

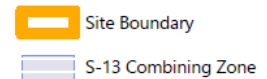
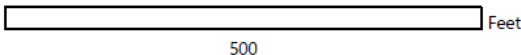
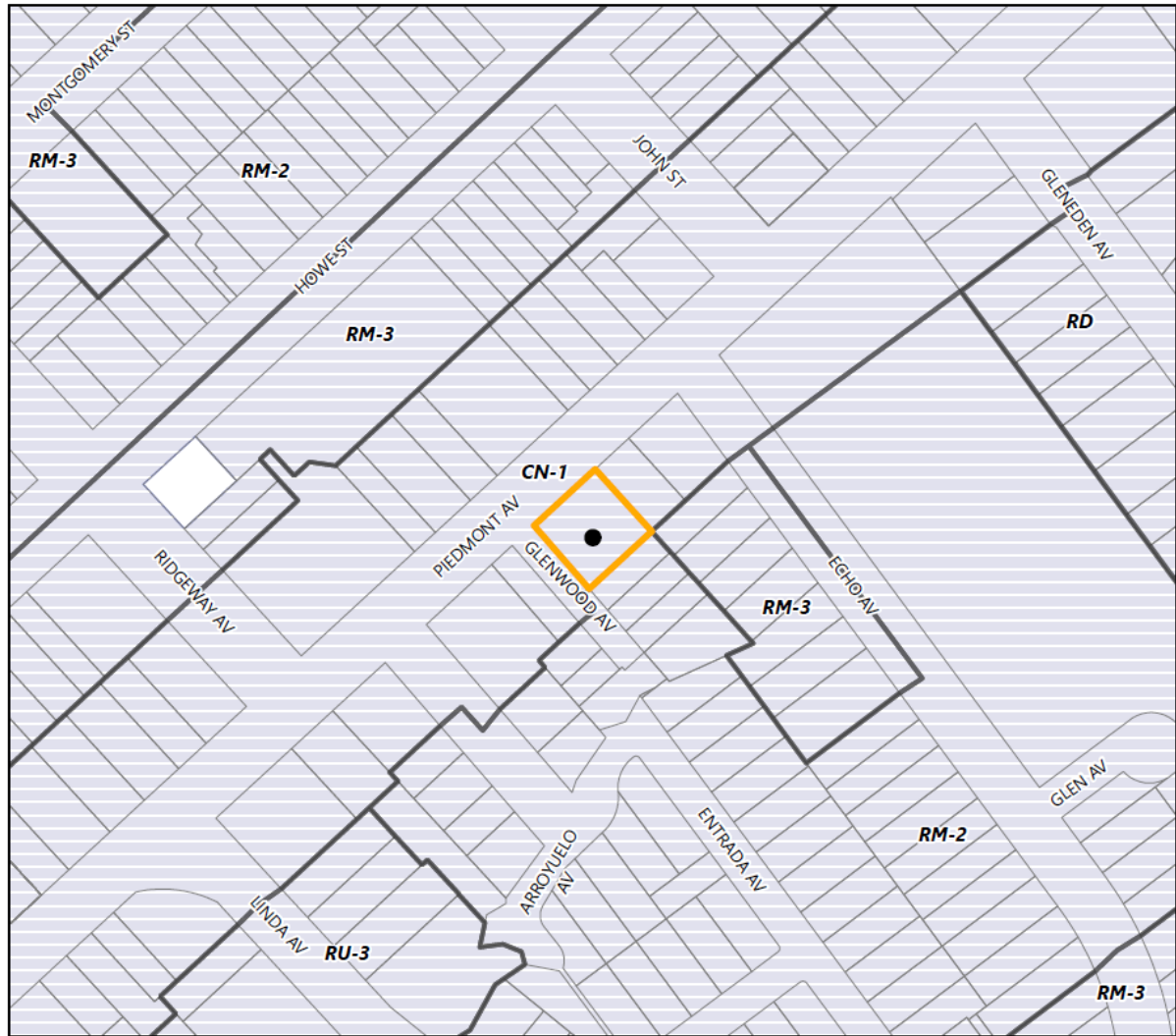
Location:	4250 Piedmont Avenue
Assessor’s Parcel Number(s):	012 099001800
Proposal:	Establish a Wine Bar
Applicant:	Stefan Menzi
Contact Person/ Phone Number:	Stefan Menzi / (510) 652-0252
Owner:	4250 Piedmont LLC and 511 Vallejo LLC
Case File Number:	PLN24082
Planning Permits Required:	A Major Conditional Use Permit (CUP) for Alcohol Beverage Sales in the CN-1 Zone and a Major Variance for establishing an Alcohol Beverage Sales Commercial Activity within 1,000 feet of a school and church.
General Plan:	Neighborhood Center Commercial
Zoning:	Neighborhood Center Commercial - 1 (CN-1) and S-13 Affordable Housing Combining Zones
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: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
Historic Status:	Potentially Designated Historical Property (PDHP), Oakland Cultural Heritage Survey is C3
City Council District:	1
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 April 10, 2024, the applicant submitted a Planning application for a tenant improvement of a 1,100 square-foot commercial space at 4250 Piedmont Avenue to accommodate a new wine bar, La Loulou’s Tasting Room and Wine Shop (see **Attachment C** for plans). The applicant is seeking a Major Conditional Use Permit for an Alcohol Beverage Sales Commercial Activity in the CN-1 Zone and a Major Variance for Alcohol Beverage Sales within 1,000 feet of a school and church.

Staff recommends approval of the project because it meets the required findings in the Planning Code and will contribute to the vitality of the Piedmont Avenue Commercial District.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN24082
Applicant: Stefan Menzi
Address: 4250 PIEDMONT AVE
Base Zone(s): CN-1
Combining Zone(s): S-13

Date Exported: 8/7/2024

BACKGROUND

On April 10, 2024, the applicant submitted a Planning application for a tenant improvement of a 1,100 square-foot commercial space at 4250 Piedmont Avenue to accommodate a new wine bar, La Loulou's Tasting Room and Wine Shop (see Attachment C for plans). The applicant has met with the Piedmont Avenue Merchant's Association (PAMA), Police Beat 9x Community Resource Officer Jason Kino, and the Piedmont Avenue Neighborhood Improvement League (PANIL). Some concern was raised regarding the proposed location of the business's trash storage, so the applicant has allocated space in the rear of the property, away from the sidewalk. **Attachment D** contains the community feedback that resulted from these meetings.

PROJECT DESCRIPTION

The business would serve wine on-site with limited food (cheese and charcuterie) and sell bottles for off-site consumption. Attachment E contains the proposed menu. The hours would be Wednesday through Thursday from 12pm to 9:30pm and 12pm to 10pm Friday and Saturday.

There will be no employees other than the two owners. The space measures 1,100 square feet with 45 seats. The interior remodel of the main space includes a service counter, a built-in bench, and display shelving. The proposal also includes the installation of a three-bowl sink and mop sink in the rear utility area and the replacement and modification of lighting, electrical and plumbing. No exterior modifications are proposed except painting and the installation of two downlights.

PROPERTY DESCRIPTION

The project site is an existing ground floor commercial space on the corner of Piedmont and Glenwood Avenues; Glenwood Avenue is a private side street owned by the same owners of the subject site. A coffee roaster and bakery is located next door in the same building. Residential apartments are on the second and third floor of the building. The building was constructed in the 1910s and is rated C3 by the Oakland Cultural Heritage Survey (OCHS). The site also includes a space behind the main building to be used for the proposal's trash storage and a small garage and storage building in the rear, which is not a part of the proposal.

The site is at the northern end of the Piedmont Avenue Business District, which hosts a pedestrian-oriented experience with a variety of different shops, bars, and restaurants. Civic and cultural institutions like the Church of St. Leo and Piedmont Avenue Elementary School are located nearby.

GENERAL PLAN ANALYSIS

The Project site is in the "Neighborhood Center Commercial" land use classification. The Neighborhood Center Commercial classification is intended to create, preserve, and enhance mixed use neighborhood commercial centers. The centers are typically characterized by smaller scale pedestrian oriented, continuous and active store fronts with opportunities for comparison shopping. This classification is used to enable Oakland to preserve the character of local main streets and support local retail and commercial development opportunities. Developments in these areas usually have commercial ground-floors with residential units above. Typically located in transit-rich and pedestrian-oriented areas, the parking needs for commercial operations in CN zones are low. where they benefit from good access and visibility and are able to attract patrons from within and outside of the City limits.

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

- LUTE Policy N1.1 Concentrating Commercial Development: Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail.

The project site located within a vacant ground-floor commercial space in the existing Piedmont Avenue business district. This smaller scale establishment would harmonize with the existing neighborhood-oriented retail on Piedmont Avenue.

- LUTE Policy N1.6 Reviewing Potential Nuisance Activities: The City should closely review any proposed new commercial activities that have potential to create public nuisance or crime problems, and should monitor those that are existing. These may include isolated commercial or industrial establishments within residential areas, alcoholic beverage sales activities (excluding restaurants), adult entertainment, or other entertainment activities.

As conditioned, the project site will be open no later than 9:30 pm on the weekdays and 10:00 pm on the weekends to avoid potential nuisances during the night. Trash space will be allocated in the private alley towards the rear of the building to prevent build-up on the private sidewalk.

RACE AND EQUITY GENERAL PLAN COMPLIANCE

In September 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.
- 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 Neighborhood Center Mixed Use Commercial – 1 (CN -1), which is intended to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping. The 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 17.33.01 Permitted and Conditionally Permitted Activities lists which activities are permitted, conditionally permitted, and prohibited within the Neighborhood Center Mixed Use Commercial Zones. This table indicates that the Alcohol Beverage Sales Commercial Activity proposed for the site requires a Conditional Use Permit (CUP) in the CN-1 Zone. Section 17.134.020 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.

Major Variance

Oakland Planning Code Section 17.103.030(B)(3)(a) prohibits Alcohol Beverage Sales Activities within 1,000 feet of a school, licensed day care center, public park or playground, churches, senior citizen facilities, and licensed alcohol or drug treatment facilities. The project applicant is seeking a Variance as the project site is within 500 feet from the Church of St. Leo and 350 feet from Piedmont Avenue Elementary School. Per Section 17.148.020 of the Planning Code, the Variance is Major because it involves a prohibited activity type and, therefore, requires a decision by the Planning Commission.

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 and Major Variance because the wine store and serving business will add to the vibrancy and variety of retail opportunities in the Piedmont Avenue Commercial District, and the proposal meets the required findings contained in Attachment A. To address concerns about garbage storage, the applicant has planned for garbage to be stored in the rear of property. The nature of the business and Conditions of Approval No. 30 and 32 will minimize the possibility of the business negatively impacting the neighborhood. These conditions relate to hours of operation, nuisances, tobacco sales, 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 Major Variance subject to the attached findings and conditions.

Prepared by:

Kubilay Aaron Inanli

Kubilay Aaron Inanli
Planner I

Reviewed by:



Robert D. Merkamp
Zoning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:



Ed Manasse, Deputy Director
Bureau of Planning

ATTACHMENTS:

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

ATTACHMENT A
FINDINGS FOR APPROVAL

This proposal meets all the required Conditional Use Permit Criteria (Sections 17.134.050 & 17.103.030.A & 17.103.030.B.2) and Variance Findings (Section 17.148.050) as set forth below and which are required to approve your application. 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 Piedmont Avenue neighborhood. A 1,100 square foot wine cafe is compatible with the pedestrian-oriented shopping and dining experience on the Avenue and will bring customers to support the other businesses in the area. By offering a spot for patrons to enjoy a drink while waiting for a seat at nearby restaurants, the project will contribute synergistically to the neighborhood economy. Due to the nature of the business and conditions of approval relating to hours of operation, nuisances, tobacco sales, trash and litter, neighborhood outreach, security, ABAT Registration, a taxi call program, a staff training and monitoring program, outdoor ashtrays, and possible compliance hearings, the proposal will not negatively impact the neighborhood. The small size of the business indicates a negligible amount of traffic generation.

- 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 floor plan is conducive to the sale and tasting of wine, and the store will be easily accessible to residents and local employees. No significant changes are proposed to the outside of the building.

- 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;**

While there are currently several wine shops, there is no other wine bar in the District. The project will fill this gap and enhance the allure of the neighborhood. The shop's sophisticated ambiance and educational approach to wine will contribute to the District's walkability and reputation as a vibrant cultural and commercial hub.

- 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;**

The Project is in an existing commercial space and thus part of a group of facilities which are well related to one another and result in a well-composed design that fits into the total setting. The Project's design and outside appearance have been carefully considered to ensure compatibility with the surrounding neighborhood while also creating an attractive and functional space for patrons. The storefront will be of a quality and character that harmonize with and protect the value of investments in the area. The shop's storefront and the storefront next door are currently painted black. There will be no changes to the facade color. There will be the addition of flowers above the storefront. The side of the building on Glenwood Ave is painted beige with no parking signs posted. The Project would add a painted mural on the blank wall. Additionally, the trash cans will be set away in the back alley to prevent obstructions on sidewalks.

- 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 wine cafes and such use is desirable for the neighborhood. There is currently Wine on Piedmont and Vino! in the neighborhood. There are also restaurants, a pub, a beer shop, and a tiki bar that serve alcohol on the Avenue. The project is an eating and drinking place that will enhance the diversity of offerings on Piedmont Avenue and promote a vibrant and walkable commercial district. With its limited size, the project does not anticipate a significant increase in parking or traffic.

- 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 has filed for a variance as it is within one thousand (1,000) feet of a school and church, as required by 17.103.030(B)(3)(b) of the City of Oakland Municipal Code. Variance findings are found later in this attachment.

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

The project is designed to complement the existing pedestrian-oriented shopping and dining experience on Piedmont Avenue. Trash storage will be in the rear area behind the building. The operation will not require anything that blocks the sidewalk or any walkways.

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

By offering a spot for patrons to enjoy a drink while waiting for a seat at nearby restaurants, the project will work synergistically to enhance the dining experience in the District. The existing building is rated C3 by the Oakland Cultural Historical Survey and its façade with large store front windows relates well to the neighborhood commercial district context.

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

The Project will utilize existing street parking. The shop’s storefront and the storefront next door are currently painted black. There will be no changes to the facade color. There will be the addition of flowers above the storefront if approved. The side of the building on Glenwood Ave is painted beige with no parking signs posted.

- F. Adequate litter receptacles will be provided where appropriate**

Trash receptacles provided by waste management that will be set away in the alley behind the shop. 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.**

As conditioned, the hours of operation will be Monday through Thursday from 12pm to 9:30pm, 12pm to 10pm on Friday, 11am to 10pm on Saturday, and 11am to 9:30pm on Sunday.

- 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 17.33.030.L4 – ADDITIONAL USE PERMIT CRITERIA FOR CN ZONES

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

The proposed small wine bar at a corner lot is consistent with the pedestrian-oriented Piedmont Avenue Commercial District. No changes are proposed for the exterior façade of the existing building which relates well to the existing building stock.

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

The proposal does not include any exterior changes to the existing continuous wall of building facades on Piedmont Avenue.

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

The proposal will establish a retail facility at ground level and strengthen the concentration of neighborhood retail.

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

The project does not propose to block the street or sidewalk in any manner. Trash will be stored in the rear of the property to avoid build-up on the street or in public view.

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

The project site is not located in an active district plan area for the City.

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**

While there are currently several wine shops, there is no other wine bar on the Avenue. The project will fill a gap and enhance the allure of the neighborhood. It will replace a vacant real estate office that does not contribute to the vibrancy of the neighborhood. Located in a transit-rich area, many citizens in the region will have the opportunity to visit the new wine bar.

- 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 hours of operation of the project will be limited to avoid late night hours. The addition of a wine bar in a previously vacant commercial space 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 17.148.050- 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.**

Strict adherence to the requirement of not being within 1,000-foot of the existing church or school would create an unnecessary hardship for the Project. The existing ground floor commercial space on the corner of Piedmont Ave and Glenwood Ave is in a dense, mixed-use neighborhood and ideally suited for the wine tasting and sales concept. Utilizing a different location would compromise the Project's design and functionality within the neighborhood.

- 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 with the regulations would deprive the Project of privileges enjoyed by owners of similarly zoned properties. There are existing wine shops in the neighborhood, Wine on Piedmont and Vino!. In addition, there are restaurants, a pub, a beer shop, a tiki bar and more on the Avenue.

- 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 additional retail opportunities to Piedmont Avenue.

- 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 CN-1 Zone is to identify, create, maintain, and enhance mixed use neighborhood commercial centers such as the Piedmont Avenue Commercial District. These centers are typically characterized by smaller scale pedestrian-oriented continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places such as that proposed.

- 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.

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 be identified, staff may refer the item back to the Planning Commission under a Director’s Report. In that case, the applicant shall submit for a Compliance Review, and pay all appropriate fees

consistent with the current Master Fee Schedule at that time. The Compliance Review will be agendaized for an upcoming Planning Commission meeting. The Compliance Review shall provide an opportunity for the Commission and the public to provide comment on the operation and determine whether there is a violation of any term, Conditions or project description relating to the Approvals or if there is violation of any provision of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance or there exists adverse impacts caused. As a result of the hearing, the Commission may direct staff to initiate enforcement, 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) 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: Monday through Thursday from 12pm to 9:30pm, 12pm to 10pm on Friday, 11am to 10pm on Saturday, and 11am to 9:30pm on Sunday.

b) Location and Manner

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

c) Cabarets

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

d) Other products

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

e) Minors

Minors are not permitted.

f) Business signage

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

g) 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.

h) Nuisances

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

i) Loitering

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

j) 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.

k) 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.

l) 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.

m) 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.

n) Security

The applicant shall secure at least one bonded and licensed security guard(s) to work on-site for all group assembly events held on the site.

o) ABAT Registration

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

p) 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).

q) 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.

r) 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.

s) **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.

t) **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.

u) **Future Operators**

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

When Required: Prior to commencement of activity and ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

GENERAL NOTES:

- BUILDING CODES:**
ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES INCLUDING 2022 CALIFORNIA BUILDING & RESIDENTIAL CODES, 2022 CALIFORNIA MECHANICAL, PLUMBING & ELECTRICAL CODES, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA GREEN BUILDING CODE AND CITY OF OAKLAND ORDINANCES APPLICABLE TO THIS PROJECT.
- SITE CONDITIONS:**
CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM/HERSELF WITH ALL EXISTING LIMITATIONS. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF SAME TYPE AND CHARACTER AS THAT SHOWN FOR SIMILAR CONDITIONS. IF DISCREPANCIES, ERRORS OR OMISSIONS ARE DISCOVERED IN THESE DRAWINGS, NOTIFY THE ARCHITECT BEFORE THE PROCEEDING WITH THE WORK.
- DIMENSIONS:**
CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. DIMENSIONS ARE TO THE ROUGH FRAME UNLESS OTHERWISE NOTED. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- DEMOLITION:**
CONTRACTOR SHALL EXECUTE DEMOLITION WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE OF ANY KIND IN CONNECTION WITH THIS WORK. WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED OR REMODELED, PATCH OR REPLACE WITH MATERIALS WHICH MATCH THE KIND, QUALITY AND PERFORMANCE OF ADJACENT SURFACES.
- SCHEDULE:**
THE CONTRACTOR SHALL INFORM THE OWNER AND ARCHITECT OF THE CONSTRUCTION SCHEDULE PRIOR TO STARTING WORK. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISRUPTION TO NEIGHBORS DURING CONSTRUCTION.
- CHANGE ORDERS:**
ALL CHANGE ORDERS SHALL BE AGREED TO AND IN WRITING PRIOR TO EXECUTION OF WORK.
- CLEANUP:**
THE CONTRACTOR SHALL REMOVE THE CONSTRUCTION DEBRIS AT THE END OF THE JOB AND DISPOSE OF IT LEGALLY. CLEAN ALL NEW WINDOWS AND LEAVE THE JOB ROOM CLEAN.
- WARRANTY:**
CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR FROM THE COMMENCEMENT OF SPECIFIC WARRANTIES, AND MAKE CORRECTIONS TO THE WORK DURING THESE PERIODS.



AERIAL VIEW / VICINITYMAP Imagery ©2024 Google, Imagery ©2024 Maxar Technologies, Map data ©2024 Google 20 ft



VIEW FROM STREET - EXISTING CONDITIONS

PROJECT DATA

APN: 12-990-18
 ZONE: CN-1
 LOT SIZE: 8,100 SF
 BUILDING HEIGHT: +/-33'-0" / 3 STORIES (EXISTING)
 FLOOR AREAS:
 TASTING ROOM & WINE SHOP: 1,119 SF REMODELED TENANT SPACE
 OTHER GROUND FLOOR SPACE: +/-4,481 SF (E) RETAIL / COMMERCIAL
 2ND & 3RD FLOOR SPACE: +/-11,300 SF (E) RESIDENTIAL
 BUILDING TOTAL: +/-16,900 SF EXISTING
 PARKING: NONE, EXCEPT STREET PARKING
 OCCUPANCY: A-2 MAIN TENANT & ACCESSORY SPACES
 CONSTR. TYPE: V-1HR (VERIFY)
 SPRINKLERS: NONE
 HISTORIC STATUS: PDHP (C3 RATING)

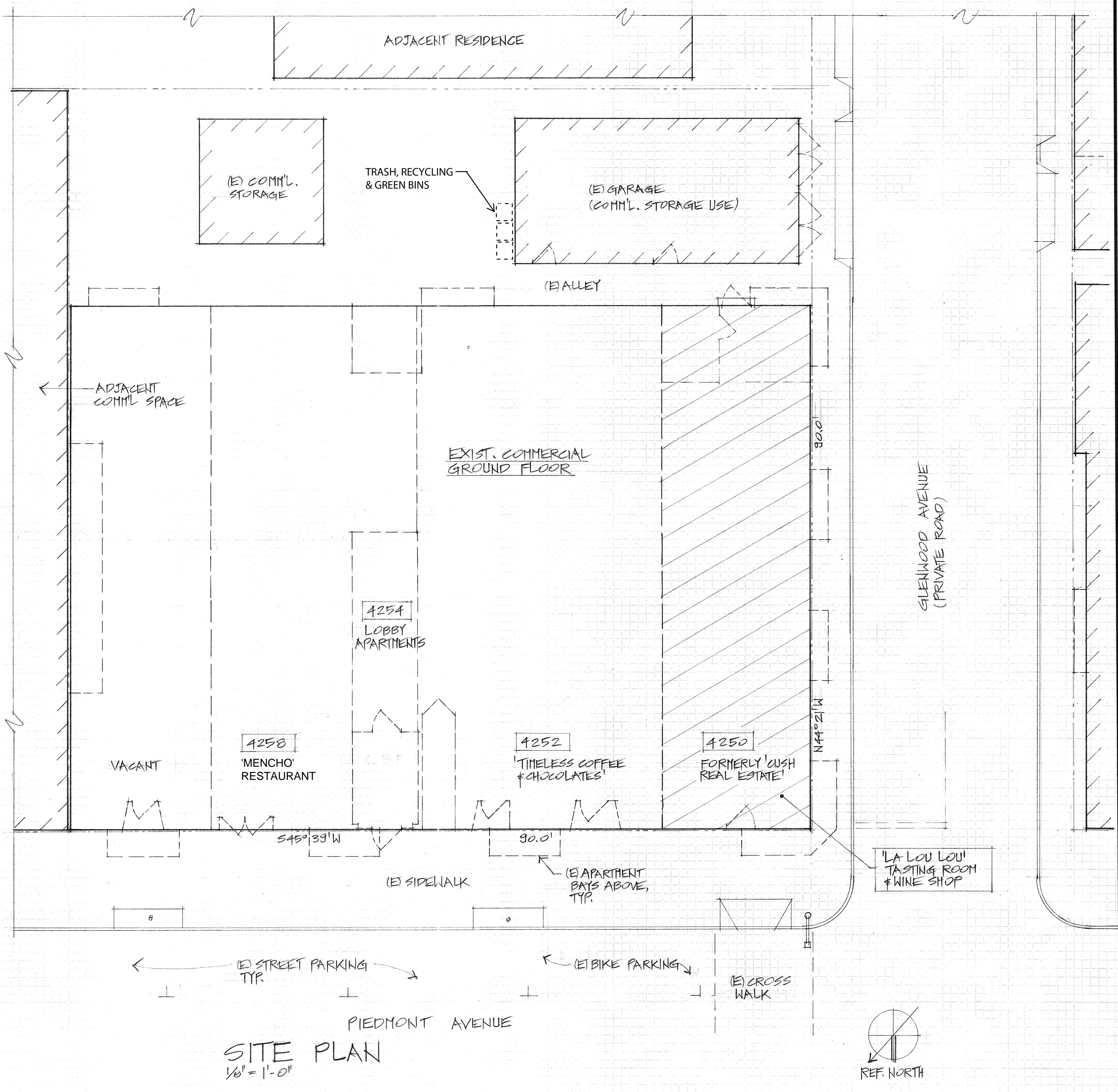
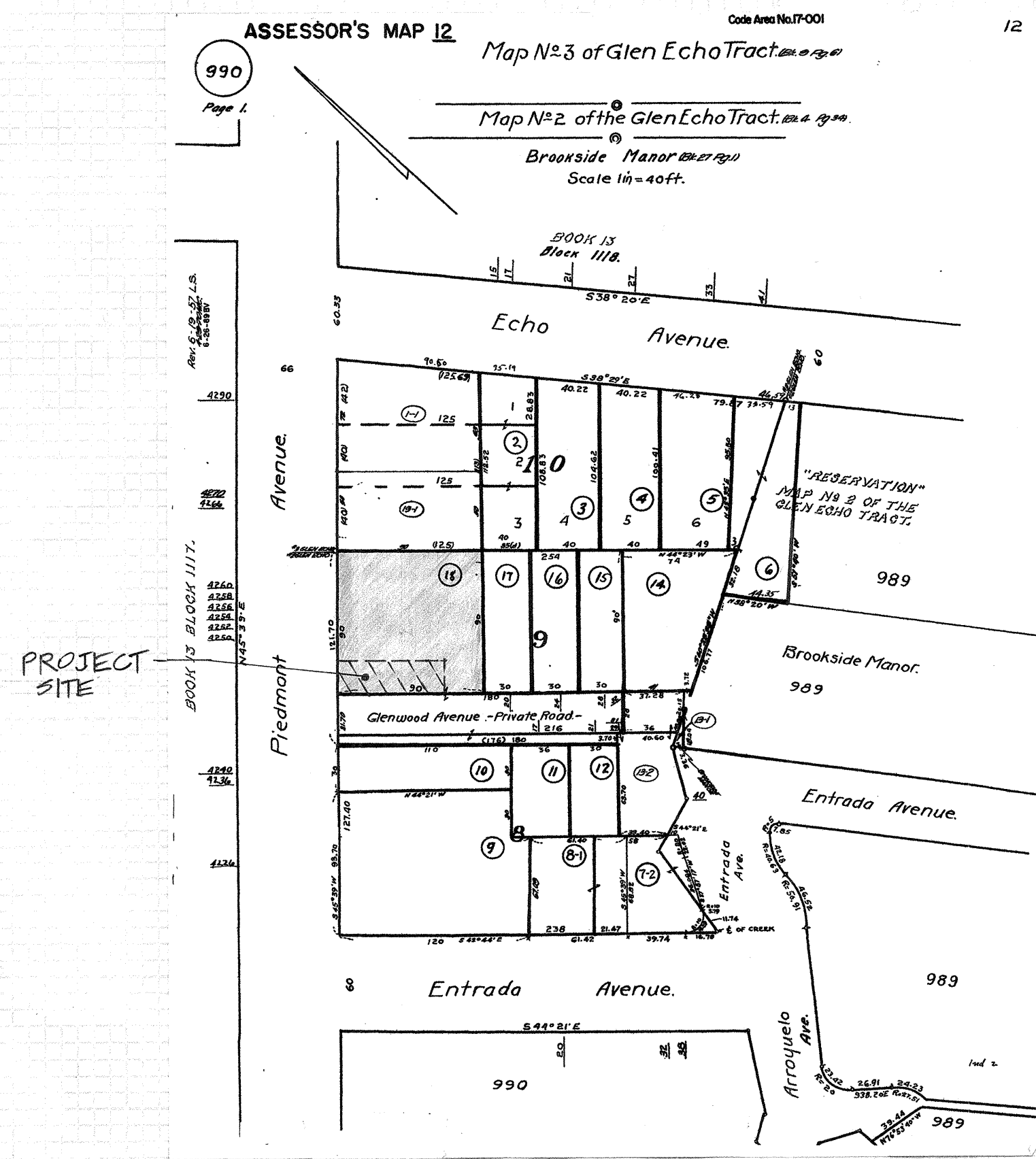
SCOPE OF WORK

REMODEL / TENANT IMPROVEMENTS OF A VACANT COMMERCIAL SPACE (FORMERLY REAL ESTATE OFFICES) INTO 'LA LOULOU' TASTING ROOM & WINE SHOP.
 INTERIOR REMODEL OF MAIN SPACE INCLUDES A SERVICE COUNTER, A BUILT-IN BENCH AND DISPLAY SHELVING; INSTALL A 3-BOWL SINK & MOP SINK IN STORAGE / UTILITY AREA; REPLACE LIGHTING AND MODIFY ELECTRICAL & PLUMBING AS NEEDED AND REPLACE WALL FLOOR & CEILING FINISHES.
 NO EXTERIOR MODIFICATIONS ARE PROPOSED EXCEPT PAINTING & SIGNAGE.
 DESIGN REVIEW & CONDITIONAL USE PERMIT APPLICATION

DRAWING INDEX

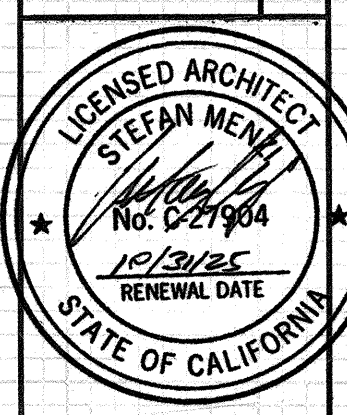
- A1 SITE & ROOF PLAN, PROJECT DATA
- A2 FLOOR PLAN
- A3 EXTERIOR ELEVATIONS
- A2a EXISTING FLOOR PLAN
- A3a EXISTING EXTERIOR ELEVATIONS

C. Project Plans



SITE PLAN
1/8" = 1'-0"

REVISIONS	BY

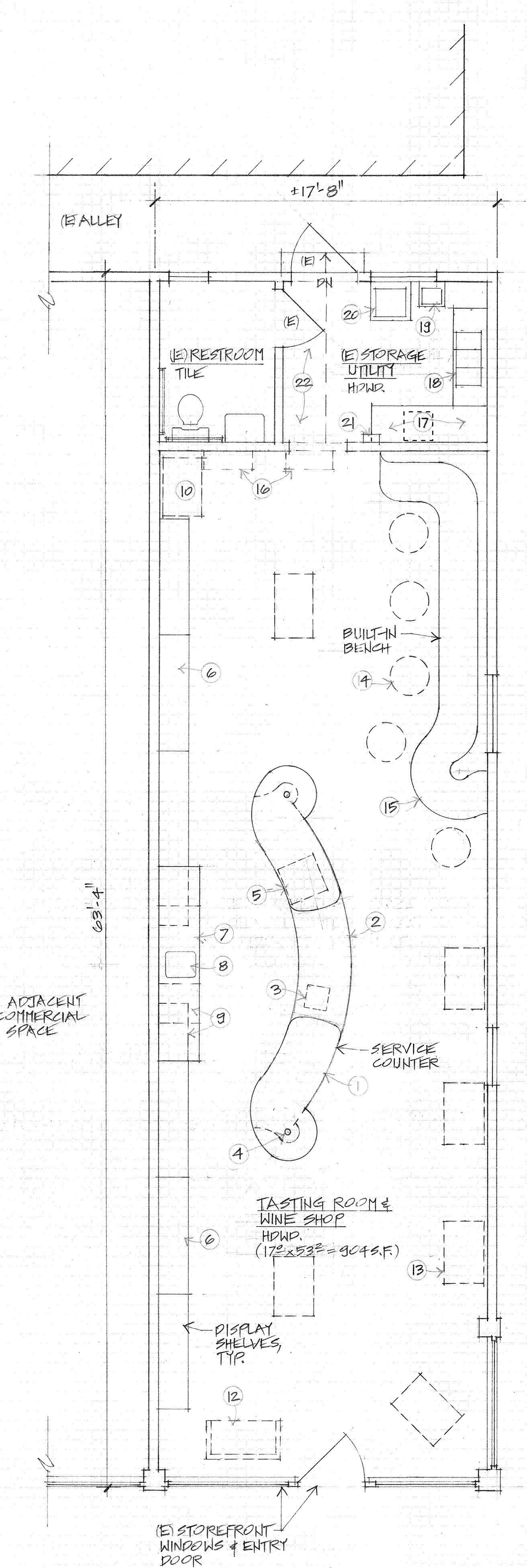


ARCHITECT:
STEFAN MENZI, AIA
 526 44TH STREET OAKLAND, CA 94609
 ph. (510) 852-0252
 smenzi@pacbell.net

CLIENT:
VIN SUR VIN, LLC
 4154 PIEDMONT AVE., APT 1 OAKLAND, CA 94611
 (510) 434-8946
 lou.beraud24@gmail.com

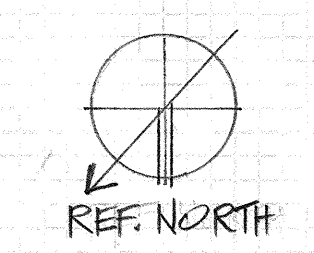
PROJECT:
'LA LOULOU' TASTING ROOM & WINE SHOP - TENANT IMPROVEMENTS
 4250 PIEDMONT AVENUE OAKLAND, CALIFORNIA

DESIGN REVIEW SET
 Date 1/5/24
 Scale AS NOTED
 Drawn S. MENZI
 Job BERAUD
 Sheet
A1
 Of Sheets



- FLOOR PLAN KEYED NOTES:**
- 1 COUNTER, +/-42" HIGH
 - 2 COUNTER, +/-34" HIGH (ACCESSIBLE)
 - 3 REGISTER
 - 4 LIGHT POST, TYP.
 - 5 DISHWASHER
 - 6 OPEN DISPLAY SHELVES & CABINETS BELOW, APPROX. 6 FT. L. x 1'-6" D. x 8'-0" H., TYP.
 - 7 WORK COUNTER, +/-36" HIGH, APPROX. 10 FT. LONG.
 - 8 HANDWASH SINK
 - 9 UNDERCOUNTER REFRIGERATORS
 - 10 REFRIGERATOR
 - 11 NOT USED
 - 12 BENCH SWING
 - 13 RECTANGULAR TABLES WITH 3 OR 4 CHAIRS (NON-FIXED), TYP.
 - 14 ROUND TABLES WITH 2 OR 3 CHAIRS, (NON-FIXED), TYP.
 - 15 BUILT-IN BENCH WITH BACKREST.
 - 16 (E) MINI-SPLIT HEAT PUMP HVAC UNITS, WALL MOUNTED, TYP. OF (2)
 - 17 STL. STL. WORK COUNTER, +/-36" HIGH, APPROX. 6 FT. LONG.
 - 18 STL. STL. 3-BOWL SINK, +/-36" HIGH, APPROX. 5 FT. LONG. x 1'-9" DEEP.
 - 19 STL. STL. HANDWASH SINK, APPROX. 16" W. x 15" D.
 - 20 STL. STL. MOP SINK, APPROX. 24" x 24" SIZE.
 - 21 (E) ELECT. SUBPANEL.
 - 22 (E) STORAGE LOFT ABOVE.

FLOOR PLAN ±1,113 S.F. EXIST.
1/4" = 1'-0"



REVISIONS	BY

ARCHITECT: STEFAN MENZI, AIA 526 44TH STREET OAKLAND, CA 94609 ph: (510) 852-0252 smenzi@pacbell.net
CLIENT: VIN SUR VIN, LLC 4154 PIEDMONT AVE., APT 11 OAKLAND, CA 94611 (510) 434-8846 lou.beraud@gmail.com
PROJECT: 'LA LOULOU' TASTING ROOM & WINE SHOP - TENANT IMPROVEMENTS 4250 PIEDMONT AVENUE OAKLAND, CALIFORNIA
Date 4/5/24 Scale AS NOTED Drawn S. MENZI Job BERAUD Sheet A2 Of Sheets



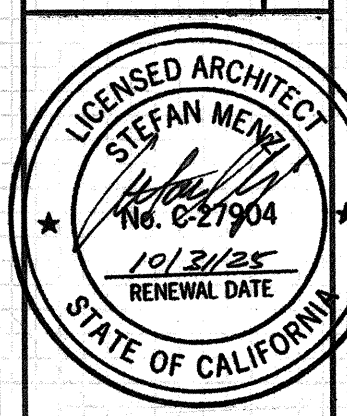
NORTH (FRONT) ELEVATION
1/4" = 1'-0"

WEST ELEVATION
1/4" = 1'-0"



SOUTH (REAR) ELEVATION
1/4" = 1'-0"

REVISIONS	BY

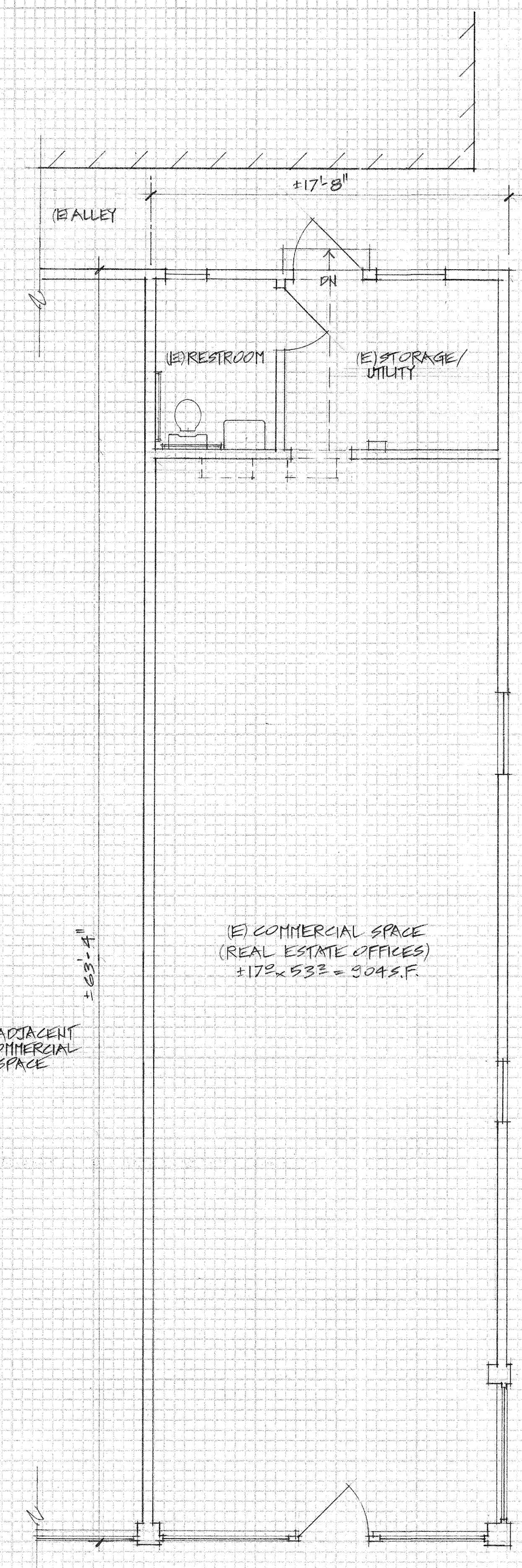


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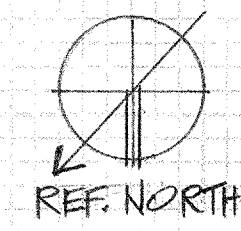
CLIENT:
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4154 PIEDMONT AVE., APT 1 OAKLAND, CA 94611
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lou.beraud2@gmail.com

PROJECT:
'LA LOULOU' TASTING ROOM & WINE SHOP - TENANT IMPROVEMENTS
4250 PIEDMONT AVENUE OAKLAND, CALIFORNIA

Date 4/5/24
Scale AS NOTED
Drawn S. MENZI
Job BERAUD
Sheet
A3
Of Sheets



FLOOR PLAN ±1,113 S.F. EXIST.
 1/4" = 1'-0"



REVISIONS	BY



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 (510) 434-8946
 lou.beraud2@gmail.com

PROJECT:
"LA LOULOU" TASTING ROOM & WINE SHOP - TENANT IMPROVEMENTS
 4250 PIEDMONT AVENUE OAKLAND, CALIFORNIA

EXISTING CONDITIONS

Date 3/29/24
 Scale AS NOTED
 Drawn S.MENZI
 Job BERAUD

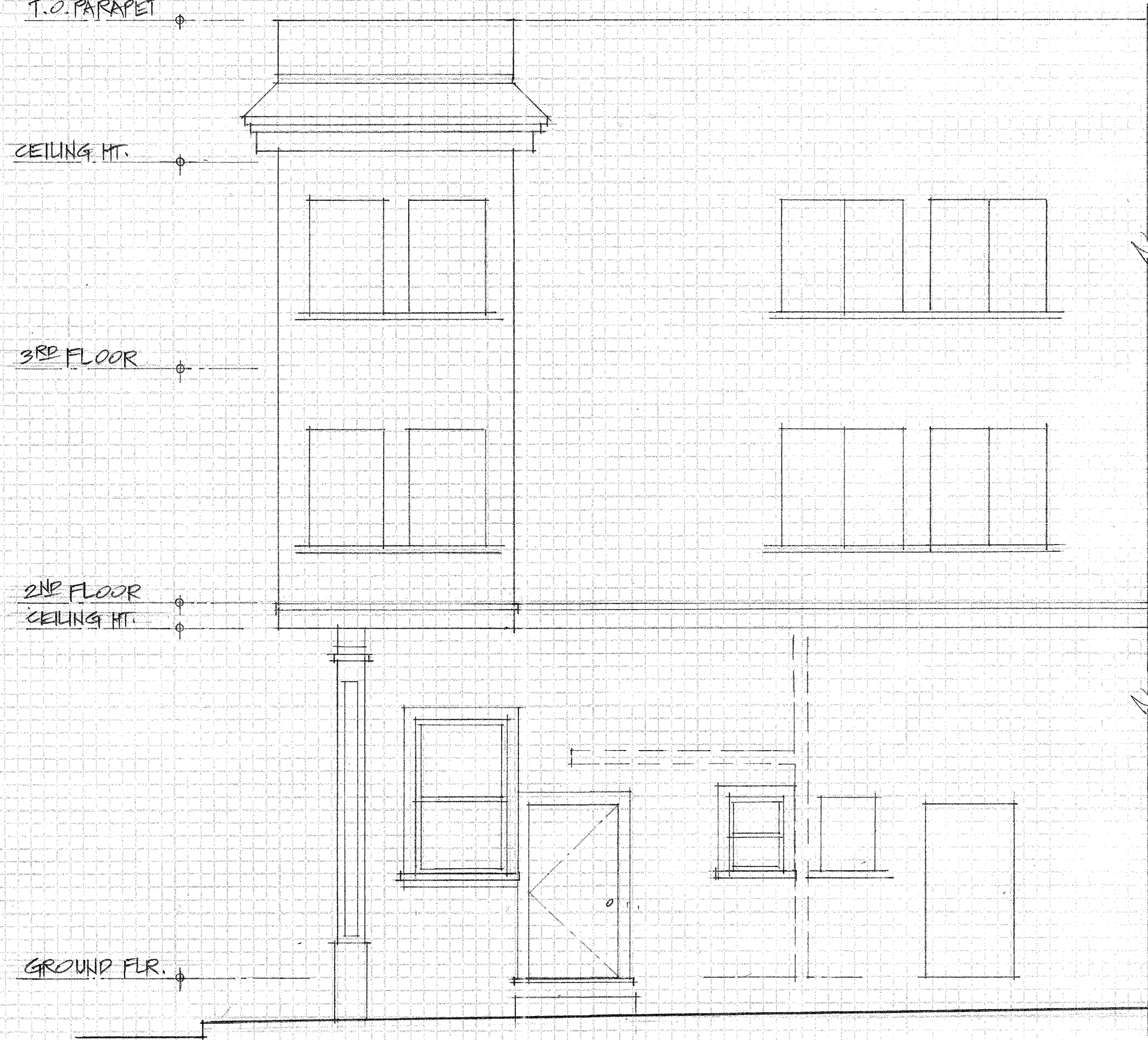
Sheet
A2a
 Of Sheets



NORTH (FRONT) ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH (REAR) ELEVATION
1/4" = 1'-0"

REVISIONS	BY

LICENSED ARCHITECT
 STEFAN MENZI
 No. 021904
 10/21/25
 RENEWAL DATE
 STATE OF CALIFORNIA

ARCHITECT:
 STEFAN MENZI AIA
 526 44TH STREET OAKLAND, CA 94609
 ph. (510) 662-0252
 smenzi@pacbell.net

CLIENT:
 VIN SUR VIN, LLC
 4154 PIEDMONT AVE., APT 1 OAKLAND, CA 94611
 (510) 434-8946
 lou.beraud24@gmail.com

PROJECT:
 'LA LOULOU' TASTING ROOM & WINE
 SHOP - TENANT IMPROVEMENTS
 4250 PIEDMONT AVENUE OAKLAND, CALIFORNIA

Date 3/29/24
 Scale AS NOTED
 Drawn S.MENZI
 Job BERAUD
 Sheet
A3a
 Of Sheets

EXISTING CONDITIONS



Lou Béraud <lou.beraud24@gmail.com>

Fw: We are re-energizing PAMA & we want your input!

Kate Morrow <info@resurrectoakland.com>

20 mars 2024 à 09:57

À : Lou Béraud <lou.beraud24@gmail.com>

What a great addition to the avenue! Can't wait for you to open. I just added you to our master list. Will be in touch soon about the events committee. Piedmont Systems is a mailing/office supply store located at [3871 Piedmont Ave.](#) where Diana (PAMA treasurer) works. That is the address we use for all PAMA related things. Thanks so much for your membership!

Also, we just made a plan to have the 1st merchant mixer on Sunday April 21st from 5pm - 6:30pm in Goodstock's backyard which is located at [4198 Piedmont Ave.](#) It would be great if you could come and meet other merchants and tell everyone a little bit about your new business.

Have a good day!

Kate Morrow

She/Her
Owner/Designer
Resurrect
[4135 Piedmont Ave.](#)
Oakland, CA 94611
510-653-8716
[www.resurrectoakland.com](#)

From: Lou Béraud <lou.beraud24@gmail.com>**Sent:** Tuesday, March 19, 2024 11:20 AM**To:** Kate Morrow <info@resurrectoakland.com>**Subject:** Re: Fw: We are re-energizing PAMA & we want your input!

[Texte des messages précédents masqué]

D. Community Response



Lou Béraud <lou.beraud24@gmail.com>

Nice to meet you today

Hana Levin <hana@meltmassage.net>

18 mars 2024 à 12:10

À : Lou Béraud <lou.beraud24@gmail.com>

Cc : Kate Morrow <info@resurrectoakland.com>, "deb rideoaklandcycling.com" <deb@rideoaklandcycling.com>, Sacha Desousa <valentineskids@gmail.com>

Welcome to the Avenue, Lou!

Looking forward to getting connected.

In health,

~ Hana (she/her/hers)

Hana Levin | *CMT, Founder*



since 2001.

Feel the difference experience makes.

[3852 Piedmont Ave., Suite 206](#)

(510) 418-4262 ([call/text](#))

Please allow 24 hours for replies.

[Texte des messages précédents masqué]



Lou Béraud <lou.beraud24@gmail.com>

Nice to meet you today

Philippa Roberts <philippa@philipparoberts.com>

18 mars 2024 à 11:00

À : Lou Béraud <lou.beraud24@gmail.com>, Hana Levin <hana@meltmassage.net>, Kate Morrow <info@resurrectoakland.com>, "deb rideoaklandcycling.com" <deb@rideoaklandcycling.com>, Ronile Lahti <ronile.lahti@gmail.com>

Hi Lou,

It was so great to meet you on Saturday! Welcome to the Avenue, it will be so great to have your wine bar where Cush used to be!

PAMA gang, please add Lou to emails, slack, etc.

Thanks!
Philippa

[Texte des messages précédents masqué]

--

Philippa Roberts

[4176 Piedmont Avenue](#)

[Oakland, CA 94611](#)

www.philipparoberts.com

phone 510-655-0656



Lou Béraud <lou.beraud24@gmail.com>

Welcome to Piedmont Ave!

Piedmont Support <info@piedmontavenue.org>
À : lou.beraud24@gmail.com

19 mars 2024 à 10:41

Hi Lou,

Welcome to Piedmont Ave!

I believe Kate from Resurrect sent you the PAMA welcome letter, but I also wanted to give you our [SLACK](#) channel and [online membership application](#).

Can't wait to meet you and check out your wine bar!

Deb (on behalf of PAMA)
RIDE Oakland

From: [Valerie Winemiller](#)
To: [Inanli, Kubilay](#)
Cc: [Lou Béraud](#)
Subject: LouLou's Wine Bar, 4250 Piedmont Ave
Date: Tuesday, August 27, 2024 4:05:18 PM

Dear Mr. Inanli,

Thank you for sending us the Supplemental Questionnaire and plans for the above-named business application on Piedmont Ave. Thank you also for attending our zoom meeting with the applicants and providing technical information.

PANIL has not traditionally "supported" alcohol outlets on the Avenue, but we are certainly not opposed to this application as presented, and wish to state that several neighbors have expressed support. We appreciate the applicant's willingness to meet with neighbors and believe that they will remain approachable should any issues arise in the future. There was no opposition to this application on the zoom meeting with the applicant, PANIL, and neighbors. The concerns brought up were all related to other nearby businesses and need to be dealt with through enforcement channels.

Item #5 in the Variance Findings states, "[Trash bins] would be replaced with small tables and seating for patrons." We don't see those tables on plans. Given the number of elementary school children walking past this storefront at the end of the school day, separation from the pedestrian sidewalk would be important.

The hours stated in the application are not expected to be problematic, and we are grateful for the applicants' stated intention of improving the highly unattractive situation with trash and recycling bins. We are also grateful for the applicants' plans to leave the unified historic storefront treatments in the building unaltered.

PANIL does not oppose this application.

Sincerely,

~Valerie Winemiller
Piedmont Avenue Neighborhood Improvement League (PANIL)
Steering Committee member
www.panil.org
510-653-4552 house
510-387-9609 cell

From: [Alyssa Tomfohrde](#)
To: [Lou Béraud](#)
Cc: [connie.terrell@ousd.org](#); [zarina.ahmad@ousd.org](#); [secretary@pta.paeschool.org](#); [Inanli, Kubilay](#); [Lauren Vázquez](#); [jen.heeter@ousd.org](#)
Subject: Re: Upcoming Public Notice for a New French Wine Bar on Piedmont Avenue
Date: Thursday, August 22, 2024 5:25:08 PM

You don't often get email from president@pta.paeschool.org. [Learn why this is important](#)

Hello Lou,

Welcome to Piedmont Avenue and thank you so much for your considerate outreach! I hope the PTA can find ways to mutually support one another in the future.

Best wishes for you in your business!

Sincerely,
Alyssa Tomfohrde

--

PAES PTA President (she/her)

[Join The PTA](#) | [Donate](#)

On Thu, Aug 22, 2024 at 9:08 AM Lou Béraud <lou.beraud24@gmail.com> wrote:

Dear Piedmont Avenue Elementary School Administration,

I hope this email finds you well.

I wanted to take a moment to inform you that a public notice will soon be issued regarding a new French wine bar that I am planning to open at 4250 Piedmont avenue. Since your school is located on the same avenue, I felt it was important to notify you directly.

The wine bar is designed with the intention of adding to the cultural and aesthetic appeal of the neighborhood, and I am fully committed to ensuring that it operates in a manner that is considerate of the community, including the students, staff, and families associated with your school.

If you have any questions or concerns once you receive the official notice, please feel free to reach out to me. I am more than willing to discuss any aspect of the project and address any concerns that you might have.

Thank you for your attention, and I look forward to maintaining a positive relationship as we move forward.

Best regards,

Lou Beraud
510 434 8946
La Loulou

--

PAES PTA President (she/her)

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La Loulou

Menu

THE WINE and CHEESE PAIRING

4 cheeses and 4 wines

6 cheeses and 6 wines

LES PASSIONNELS (Strong cheese)

39

49

LES FUSIONNELS (Soft cheese)

LES AMOUREUX (Creamy cheese)

LES CAPRICIEUX (Goat cheese)

LES CHOUCHOUS (Our favorites)

LES INFIDELES (Charcuterie board)

THE SAVORY

TRUFFLE POP CORN

4

OLIVES

9

BURRATA

12

QUICHE LORRAINE

14

FLAMMEKUECHE

19

THE BAGUETTES SPREAD

RICOTTA HONEY AND LEMON ZEST

14

TAPENADE AND MOZARELLA

18

RILLETTES AND CORNICHON (french pickles)

18

AVOCADO AND ARUGULA

16

RACLETTE AND PROSCIUTTO

19