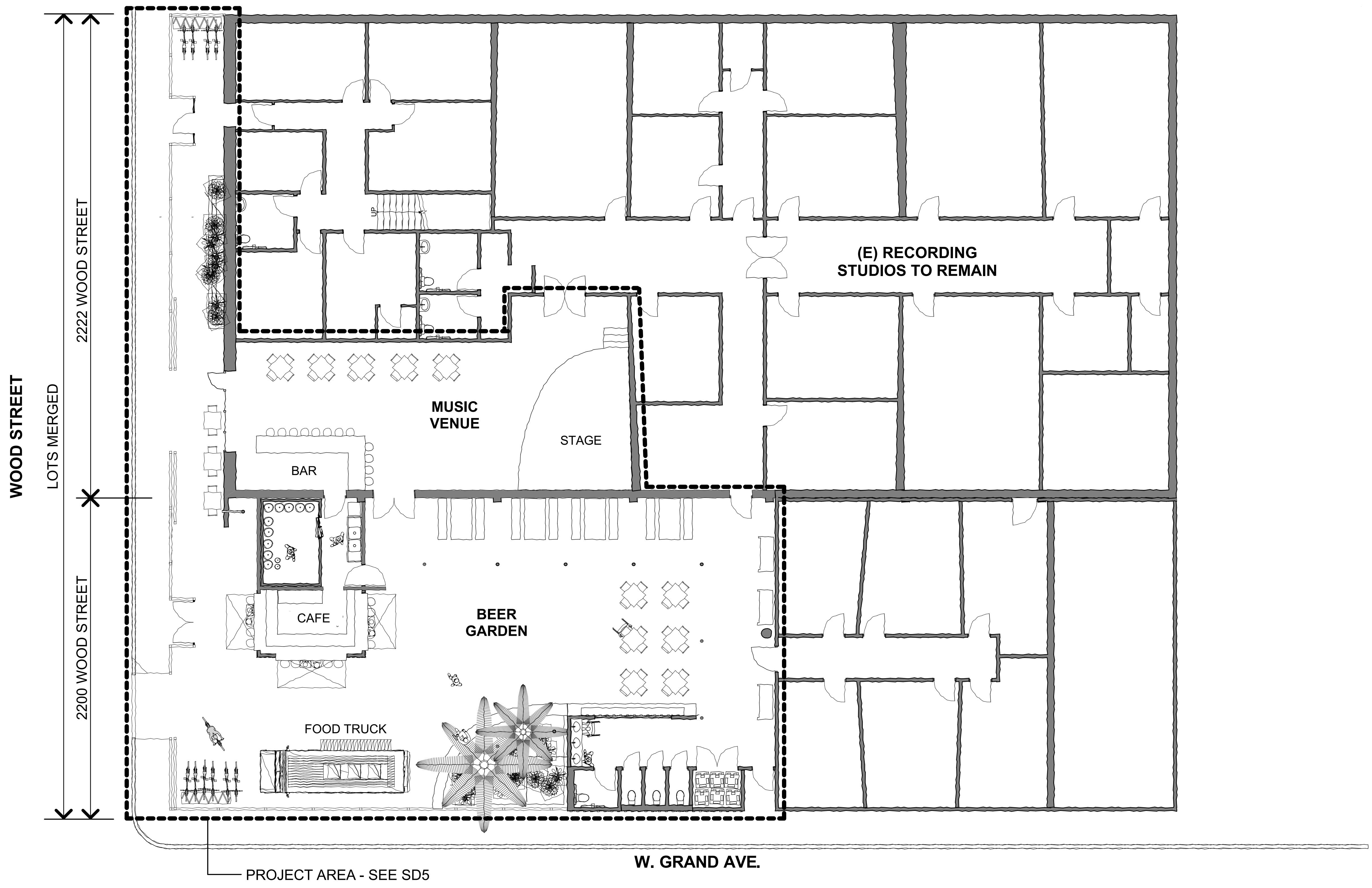
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ARCHITECTURAL SITE PLAN - OVERALL PROPOSED

SCALE: 1/8" = 1'-0"



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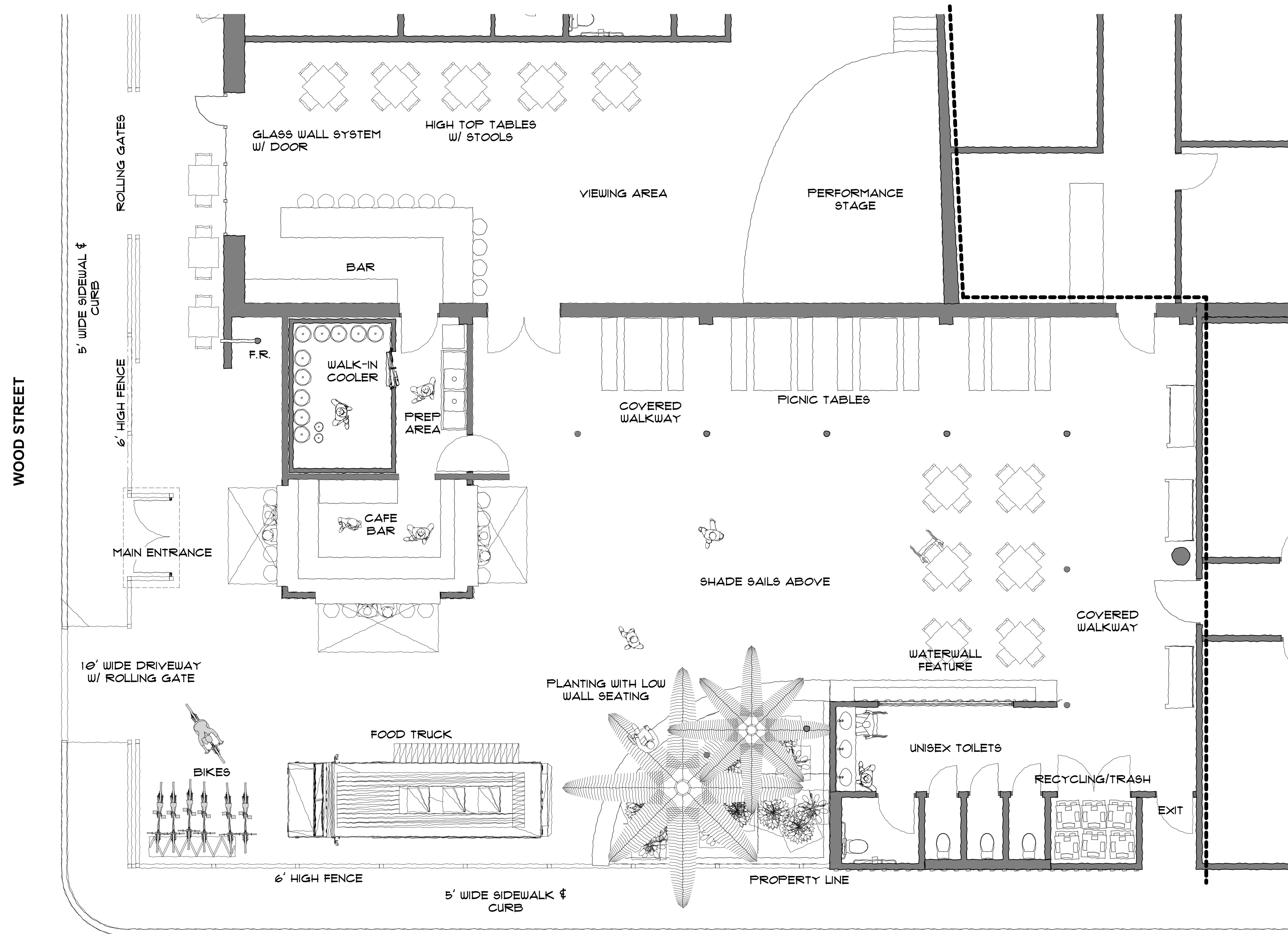
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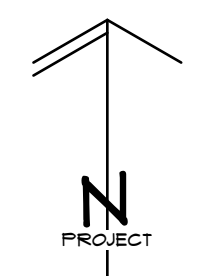
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PROPOSED FLOOR PLAN - ENLARGED

SCALE: 1/4" = 1'-0"

W. GRAND AVE.



SD5

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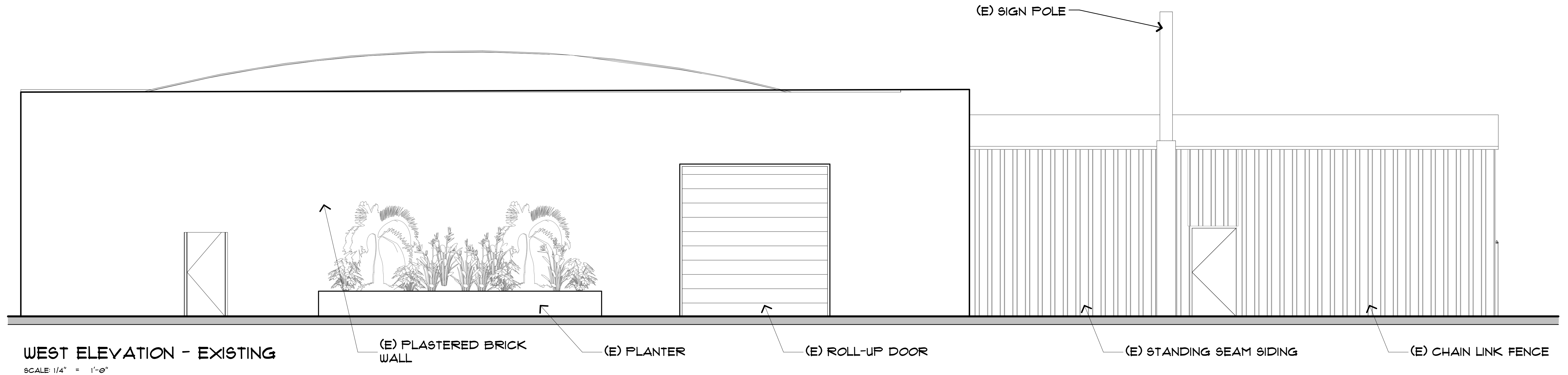
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WOOD STREET MUSIC HALL
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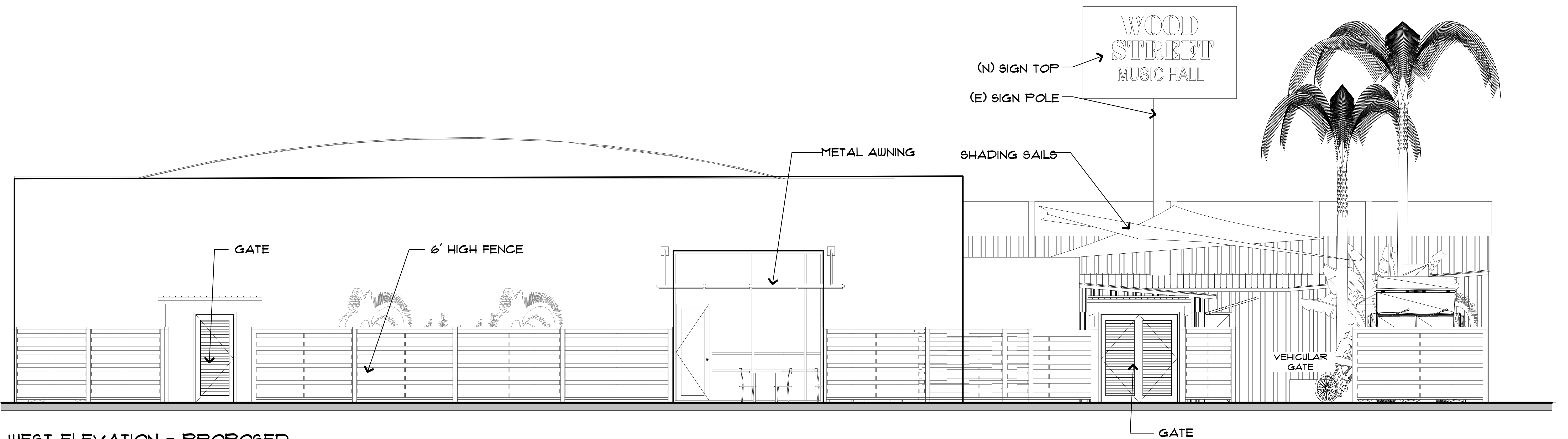
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WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

SD6



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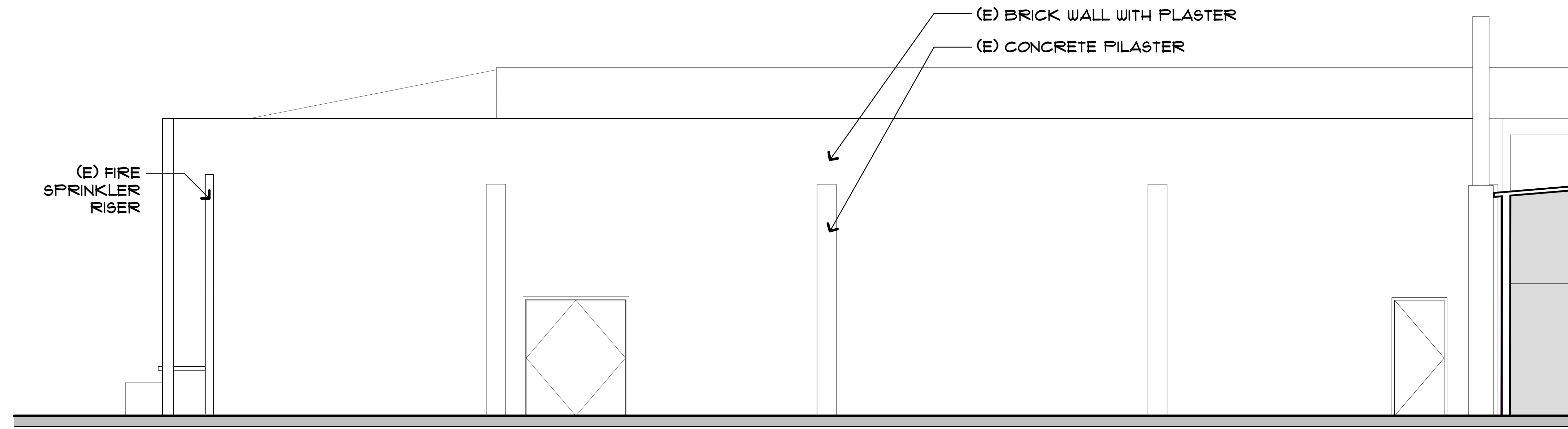
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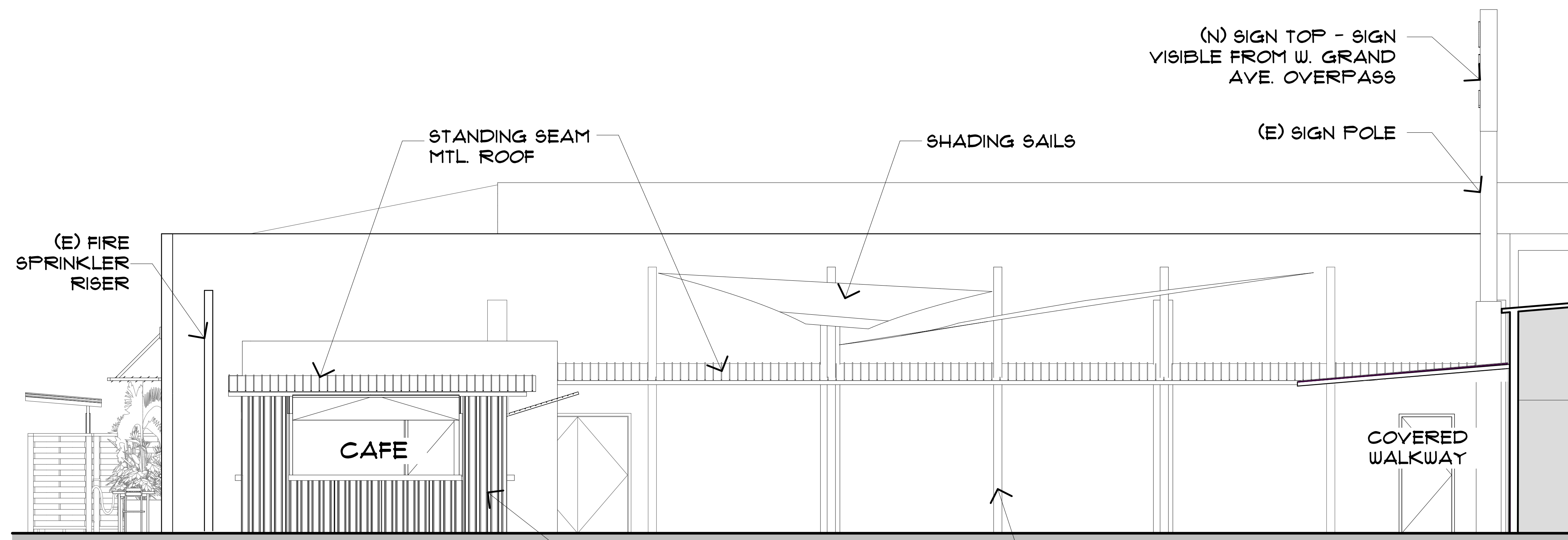
SOUND WAVE
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COURTYARD NORTH ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



COURTYARD NORTH ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

SD7

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PCD

Pacific Crest Design

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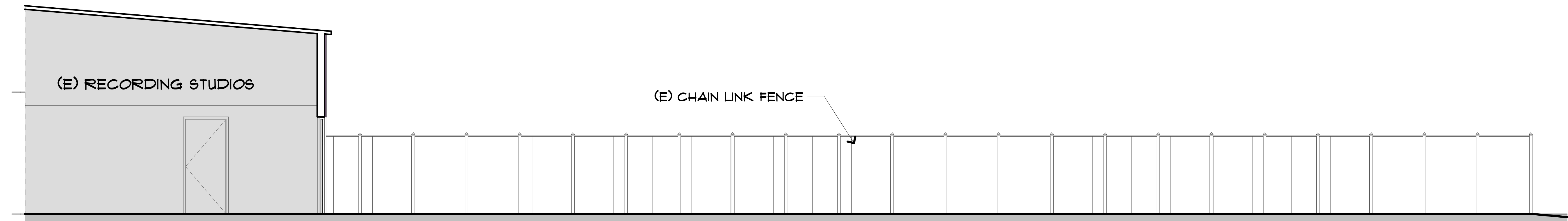
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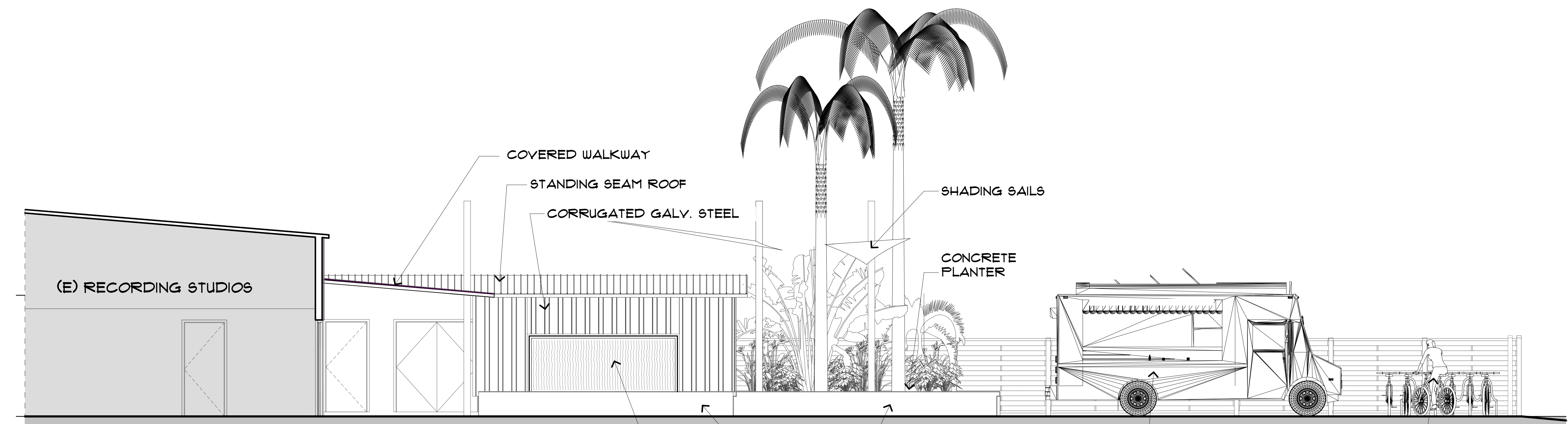
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EXTERIOR SOUTH ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



COURTYARD SOUTH ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

SD8

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VIEW FROM WEST

SD9



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VIEW FROM NORTH WEST (WOOD STREET)

SD10

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BEER GARDEN VIEW FROM NORTH WEST

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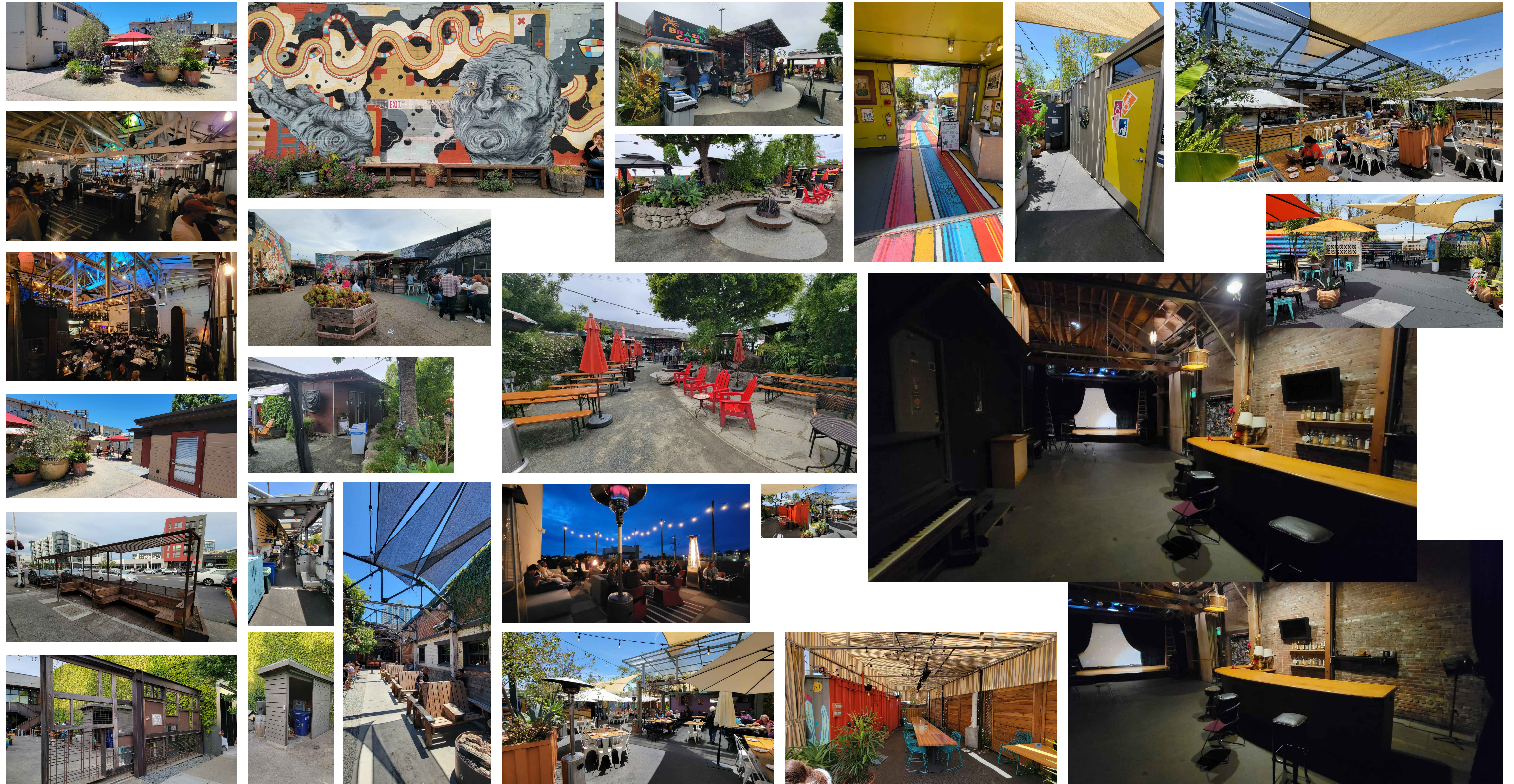


IMAGE BOARD

SD12

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 OAKLAND, CA
 94601





2222 Wood St_Front



2222 Wood St_SW Side_Parking lot



2200 Wood St_SW Side_W Grand Ave



2200 Wood St_SW Side_W Grand Ave_2



R1_W Grand Ave overpass and storage_at Wood St



R1_W Grand Ave overpass and storage_at Wood St_2



R2_1700 20th St_From Wood Street_MR Sandoval Construction



R3_1700 20th St_From Wood St_North America 3PL



R4_Raimondi Park



R5_Raimondi Park

PROJECT PROPERTY & RIGHT SIDE IMAGES

SD13

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L2_1735 24th St_ Seen from Wood St_ Pacific Supply



L1_2240 Wood St_Front_ Soundwave Studios_2



L1_2240 Wood St_Front_ Soundwave Studios



L3_1700 24th St_From Wood St_Trade Winds_2



L3_1700 24th St_From Wood St_Trade Winds



L2_1735 24th St_ Seen from Wood St_ Pacific Supply_2



L5_2526 Wood St



L4_2510-2514 Wood Street_Pyro Minerals Inc

LEFT SIDE IMAGES

SD14



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AC 1 1801 Wood St Wood St Commons



AC 2 1707 Wood St Wood St Commons



AC 3 2121 Wood St Cannon Construction Affordable Housing



AC 4 7800 Frontage Rd_Viewed from Wood St_Cannon Construction Affordable Housing_2



AC 5 W Grand Overpass facing NW



AC 6 2211 Wood Street_RV Park



AC 7 2365 Wood St_RV Park



AC 8_RV Park



AC 9 2401 Wood St_The People's Collective



AC 10 2599 Wood Street_Tiny Home Community



AC 11 2599 Wood Street_Tiny Home Community_2

ACROSS THE STREET IMAGES

SD15

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From: [West Oakland](#)
To: jrenkopc@gmail.com; nataliesandovalopc@gmail.com; SShiraziOPC@gmail.com; jahrensopc@gmail.com; alexrandolph.oak@gmail.com; MRobbOPC@gmail.com; owenliopc@gmail.com
Cc: [Inanli, Kubilay](#); [Payne, Catherine](#)
Subject: Wood Street Music Hall - 2222 Wood Street - PLN23100
Date: Thursday, November 14, 2024 2:37:59 PM

Some people who received this message don't often get email from westoaklandneighbors@gmail.com. [Learn why this is important](#)

Chair Renk and Commissioners

At the Oct. 2024 meeting of West Oakland Neighbors, Alan Lucchesi, owner of Soundwave Studios, presented his plans for a new 250 seat performance venue and adjacent beer garden. These would be located on the Soundwave property at 2200 Wood St. This site is within the Clawson-McClymonds neighborhood, which is the area that WON covers.

The plans presented by Mr. Lucchesi were received quite favorably by the meeting participants, and a vote was taken to support his plans. There were no dissenting votes. This aligns with the neighborhood experience with Soundwave, which has been a stable presence at W.Grand & Wood for many decades. It has managed to persevere and thrive in an often unfriendly environment, and is now in a position to create new cultural opportunities for residents of Oakland and beyond.

Soundwave's is not located near any residential area and thus is an excellent location for a venue that will present musical offerings. Thus, because of its good neighbor history, because of its choice location, and because of its plans to culturally enhance our neighborhood, West Oakland Neighbors is happy to support Mr. Lucchesi's performance venue and beer garden project.

Ray Kidd
Board Member, West Oakland Neighbors

--

We meet the Third Thursday of every month at Willie Keyes Recreation Center. 3131 Union Street, Oakland, CA 94608. contact: westoaklandneighbors@gmail.com

Attachment D



West Oakland Commerce Association

Dear Commissioners

The West Oakland Commerce Association, (WOCA), by a unanimous vote of our Board of Directors, heartily endorses the proposed development of the Wood Street Music Hall.

Based on our experience with the last two General Plan updates and the related Wood Street Rehabilitation Plan we feel that this project is compatible with the Mixed Use vision for Wood Street.

Current property owners on the West side of Wood St., (now leasing to the City for Unsheltered services), have plans for an entertainment style development that would further drive this part of Wood Street toward the sort of vitality experienced in Uptown. Recent multi-unit residential developments around this corridor will support this economic expansion of Wood Street and the live music harkens back to the likes of Esther's Orbit Room and other past 7th Street clubs.

Thank you for your consideration of this Wood Street project.

Yours Truly

Bob Tuck
Chair: WOCA Board of Directors

Technical Memorandum

July 31, 2024

Project# 30506

To: Alan Lucchesi,
Soundwave Studios
2200 Wood Street
Oakland, CA 94607

From: Doreen Gui and Mingmin Liu, Kittelson & Associates, Inc.

RE: Soundwave Studios Event Space Trip Generation Letter

Attachment E

TRIP GENERATION LETTER

Dear Alan:

The letter presents Kittelson & Associates, Inc. (Kittelson) assessment of the proposed repurpose of Soundwave Studios in Oakland, California. Our assessment focuses on estimating the trip generation of the project. It is our understanding that the proposed project would merge two adjacent lots (2200 and 2222 Wood Street) and convert the existing performance space and open paved area to a music venue and beer garden.

Per the City of Oakland Transportation Impact Review Guidelines (TIRG), transportation demand management and California Environmental Quality Act (CEQA) analysis are required if a development generates at least 50 peak hour trips. This letter documents whether the proposed project generates enough trips to require a full CEQA traffic impact study.

Existing Facility and Operations

The existing Soundwave Studios facility is located in an industrial/commercial area that spans 2200, 2222 and 2240 Wood Street. The existing facility is a practice studio complex and comprises the following components:

- About 35 recording studios with control room and storage at 2222 and 2240 Wood Street.
- Indoor performance space at 2222 Wood Street.
- An open paved area that can hold up to 4 vehicles at 2220 Wood Street.

Proposed Project

As shown in Appendix A, the proposed project would merge lot 2200 Wood Street and 2222 Wood Street and:

- Retain all existing recording studios.
- Convert the performance space at 2222 Wood Street into a music venue of about 1,500 square-feet, which would hold up to 295 patrons. The music venue would include indoor performance space and a bar. The open area at 2222 Wood Street would serve as ticket queueing area.
- Convert the open area at 2200 Wood Street into a beer garden of 4,535 square-feet.

Trip Generation Implications

Because of the adjacent industrial land uses, peak hour traffic of adjacent streets would occur during weekday PM peak period (4 to 6 PM). According to the information provided by the owner, the trip generation area of the proposed project during weekday PM peak period would be limited to the beer garden. The recording studios and music venue are not expected to generate additional trips during weekday PM peak period for the following reasons:

- The existing recording studios would keep the current business hour and would not generate additional trips during weekday PM peak period.
- The performance at the proposed music venue would start after 8 PM. Employees are expected to arrive at 7 PM. Therefore, all customer and employee trips generated by the music venue would occur outside of weekday PM peak period.
- The music venue and ticket queueing area would be separated from the beer garden by gates and would not be open to guests during the PM peak period (gates will be open during performance).

Kittelson estimated the project trip generation using the Institute of Transportation Engineer's (ITE) Trip Generation Manual 11th Edition, which is a standard reference manual for estimating trip generation rates for various land uses. The most similar land use in this manual to the beer garden proposed by the project is drinking place (ITE Code 975).¹ Table 1 shows the estimated weekday PM peak trip generation. As shown, the ITE Trip Generation Manual estimates 52 trips during PM peak hour before applying the mode split adjustment factors.

Table 1 Beer Garden Trip PM Peak Hour Generation

Description	Area	Average Rate	PM Peak Hour		
			In	Out	Total
Drinking Place (ITE 975)	4,535 square feet	11.36 per 1,000 square feet	34	18	52
Trip Generation after Applying Mode Split Adjustment Factor (84.4%)			29	15	44

Source: ITE Trip Generation Manual 11th Edition, City of Oakland Transportation Impact Review Guidelines

According to TIRG, ITE Trip Generation often overestimates motor vehicle trips when applied to dense, urban environments, such as many Oakland neighborhoods. Therefore, as shown in Table 2, City of Oakland's mode split adjustment factors are applied to the peak hour trips. The closest BART station to the project site is 19th Street Oakland, which is more than one mile away. As shown in Figure 1, according to United States Census Bureau's 2020 Census Demographic Data Map Viewer,² the project site is located at census tract 4017, which has a population density of 2,756 persons per square mile and is classified as suburban per TIRG. Therefore, an adjustment factor of 84.4% is applied. The number of vehicle trips generated by the proposed project during PM peak hour would be **44 trips** and would not exceed the threshold for CEQA analysis of 50 peak hour trips.

¹ The beer garden would contain a bar and food truck and would serve alcoholic beverages and food, which fits the description of ITE Code 975 Drinking Place.

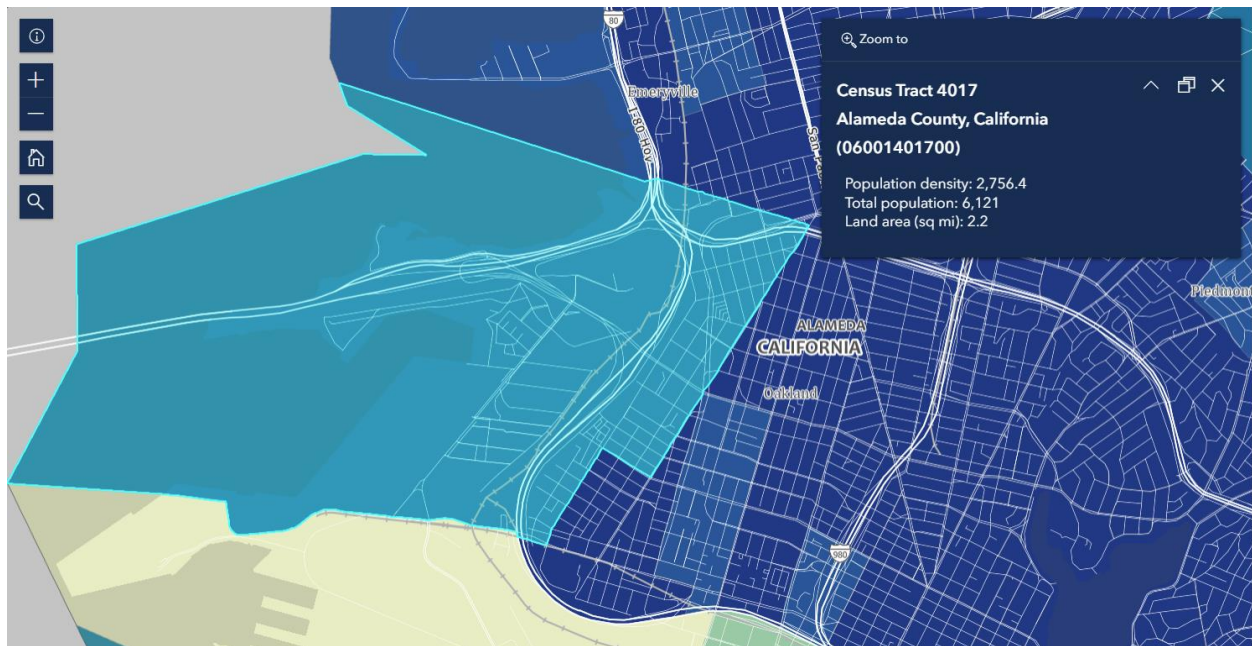
² <https://maps.geo.census.gov/ddmv/map.html>

Table 2 City of Oakland Multimodal Trip Generation Adjustment Factors

Distance from BART/Amtrak	<0.5 miles	>0.5 miles, <1.0 mile	> 1.0 mile		
Land Use Type (Density) ⁷			Urban (>10,000)	Dense Suburban (6,000 - 10,000)	Suburban (<6,000)
Motor Vehicle Trips ⁸	53.1%	63.3%	76.9%	79.5%	84.4%
Transit	29.7%	23.6%	17.9%	16.2%	11.3%
Bike	5.1%	4.9%	1.9%	1.6%	0.9%
Walk	10.5%	6.2%	2.0%	1.0%	2.6%

Source: City of Oakland Transportation Impact Review Guidelines

Figure 1 Project Census Tract Population Density



Source: United States Census Bureau

Conclusion

This letter provided a trip generation estimate for a proposed project at 2220 and 2222 Wood Street in Oakland, CA. Kittelson's conclusion based on the review finds that trip generation for the project is anticipated to be about **44 trips** during the PM peak hour, when peak adjacent street traffic occurs. The volume is less than the threshold for CEQA analysis in TIRG. Therefore, the project is not anticipated to require additional traffic studies.

Appendix A Site Plan



WOOD STREET MUSIC HALL

SCOPE OF WORK

- MERGE TWO ADJACENT LOTS (2200 AND 2222 WOOD STREET).
- LIVE MUSIC VENUE (REMODEL): CONVERT EXISTING WAREHOUSE TO PERFORMANCE SPACE, LIVE MUSIC VENUE, AND INTERIOR BAR
- BEER GARDEN (NEW CONSTRUCTION): ADD CAFE/BAR/WALK-IN COOLER, AND RESTROOMS/GARBAGE ENCLOSURE; BEER GARDEN W/COVERED WALKWAY, SHADING DEVICES, PICNIC TABLES; BICYCLE PARKING; AND FOOD TRUCK(S) PARKING.
- ADDITIONALLY ALLOW FOR PERIODIC NEIGHBORHOOD EVENTS @2240 WOOD STREET.

SHEET INDEX

SD0	COVER SHEET
SD1	REF VICINITY MAP
SD2	EXISTING SITE PLAN - OVERALL
SD3	ARCHITECTURAL SITE PLAN
SD4	ARCHITECTURAL SITE/FLOOR PLAN - OVERALL
SD5	PROPOSED FIRST FLOOR PLAN - ENLARGED
SD6	ELEVATIONS
SD7	ELEVATIONS
SD8	ELEVATIONS
SD9	ELEVATIONS
SD10	OVERALL
SD11	VIEW FROM WEST
SD12	CAFE/COURTYARD
SD13	REF IMAGE BOARD
SD14	PROJECT & RIGHT
SD15	LEFT SIDE IMAGES
SD16	ACROSS THE STREET IMAGES

PROJECT DIRECTORY

OWNER / CLIENT

ALAN LUCCHESI
2200 WOOD STREET,
OAKLAND CA 94601
ALANLUCCHESI@GMAIL.COM
(C) 510-201-4190

ARCHITECT

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CODE INFORMATION

BUILDING SUMMARY

EXISTING BUILDING FOOTPRINT:	12,625 SF
NEW PROPOSED:(CAFE & BATH)	803 SF
TOTAL POST PROJECT:	13,428 SF
REMODEL: (E) PERFORMANCE SPACE	1,536 SF
BUILDING HEIGHT:	18 FT
NUMBER OF STORIES:	1
BEER GARDEN GROSS S.F.	4,535 SF
CONSTRUCTION TYPE:	VB
SPRINKLERS:	YES
OCCUPANCY:	A2
TOTAL OCCUPANT LOAD:	185

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA CAL GREEN CODE
CITY OF OAKLAND MUNICIPAL CODE
AND LOCAL GOVERNING AGENCY
REQUIREMENTS

SD0

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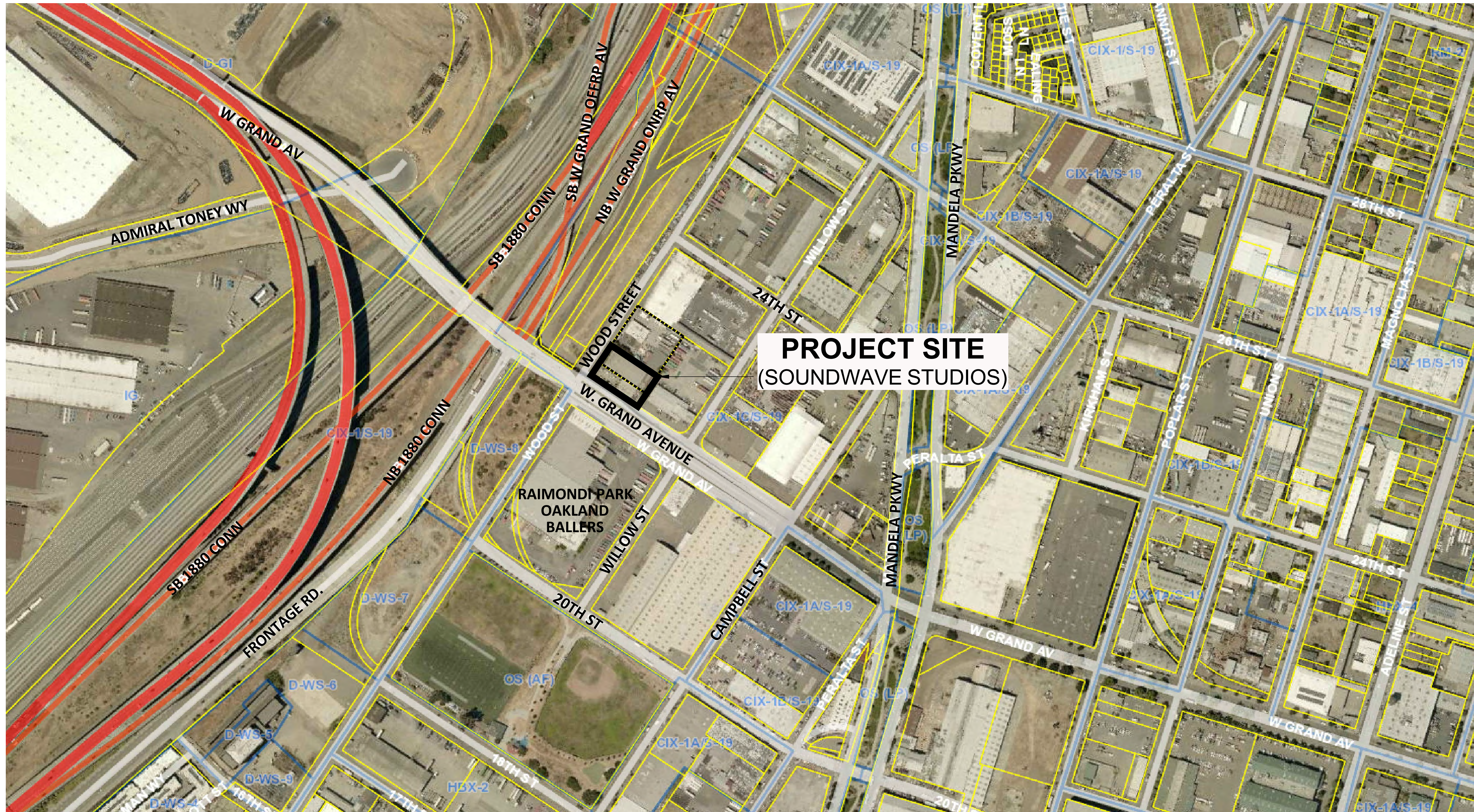
DATE: 01-11-2024
PROJECT NO. 23-1003.01

WOOD STREET MUSIC HALL
LIVE MUSIC VENUE & BEER GARDEN

2200 WOOD STREET,
OAKLAND, CA 94601

SOUND WAVE
2200 WOOD STREET
OAKLAND, CA
94601





VICINITY MAP
NOT TO SCALE



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PROJECT NO. 23-1003.01

WOOD STREET MUSIC HALL
LIVE MUSIC VENUE & BEER GARDEN

2200 WOOD STREET,
OAKLAND, CA 94601

SOUND WAVE
2200 WOOD STREET
OAKLAND, CA
94601





EXISTING SITE PLAN - OVERALL

N
PROJECT **SD2**

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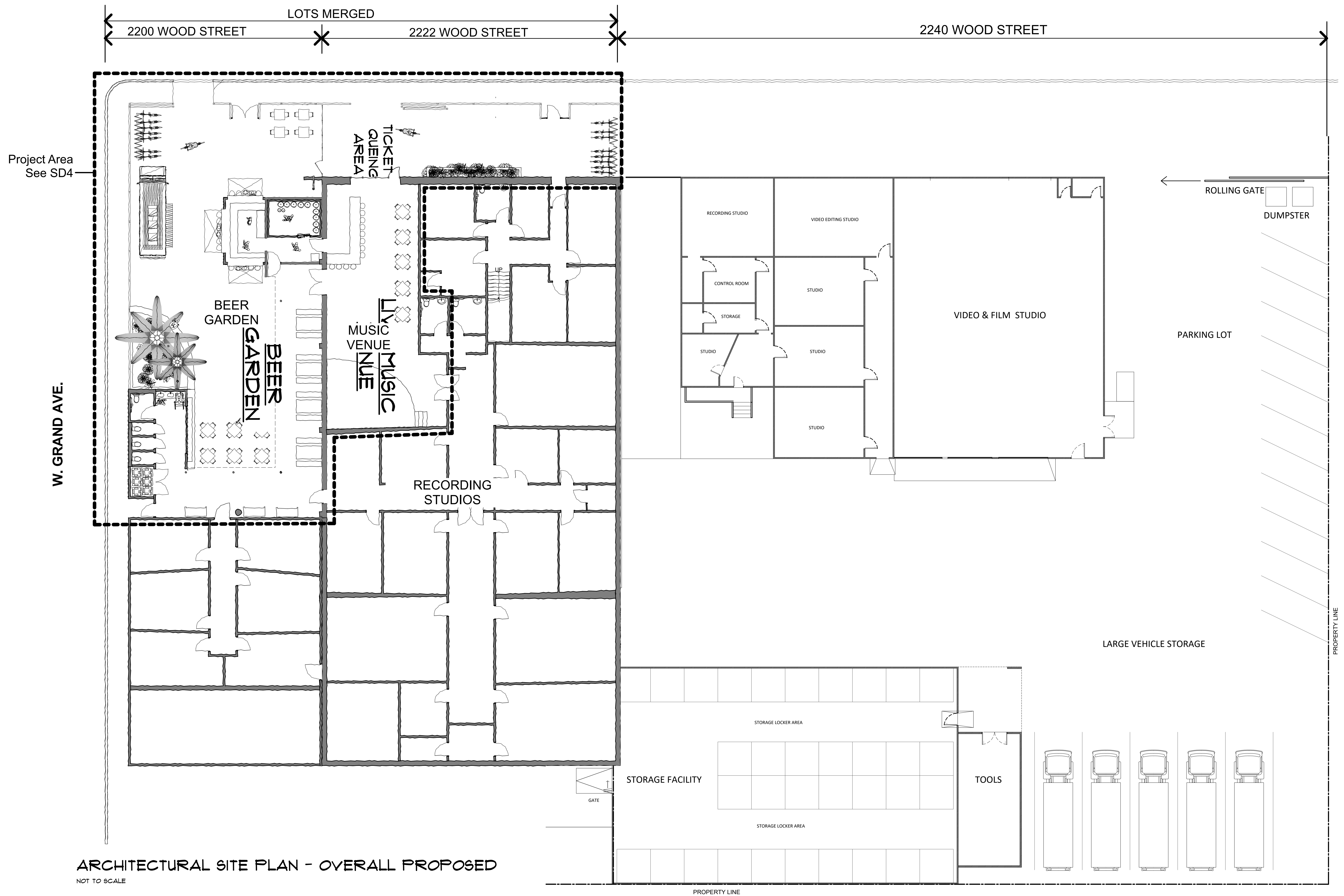


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WOOD STREET MUSIC HALL
 LIVE MUSIC VENUE & BEER GARDEN
 2200 WOOD STREET,
 OAKLAND, CA 94601

SOUND WAVE
 2200 WOOD STREET
 OAKLAND, CA
 94601





ARCHITECTURAL SITE PLAN - OVERALL PROPOSED
NOT TO SCALE

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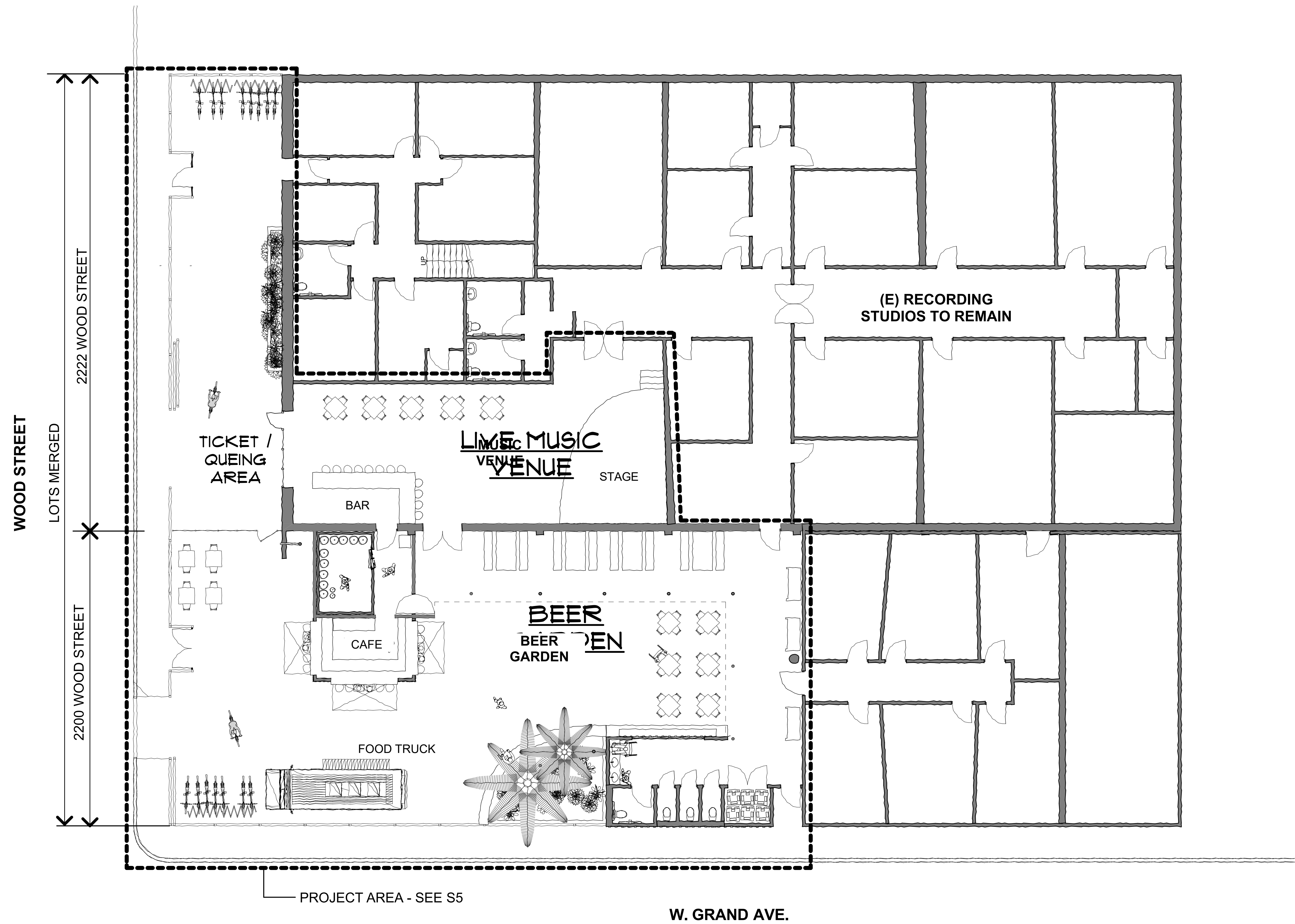
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LIVE MUSIC VENUE & BEER GARDEN

2200 WOOD STREET,
OAKLAND, CA 94601

SOUND WAVE
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ARCHITECTURAL SITE PLAN - OVERALL PROPOSED
 SCALE: 1/8" = 1'-0"



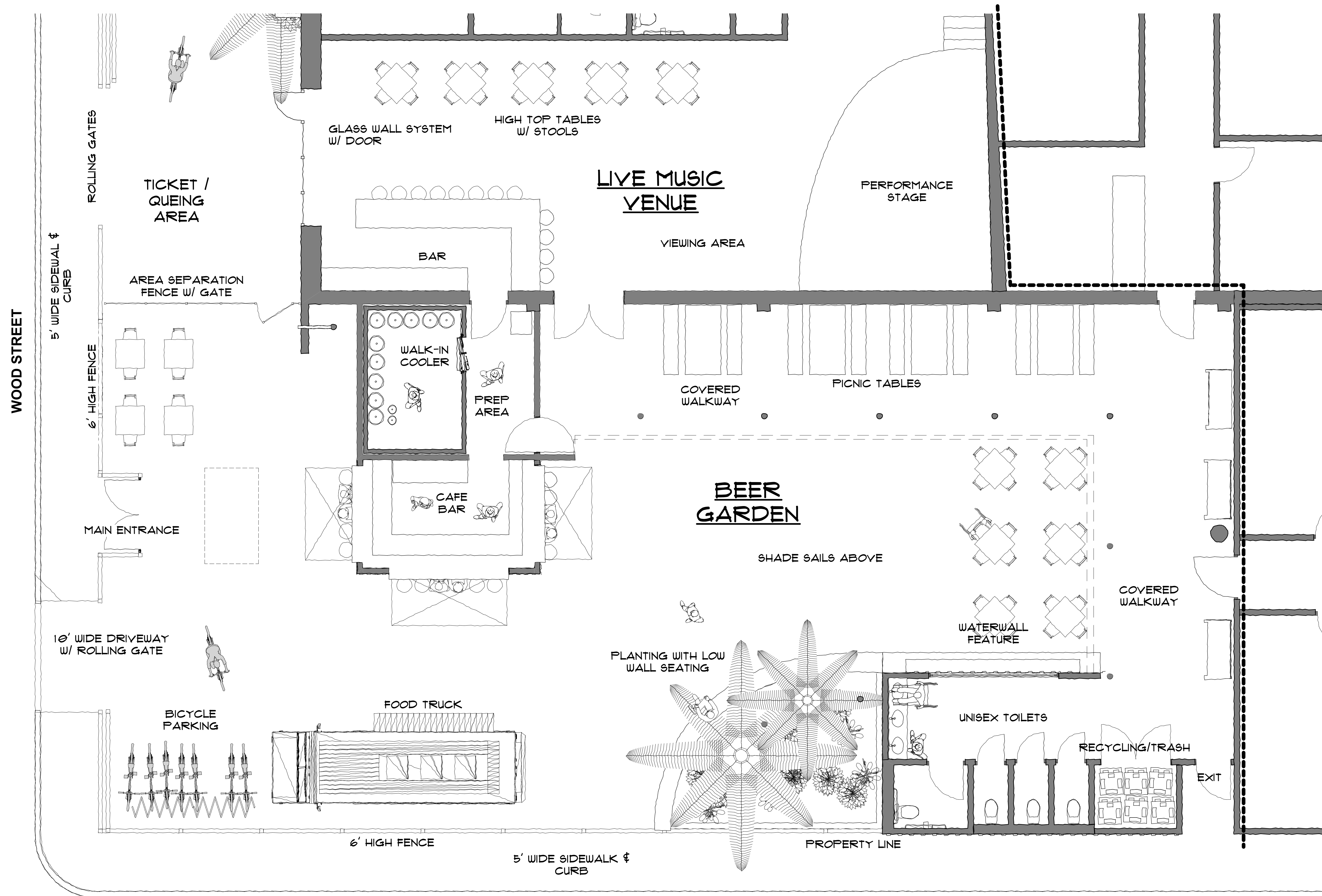
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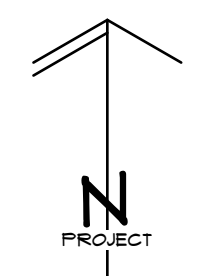




PROPOSED FLOOR PLAN - ENLARGED

SCALE: 1/4" = 1'-0"

W. GRAND AVE.



SD5

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