

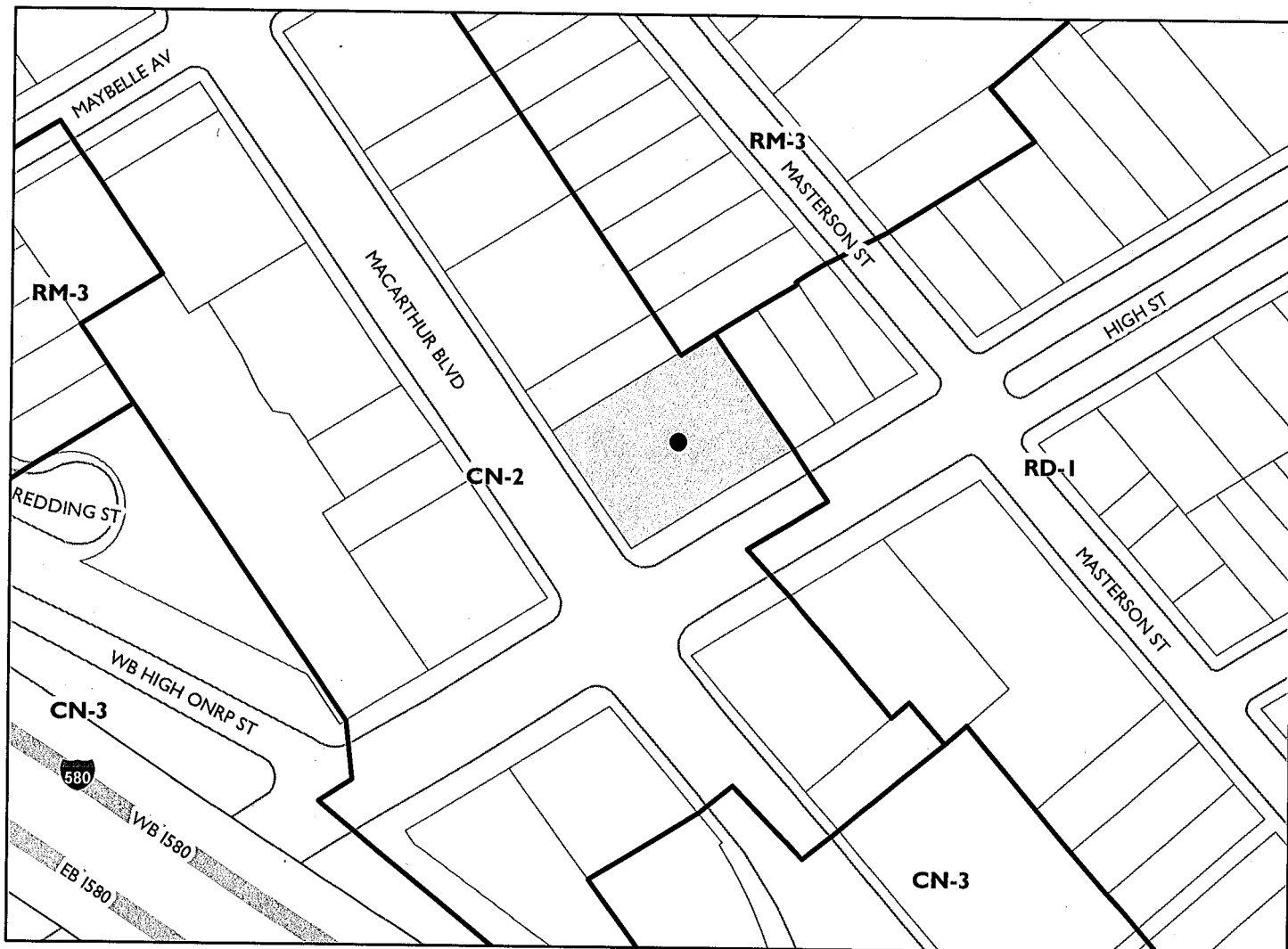
<b>Location:</b>	4276 Macarthur Boulevard (APN: 030-1981-150-01) (See map on reverse)
<b>Proposal:</b>	Major Conditional Use Permit, Major Variance, and Regular Design Review to allow for Convenience Market with Alcoholic Beverage Sales within 1,000 feet of a Civic Activity (Saint Laurence O'Tool Saint Cyril church) and another existing Alcoholic Beverage Sales (Degree's Plato Limited Service Café and Tap Room). The project also involves complete remodel of an existing automotive service station.
<b>Applicant:</b>	Jason Overman /on behalf of Rajan Goswamy
<b>Owner:</b>	Rajan Goswamy DBA Macarthur 76
<b>Planning Permits Required:</b>	Major Conditional Use Permit to allow for the establishment of a new 2,185 square-foot convenience market (as part of an existing service station with automotive repair), and for the sale of alcoholic beverage within the new combination convenience market and gas station. Regular Design Review for expansion and demolition of existing building.
<b>General Plan:</b>	Neighborhood Center Mixed Use
<b>Zoning:</b>	CN-2, Neighborhood Center Mixed Use -Zone 2
<b>Environmental Determination:</b>	Exempt, Section 15270 of the State CEQA Guidelines: Projects that are Disapproved
<b>Historic Status:</b>	None
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	4
<b>Status:</b>	Pending decision by Planning Commission
<b>Staff Recommendation:</b>	Deny the Major Variance, Major Conditional Use Permit, and Regular Design Review based on the staff report.
<b>Finality of Decision:</b>	Decision Appealable to City Council
<b>For Further Information:</b>	Contact case planner <b>Moe Hackett</b> at <b>510-238-3973</b> or <b>mhackett@oaklandnet.com</b>

**SUMMARY**

On July 25, 2017 the applicant applied for a zoning application to establish a convenience market in an existing commercial building at 4276 MacArthur Boulevard at the corner of High Street and MacArthur Boulevard. The proposal would also include the bottle sales of alcoholic beverages (beer and wine) for offsite consumption. The project involves an expansion of the store space to allow for an approximately 2,185 square foot convenience store.

A Major Conditional use Permit (CUP) is required in order to establish a Convenience Market and for Alcoholic Beverage Sales. The purpose of the CUP is to address crime, noise, and other effects of such a business related to neighbors, and overall appropriateness of the activity at that location. A Major Variance is also required to allow less than the required 400-foot separation from a church (Saint Laurence O'Tool church - a Civic Activity which is identified as a sensitive receptor), and the existence of Degree;s Plato ( a limited service café with onsite beer and wine sales and

# CITY OF OAKLAND PLANNING COMMISSION



0 75 150 300 450 600 Feet



Case File: PLN17282  
Applicant: Jason Overman o/b/o/ Rajan Goswamy  
Address: 4276 MacArthur Boulevard  
Zone: CN-2

consumption as well as bottle sales for off-site consumption). Regular Design Review is also required to modify the existing building.

Issues under consideration include proximity of the Convenience Market to residential properties; vehicular access and on-site movement; a strong potential for late-night noise, public drinking and drunkenness, loitering, panhandling, and litter from patrons of the business. Potential benefits of the market include provision of convenience items at this location; however, this type of market can often have noise and traffic issues, and sometimes cause security issues. Another convenience market (7-Eleven) is located approximately 1,600 feet away at 4720 MacArthur Boulevard.

## **BACKGROUND**

The site has functioned as a full service gas station (auto fueling and repair services) for 60 plus years and has been operating under the current ownership for the last 16 years. The existing convenience market has operated in good standing within the surrounding neighborhood and community.

## **PROJECT DESCRIPTION**

The applicant proposes to expand an existing 1,622 square-foot full service gas station with limited retail facilities to approximately 2,185 square feet, and replace the automotive service bays and their associated automotive repair activities with a convenience market with beer and wine sales that would be operated in conjunction with the existing gas station. The proposal includes improvements to the façade, and the retention of the existing gas pumps, and awnings. The project also proposes modifications to the parking areas and a new access path to the public right of way (on High Street). The applicant requests 24 hour operation, with no indoor operations between the hours of 2 a.m. and 5a.m., and no alcohol sales between the hours of 6:00PM and midnight. The project would maintain the existing vehicle maneuvering configuration which is needed for fuel truck deliveries, and retain the fence which separates the site from the adjacent residential activities at 3627 High Street.

## **PROPERTY DESCRIPTION**

The site is a corner parcel of .33 acres that fronts on MacArthur Boulevard and has a street side frontage on High Street. It is abutted by commercial activities on MacArthur Boulevard and residential activities toward its rear side on High Street. The site is currently in operation as a gas station and has so for the past 60 plus years. The lot is fully developed and paved with an existing 1,622 square-foot single story commercial structure and gas pumps with awnings.

## **GENERAL PLAN ANALYSIS**

The subject property is located within the Neighborhood Center Mixed Use General Plan Land Use classification. The Neighborhood Center land use classification is intended to identify, create, maintain, and enhance mixed use neighborhood commercial centers. These centers are typically characterized by a smaller scale pedestrian oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses. Future development within this classification should be commercial or mixed uses that are pedestrian oriented and serve nearby neighborhoods, or urban residential with ground floor commercial.

For the reasons described in this denial letter (see Key Issues and Basis for the Denial, and Attachment B) and in the Basis for Denial section of this report, the proposed Alcoholic Beverage Sales Commercial activity is not a "compatible commercial use." Therefore, the project does not conform to the Land Use and Transportation Element of the General Plan. The project is also inconsistent with the following policy in that an over concentration of alcoholic beverage bottle sales, as well and close proximity of this activity (bottle sales) to a civic activity is present.

The following General Plan Land Use Policies and Objectives apply to the proposed project:

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

Policy N11.3 / "Requiring Strict Compliance with Variance Criteria": As variances are exceptions to the adopted regulations and undermine those regulations when approved in large numbers, they should not be granted lightly and without strict compliance with defined conditions, including evidence that hardship will be caused by unique physical or topographic constraints and the owner will be deprived privileges enjoyed by similar properties, as well as the fact that the variance will not adversely affect the surrounding area nor will it grant special privilege to the property. In those instances where large numbers of variances are being requested, the City should review its policies and regulations and determine whether revisions are necessary.

Policy N11.4 / "Alleviating Public Nuisances": The City should strive to alleviate public nuisances and unsafe and illegal activities. Code Enforcement efforts should be given as high a priority as facilitating the development process. Public nuisance regulations should be designed to allow community members to use City codes to facilitate nuisance abatement in their neighborhood.

## **ZONING ANALYSIS**

The proposed project is located in the CN-2, Neighborhood Center 2 Zone. The intent of the zone is to *enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment*. The site is also directly adjacent to the RD-1 Detached Unit Residential Zone, which is intended *to create, maintain, and enhance residential areas with detached, single unit structures*. The establishment of a Convenience Market and Alcoholic Beverage Sales requires a Major Conditional Use Permit, per Section 17.134.050 of OMC in the CN-2 Zone. Due to the proximity to an existing alcoholic beverage sales activity and a community assembly civic activity the proposal also requires a Major Variance (17.148.050) to allow less than the required 400-foot separation. The proposal also requires findings of Convenience Market, and Alcoholic Beverage Sales Commercial Activities (OMC Sec. 17.103.030(A)), including the Findings Public Convenience and Necessity, and additional Conditional Use Permit Findings for the CN-1, CN-2 and CN-3 Neighborhood Commercial Zones (Limitations table 17.33.01:L4). The applicant has not demonstrated that the Findings for Major Variance can be met. In addition, Automobile and Other Light Vehicle Repair and Cleaning (gas stations) are not an allowed activity in the CN-2 Zone, and as such the proposal will both continue and enhance an activity which existing as a non-conforming use. Therefore, the project is not consistent with the CN-2 Zoning.

## **ENVIRONMENTAL DETERMINATION**



The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15270 of the State CEQA Guidelines exempts "Projects that are disapproved." The proposal to establish a Community assembly activity does not meet the required findings under the Oakland Planning Code (O.M.C. Title 17) and, as such, required denial and does not require additional environmental review.

Therefore, the project is exempt from further Environmental Review.

### **KEY ISSUES and BASIS FOR THE DENIAL**

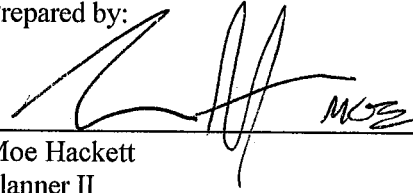
The applicant has not demonstrated the findings for the Major Variance required for approval of this project for the following reasons:

- Staff points to the Land Use and Transportation Element (LUTE) section N11.3 which requires that strict standards for compliance to the Variance findings be upheld. This application requires no special consideration due to unique physical or topographic constraint, and the owner will not be deprived of a privilege enjoyed by similar properties, as other such activities are generally non-conforming uses established prior to the establishment of the 1,000-foot control measure enacted by Municipal Code Ordinance No. 11491 C.M.S (circa 1992).
- While staff could allow for the expansion of just the convenience market with the conditional use findings, staff cannot make the same case for the alcoholic beverage sales finding. The primary concerns are the proximity to the nearby existing beer and wine off-site bottle sales located only 70-feet away from the proposal, and the proximity of the civic activity (St Lawrence O'Tool Church at 3695 High Street) which is approximately 410 feet away.
- Staff is also aware of the potential precedent of allowing an activity based on language not expressed as variance findings, and the presumed allowance of future "like" allowances throughout the city. The granting of a nearby variance of Degrees Plato (70-feet away at 4251 Macarthur Boulevard) was viewed differently in that it involved a community-oriented limited service restaurant which historically have had far fewer of the issues associated with alcoholic sales. Sale of alcoholic beverages for on-site consumption in conjunction with a restaurant is usually non-problematic. This proposal is for bottle sales of beer and wine as a walk-away or drive-away allowance, and represents more undesirable expansion of an automotive fueling station in a non-conforming gas station as compared to a simple convenience market.

### **RECOMMENDATIONS:**

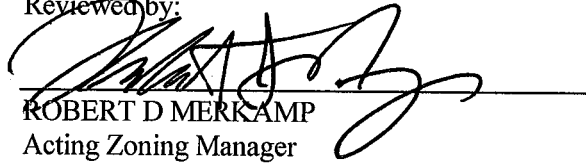
1. Uphold staff's CEQA environmental determination
2. Deny the appeal and uphold the Zoning Administrator's denial of the project based on this appeal report

Prepared by:



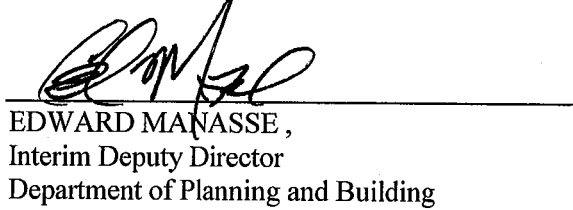
Moe Hackett  
Planner II

Reviewed by:



ROBERT D MERKAMP  
Acting Zoning Manager

Approved for forwarding to the  
City Planning Commission:



EDWARD MANASSE,  
Interim Deputy Director  
Department of Planning and Building

**LEGAL NOTICE: The decision of the City Planning Commission is final and not administratively appealable. Any party seeking to challenge such decision in court must do so within ninety (90) days of the date the decision is announced, unless an earlier date applies**

**ATTACHMENTS:**

- A. Findings
- B. Project Plans
- C. City of Oakland Interoffice Letter / July 21,1992
- D. Ordinance No. 11491 C.M.S. / July 21,1992
- E. Neighborhood Comments and Input

**ATTACHMENT A: FINDINGS**

This proposal does **not** meet all the required findings under the Oakland Planning Code (OPC Title 17) which are required to approve your application. Specifically, findings cannot be met for Regular Design Review (Section 17.136.050(A), Major Variance (Section 17.148.050) and Conditional Use (Section 17.148.050), as set forth below. Note, each reason for denial constitutes a separate and independent basis to deny the application and when viewed collectively provides an overall basis to deny the application. Required findings are shown in **bold** type; reasons your proposal does not satisfy them are shown in normal type.

**REGULAR DESIGN REVIEW CRITERIA FOR NONRESIDENTIAL FACILITIES AND SIGNS  
(OMC SEC. 17.136.050(B))**

- A. **That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered;**

Staff finds that the design does not allow for a vibrant pedestrian oriented environment where the building would be located at the edge of the sidewalk along the Macarthur Boulevard frontage to create a continuous street-wall. The need for a continuous street-wall and a pedestrian friendly design is the reasoning for prohibiting gas stations in the CN-2 Neighborhood Commercial zone. This configuration if implemented would, unfortunately, result in the automotive activities being located adjacent to the RD-1 residential zone and uses on high Street

- B. **That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;**

For the reasons stated above the design fails to achieve a building which is in harmony with the area which it serves. Although the design fits the utility of its intended use it does not address the need for a continuous street wall, which would complement the recent public investments to the street scape.

- C. **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 the General Plan Analysis section, above.

**17.148.050 - (MAJOR) VARIANCE CRITERIA:**

- A. **Strict compliance with the specified regulations would result in practical difficulty or unnecessary hardship inconsistent with the purpose 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:**

Staff finds that the proposed Variance for the establishment of Alcoholic Beverage Sales Commercial activities (off-site beer and wine bottle-sales) associated with the proposed existing

non-conforming gas station (Automobile and Other Light Vehicle Gas Station and Servicing) does not demonstrate any practical difficulty or unnecessary hardship due to unique physical or topographic circumstance or condition of design.

The Land Use and Transportation Element (LUTE) Policy N1.6 "Reviewing Potential Nuisance Activities" and Municipal Code Ordinance No. 11491 C.M.S. establish greater controls on Alcoholic Beverage Commercial Activities citywide, with the excepting of on-site consumption in the Central Business District (i.e. downtown and Jack London Square). The basis of these controls (as demonstrated in Ordinance No. 11491) are the adverse impacts associated with an overconcentration of these activities. These impacts include traffic problems, high rates of crime, citizen complaints, evidence of public nuisance, and revocation hearings before the City Planning Commission. The resulting requirement for a 1,000-foot separation between these activities has been in effect since 1992 and has been upheld constantly by the Bureau of Planning and the City Planning Commission.

In conjunction with Section N11.3 which requires that strict standards for compliance to the Variance findings be upheld, a lessening of the criteria is not conceivable. The existing Alcoholic Beverage Sales activity is the Degrees Plato Limited Service Restaurant and Café located 70-feet away at 4251 Macarthur Boulevard (across the street). This establishment was granted a Major Conditional Use Permit for alcohol (beer and wine) and a Major Variance due to separation of civic activity (St Lawrence O'Tool Church), but was not challenged by the burden of overconcentration of another alcoholic beverage sales outlet. The key justification for granting that variance was the unique condition of design that allowed for a beneficial use as a family oriented restaurant environment with onsite consumption verses a nuisance high traffic generating alcohol outlet strictly intended for offsite consumption.

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

Staff has no examples of a service station requesting similar allowance in a similar zone being approved as a major variance after the 1992 Ordinance No. 11491 control provisions were put in place. Any such facility that currently exists would be non-conforming allowances.

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

The Variance to allow for an overconcentration of alcohol off-site bottle sales would potentially create typical nuisance activities, including traffic problems, high rates of crime, citizen complaints, evidence of public nuisance, and a likelihood of a revocation hearings before the City Planning Commission.

#### **17.134.050 GENERAL 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 harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

Staff cannot support the Conditional Use Permit due to the inability to meet the Major Variance Findings

- 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.**

See above.

- 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.**

See above.

- D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.**

See above.

- E. For proposals involving a One- or Two-Family Residential Facility: If the Conditional Use Permit concerns a regulation governing maximum height, minimum yards, or maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

- 1. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height,**

**- OR-**

- 2. At least sixty (60) percent of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any conditional use permit.**

See above.

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

This proposal does not conform to the City of Oakland General Plan in as it would not, enhance the character of the established neighborhood commercial center that has a compact, vibrant, pedestrian environment. The overconcentration of alcoholic beverage for off-sales / off-site bottle sales have been determined to

typically result in nuisance activities which are inconsistent with the provisions of the City of Oakland Comprehensive General Plan.

The proposal does not satisfy General Plan Policy N1.6 / "Reviewing Potential Nuisance Activities": which states that the City should closely review any proposed new commercial activities that have the potential to create public nuisance or crime problems including alcoholic beverage sales.

The proposal also does not satisfy General Plan Policy Policy N11.3 / "Requiring Strict Compliance with Variance Criteria": As variances are exceptions to the adopted regulations and undermine those regulations when approved in large numbers, they should not be granted lightly and without strict compliance with defined conditions, including evidence that hardship will be caused by unique physical or topographic constraints and the owner will be deprived privileges enjoyed by similar properties, as well as the fact that the variance will not adversely affect the surrounding area nor will it grant special privilege to the property. In those instances where large numbers of variances are being requested, the City should review its policies and regulations and determine whether revisions are necessary.

As mentioned in earlier Findings, staff believes that the proposed activity creates overconcentration of off-sale / off-site bottle sales, and is subject to nuisance activities and impacts as has been the case in the past.



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JUL 25 2017

City of Oakland  
Planning & Zoning Division



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ISSUED FOR CONSTRUCTION
ISSUED FOR PLAN CHECK
ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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GAS STATION 3D RENDERING	
PROJECT # 15-10601	
DRAWN BY	CHECKED: MI
SCALE: AS NOTED	DATE: 05-02-16

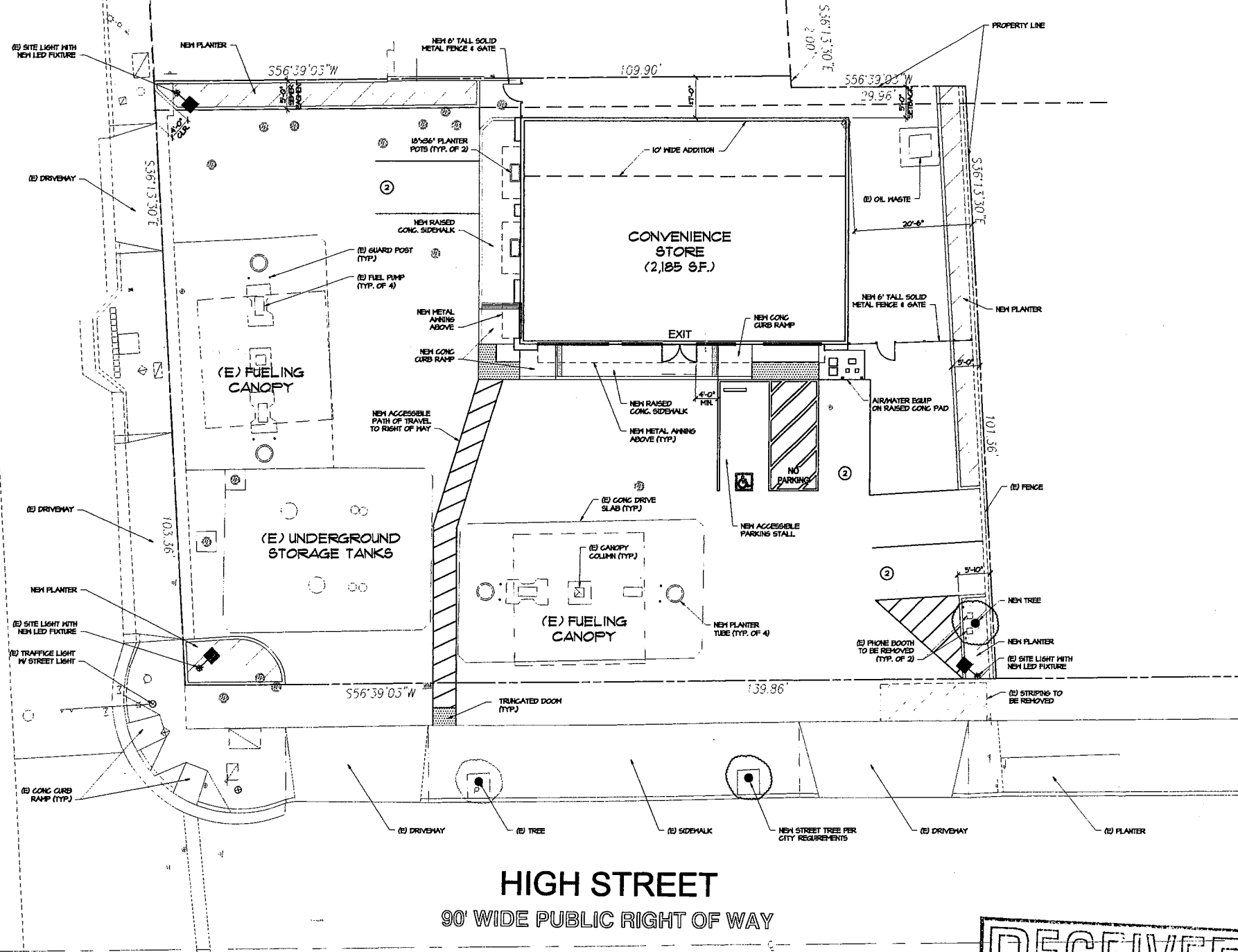
Attachment B

A2.2

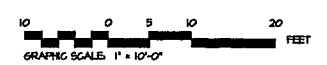
SHEET OF



MAC-ARTHUR BLVD.  
70' WIDE PUBLIC RIGHT OF WAY



1 SITE PLAN  
1" = 10'-0"



**RECEIVED**  
JUL 25 2017  
City of Oakland  
Planning & Zoning Division

**DRAWING INDEX**

- SD1 SITE PLAN
- I OF I TOPOGRAPHIC SURVEY
- SD1-L SITE LIGHTING PHOTOMETRIC
- LAI LANDSCAPE PLAN
- A11 EXISTING AND NEW FLOOR PLANS
- A14 EQUIPMENT PLAN & CAMERA LOCATION PLAN
- A21 CONVENIENCE STORE BUILDING ELEVATIONS
- A31 BUILDING SECTION

**SITE INFO**

APN# 30-1981-150-1  
JURISDICTION: CITY OF OAKLAND, CA  
CURRENT ZONING: O-2 NEIGHBORHOOD COMMERCIAL  
LOT AREA: 14584 SF.

**SITE PLAN LEGEND**

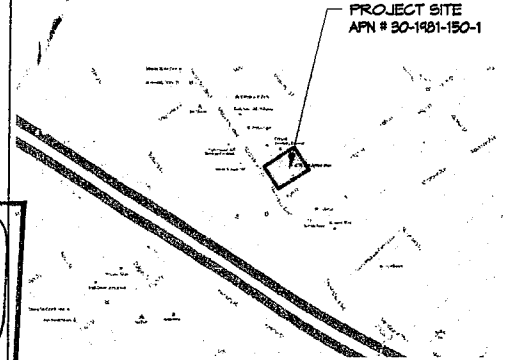
- NEW CONCRETE PAVING
- 4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
- EXISTING TO REMAIN

**PROJECT DIRECTORY**

**ARCHITECT**  
M I ARCHITECTS, INC.  
2221 OLYMPIC BLVD, SUITE 100  
WALNUT CREEK, CA 94595  
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FAX: (425) 948-1561  
CELL: (425) 878-4875  
MR. MUTHANA BRAHIM, ARCHITECT

**DEVELOPER**  
MR. RAJ GOSHAWY  
4276 MACARTHUR BLVD  
OAKLAND, CA 94619  
TEL: (510) 867-6540

**VICINITY MAP**



-	ISSUED FOR CONSTRUCTION	
-	ISSUED FOR PLAN CHECK	
04-11-15	ISSUED FOR PLANNING	
NO.	DATE	DESCRIPTION
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SITE PLAN		
PROJECT #:	15-10601	
DRAWN BY:	BB	
CHECKED BY:	MII	
SCALE:	AS NOTED	
DATE:	08-05-15	

**SD1**

SHEET OF

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### SURVEY NOTES

- 1) PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE, ORDER NUMBER: FCS-32768-SAC1, DATED ON OCTOBER 29, 2007 WAS USED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY.
- 4) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY. MONUMENTS WHICH WERE FOUND ARE SHOWN HEREIN.
- 5) PROPERTY LINE SHOWN IS LOCATED USING RECORD SURVEY RECORDED IN BOOK 32 OF SURVEYS AT PAGE 22 AND MONUMENTS FOUND IN MAC-ARTHUR BLVD, MASTERSON STREET, HIGH STREET AND WAYBELLE AVE AS SHOWN ON RECORD SURVEY RECORDED IN BOOK 32 OF SURVEYS AT PAGE 22, ALAMEDA COUNTY RECORDS.
- 6) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. STUKAM CONSULTING ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.

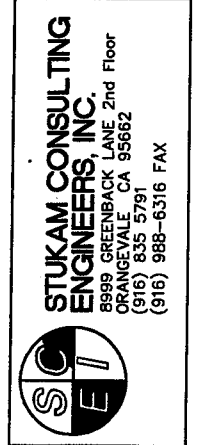
### LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- BACK FLOW PREVENTER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- U.G. CABLE LINE
- PL
- CONCRETE
- MONITORING WELL
- DETECTOR VALVE
- PLANTER

NO.	DATE	BY	DATE	REVISIONS

DEVELOPER:

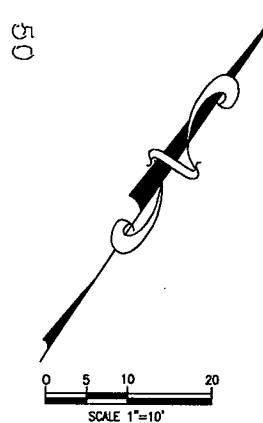
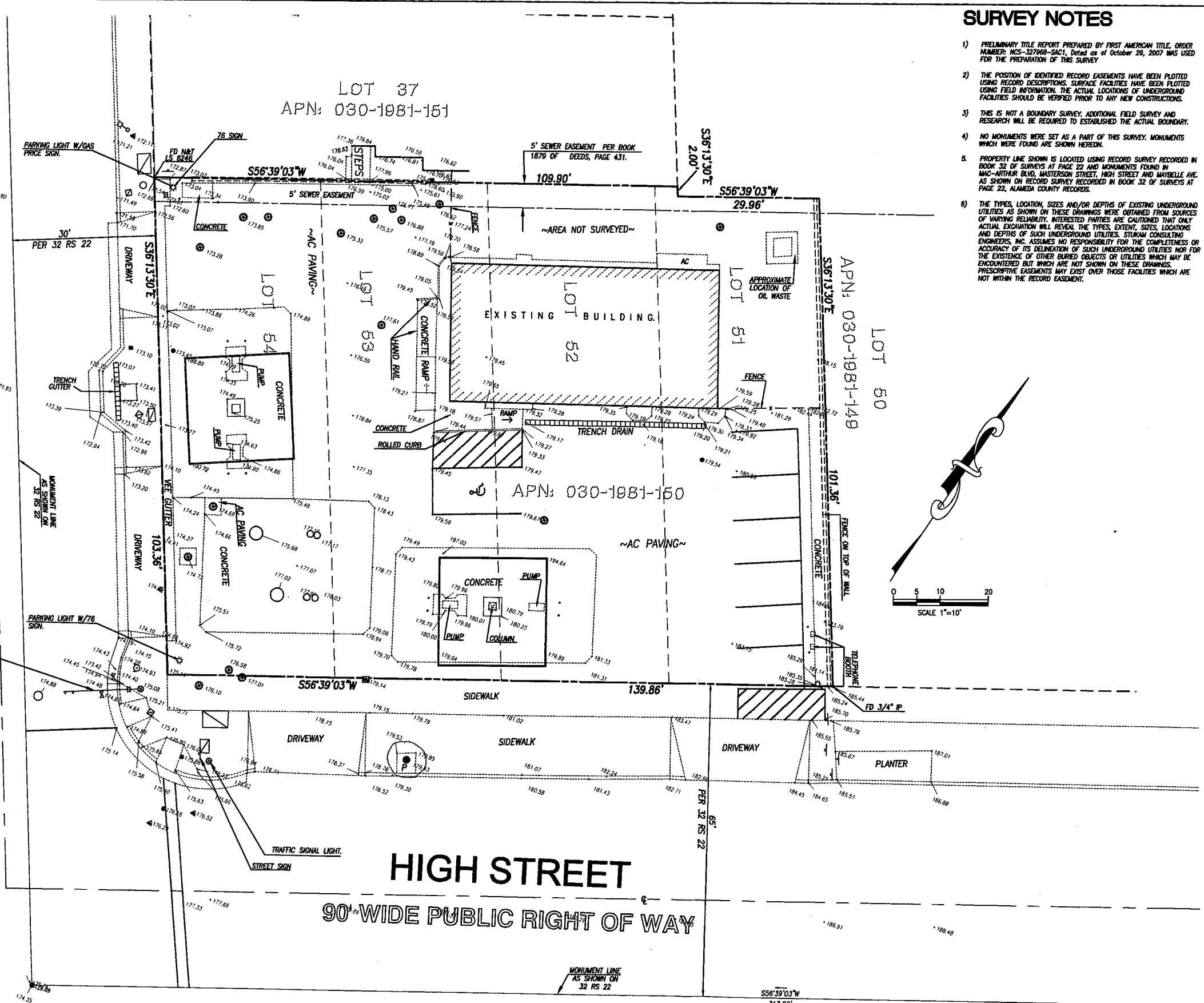
**STUKAM CONSULTING ENGINEERS, INC.**  
 8999 GREENBACK AVE, 2nd Floor  
 ORANGEVALE, CA 95662  
 (916) 835-5791 FAX (916) 988-6316



TOPOGRAPHIC SURVEY  
 4276 MACARTHUR BLVD  
 GAS STATION & SERVICE STATION  
 APN: 030-1981-150  
 CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA  
 JOB NO. 2015-008 [Checkbook #] [Date: 06-04-15]

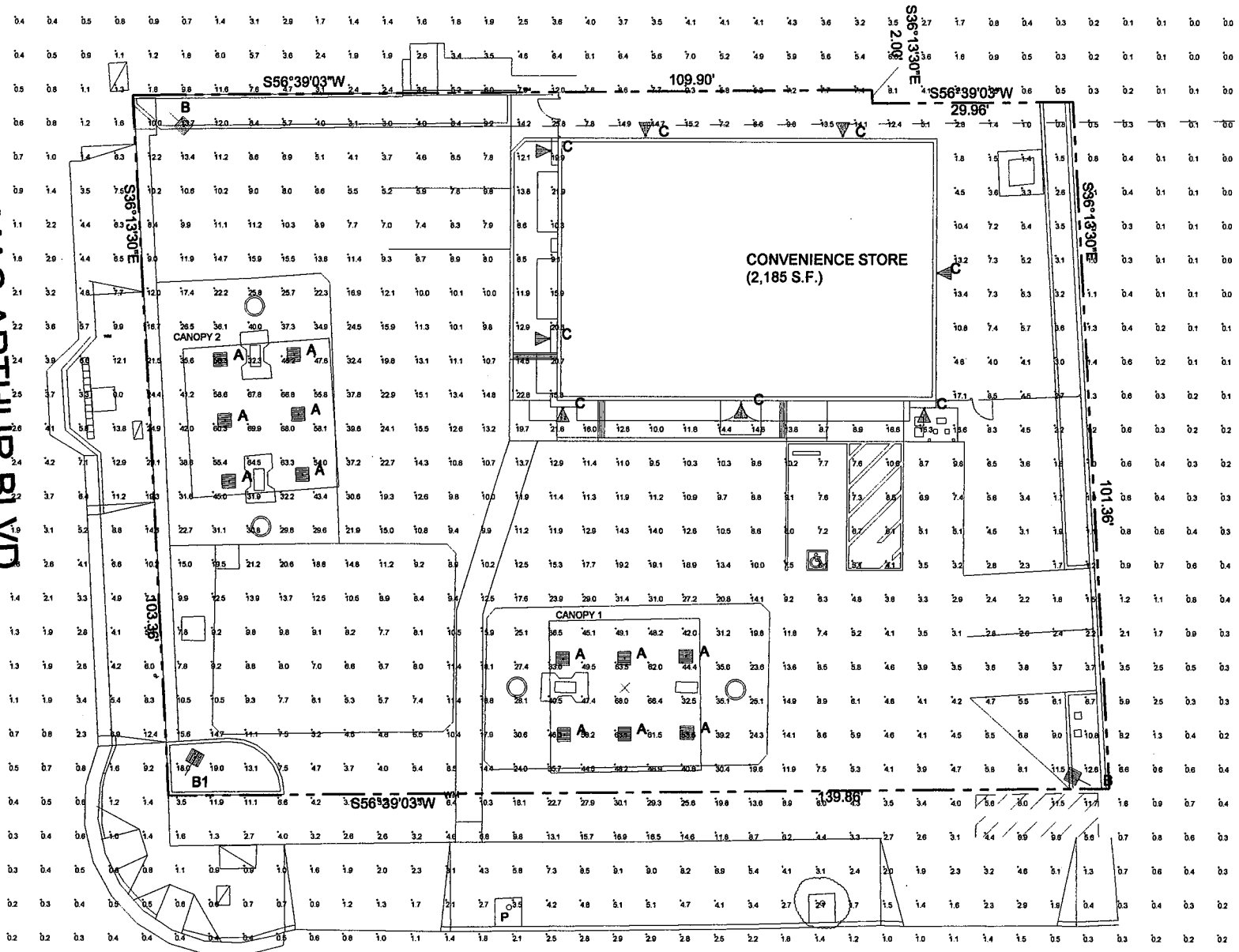
SHEET  
 1  
 Of 1 SHEETS  
 PROJECT #  
 2015-008

70' WIDE PUBLIC RIGHT OF WAY  
**MAC-ARTHUR BLVD.**



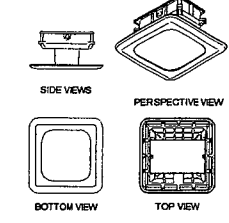
**HIGH STREET**  
 90' WIDE PUBLIC RIGHT OF WAY

MAC-ARTHUR BLVD.  
70' WIDE PUBLIC RIGHT OF WAY

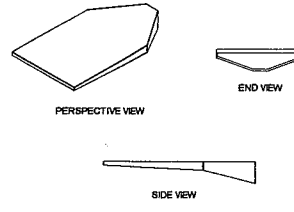


HIGH STREET  
90' WIDE PUBLIC RIGHT OF WAY

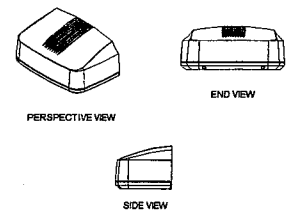
CRUS-SC-LED  
LED CANOPY LIGHT - LEGACY



XLCS  
LED Area Light



XPWS3  
LED Wall Mount Light



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	9.35	69.9	0.0	N.A.	N.A.
CANOPY 1	Illuminance	Fc	49.07	68.0	32.5	1.51	2.09
CANOPY 2	Illuminance	Fc	54.11	69.9	31.9	1.70	2.19
INSIDE CURB	Illuminance	Fc	12.61	42.0	1.5	8.41	28.00

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
[Symbol]	8	C	SINGLE	XPWS3-FT-LED-48-450-CW-UE MTD @ 9'-2"	1.000	N.A.	6159	72
[Symbol]	1	B1	SINGLE	XLCS-FT-LED-SS-CW-SINGLE MTD @ 15' EXISTING	1.000	N.A.	11383	96.2
[Symbol]	2	B	SINGLE	XLCS-FT-LED-SS-CW-SINGLE MTD @ 18' EXISTING	1.000	N.A.	11383	96.2
[Symbol]	12	A	SINGLE	CRUSK-UNV-SC-LED-SS-CW-UE MTD @ 15'	1.000	N.A.	13554	114

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts  
Total Watts = 2232.6

**SD1-L**

LIGHTING PROPOSAL LO-132262-1

C-STORE  
4276 MACARTHUR BLVD  
OAKLAND, CA

BY NAME	DATE: 4-05-18	REV: 4-11-18	SHEET 1 OF 1
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SCALE: 1"=10' 0 10





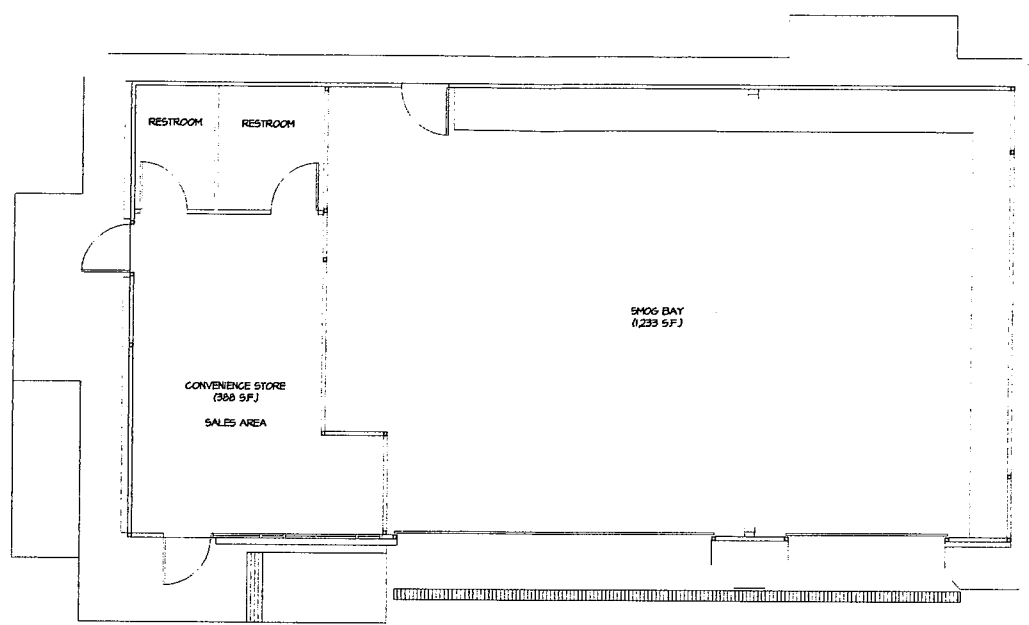
**MI Architects, Inc.**  
 ARCHITECTURE  
 PLANNING  
 MANAGEMENT  
 DESIGN  
 2221 OLYMPIC BLVD.,  
 SUITE 100  
 WALNUT CREEK, CA  
 94595  
 925-287-1174 Tel  
 925-943-1581 Fax  
 925-878-4875 Cell  
 mthana@miarchitect.com  
 www.miarchitect.com

**CONVENIENCE STORE  
 CONVERSION & ADDITION  
 4276 MACARTHUR BLVD  
 OAKLAND, CA 94619**

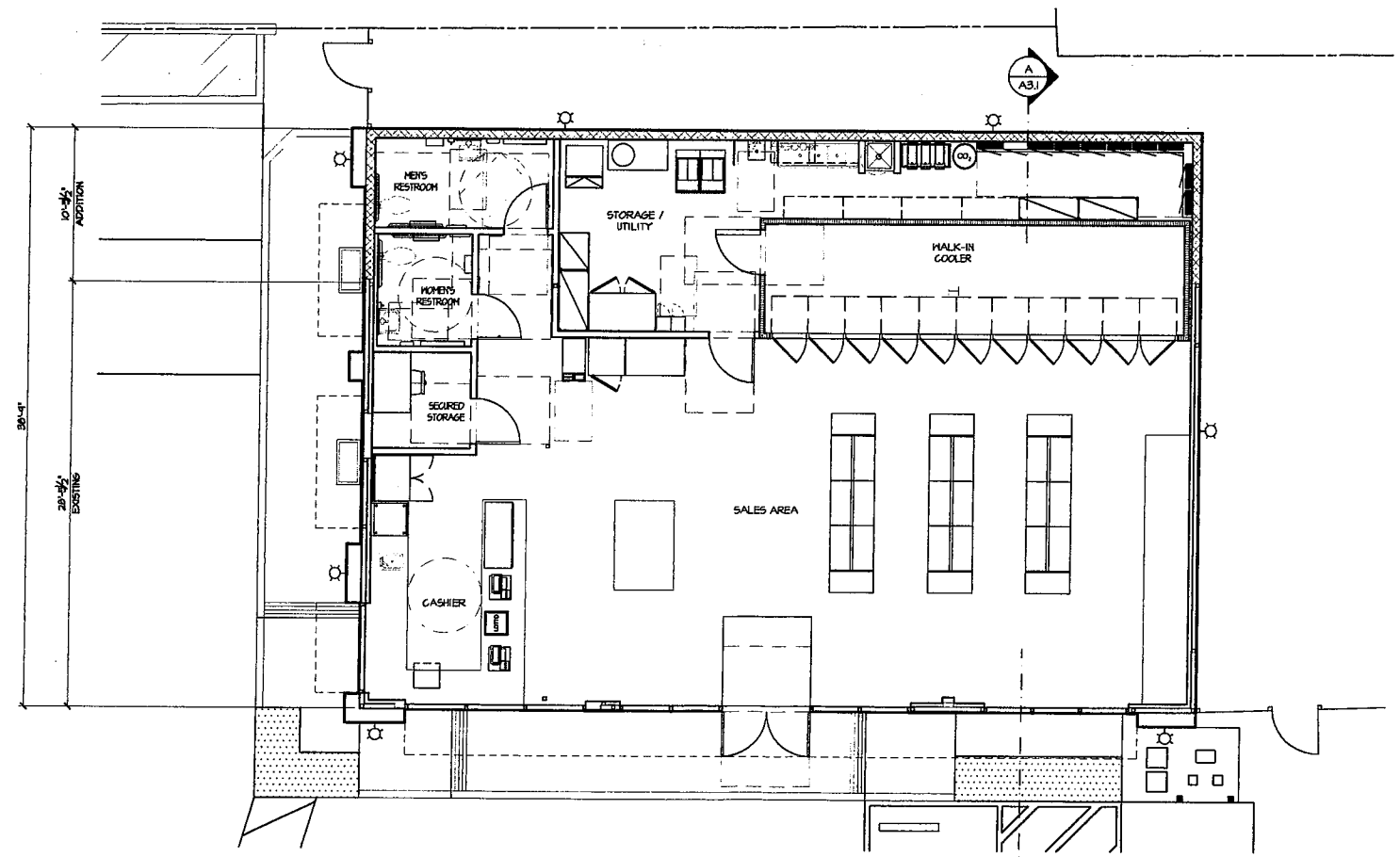
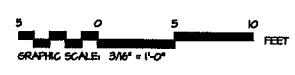
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ISSUED FOR PLAN CHECK
08-11-15 ISSUED FOR PLANNING
NO. DATE DESCRIPTION
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EXISTING AND NEW FLOOR PLANS
PROJECT # 15-10601
DRAWN BY CHECKED BY H11
SCALE AS NOTED DATE 08-06-15

**A1.1**

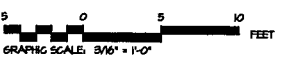
SHEET OF



**1 EXISTING FLOOR PLAN**  
 3/16" = 1'-0"

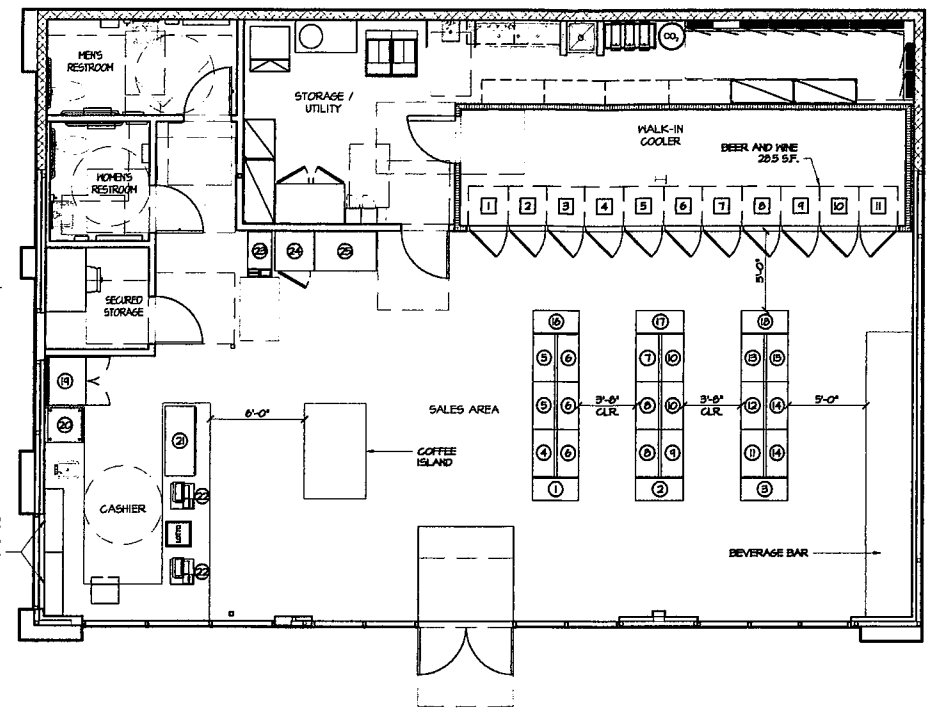


**2 NEW FLOOR PLAN**  
 3/16" = 1'-0"



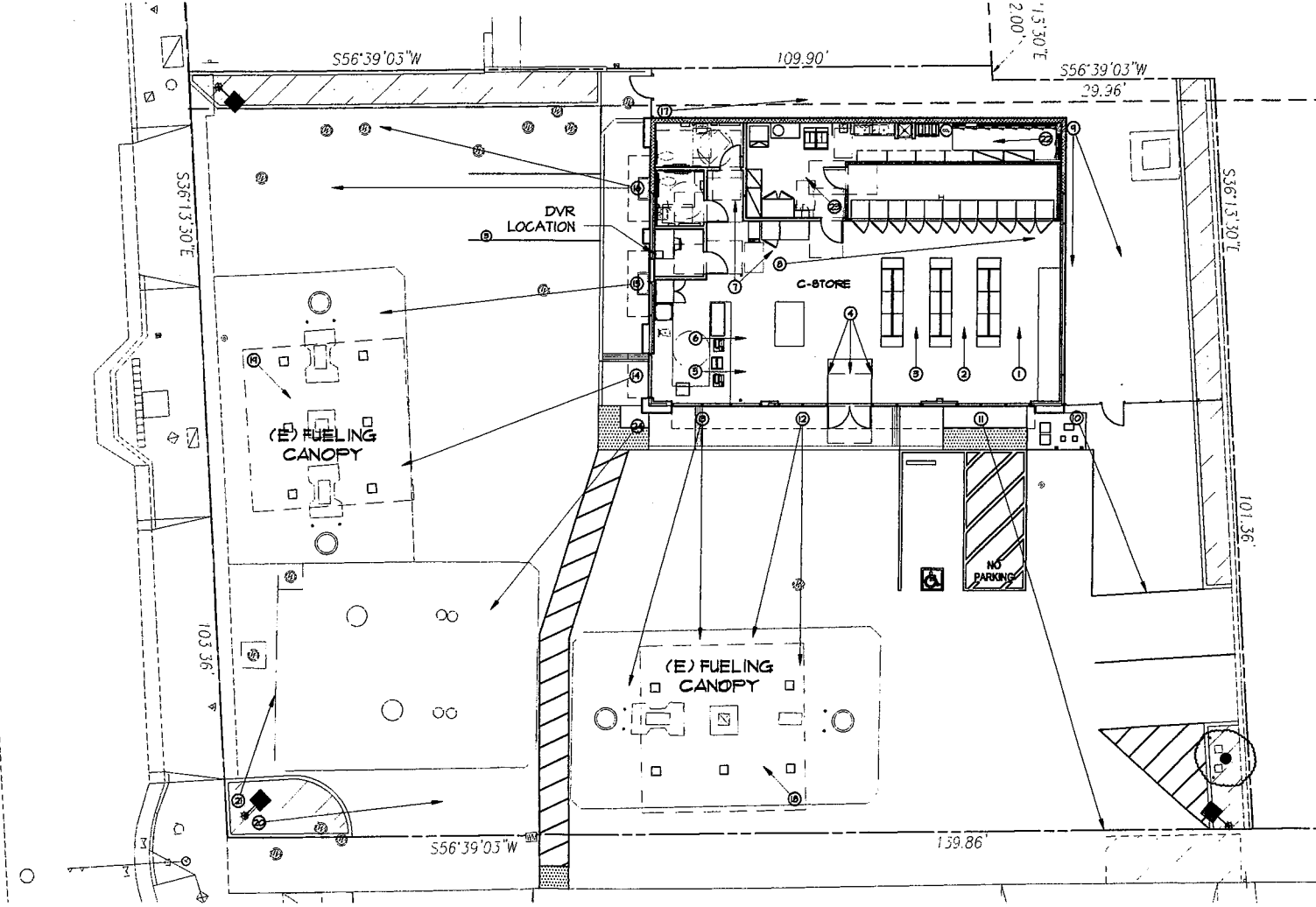
S:\1-Projects\15-10601-4276 MacArthur Blvd Oakland\Draw\3\Planning\15-10601-A1.1.dwg modified by mthana2 at Jan 06, 2017 - 10:58am

-	ISSUED FOR CONSTRUCTION	
-	ISSUED FOR PLAN CHECK	
04-11-15	ISSUED FOR PLANNING	
NO.	DATE	DESCRIPTION
△		
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△		
EQUIPMENT PLAN & CAMERA LOCATION PLAN		
PROJECT # 15-10601		
DRAWN BY: _____ CHECKED: HIL		
SCALE: AS NOTED DATE: 08-06-15		



- WALK-IN COOLER PLANNER**
- 1 DAIRY PRODUCTS, DELI PRODUCTS, EGGS, LUNCHABLES AND SANDWICHES
  - 2 JUICES AND SPORT DRINKS
  - 3 WATER AND ARIZONA
  - 4 ENERGY AND PROTEIN DRINKS
  - 5 SOFT DRINKS
  - 6 SOFT DRINKS
  - 7 SOFT DRINKS
  - 8 BEER AND WINE
  - 9 BEER AND WINE
  - 10 BEER AND WINE
  - 11 BEER AND WINE
- SALES AREA**
- 1 JERKEY RACK
  - 2 HOSTESS RACK
  - 3 HBC
  - 4 CHIP FRINGLES
  - 5 PRITO LAYS CHIPS AND DIPS
  - 6 CANDY AND GUM
  - 7 BAG CANDY
  - 8 COOKIE AND ENERGY BARS
  - 9 SEEDS AND NUTS
  - 10 SALTY SNACKS
  - 11 CUP NOODLES AND SOUPS
  - 12 GROCERIES
  - 13 NON EDIBLE GROCERIES AND HOUSEHOLD PRODUCTS
  - 14 AUTOMOTIVE PRODUCTS
  - 15 WATER DISPLAY
  - 16 SNACK CLUB
  - 17 PROMOTIONAL PRODUCTS
  - 18 SEASONAL PROMOTIONS
  - 19 WORKTOP W/ REFRIGERATOR
  - 20 MICROWAVE / CONVECTION OVEN
  - 21 HOT FOOD DISPLAY CASE
  - 22 POINT OF SALE SYSTEM
  - 23 ATM MACHINE
  - 24 ICE MERCHANDISER
  - 25 4 FT. OPEN AIR MERCHANDISER
- |                     |                       |
|---------------------|-----------------------|
| TOTAL BUILDING:     | 2,882 S.F.            |
| SALES AREA:         | 1,300.9 S.F. - 40.8 % |
| BACKROOM & STORAGE: | 306.6 S.F. - 11.1 %   |
| COLD STORAGE:       | 15.5 S.F. - 1.0 %     |
| BEER & WINE:        | 28.9 S.F. - 1.3 %     |
| CIGARETTES DISPLAY: | 4.5 S.F. - 0.4 %      |

**1 EQUIPMENT PLAN**  
 3/16" = 1'-0"  
 GRAPHIC SCALE: 3/16" = 1'-0"  
 NORTH



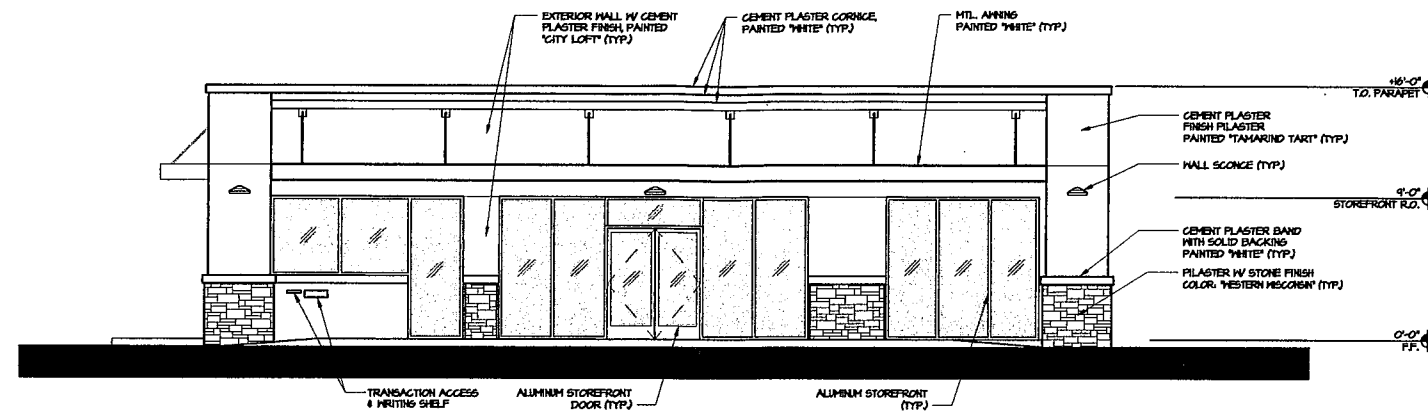
**2 CAMERA LOCATION PLAN**  
 1" = 20'-0"  
 GRAPHIC SCALE: 1" = 20'-0"  
 NORTH

MAC-ARTHUR BLVD.  
 70' WIDE PUBLIC RIGHT OF WAY

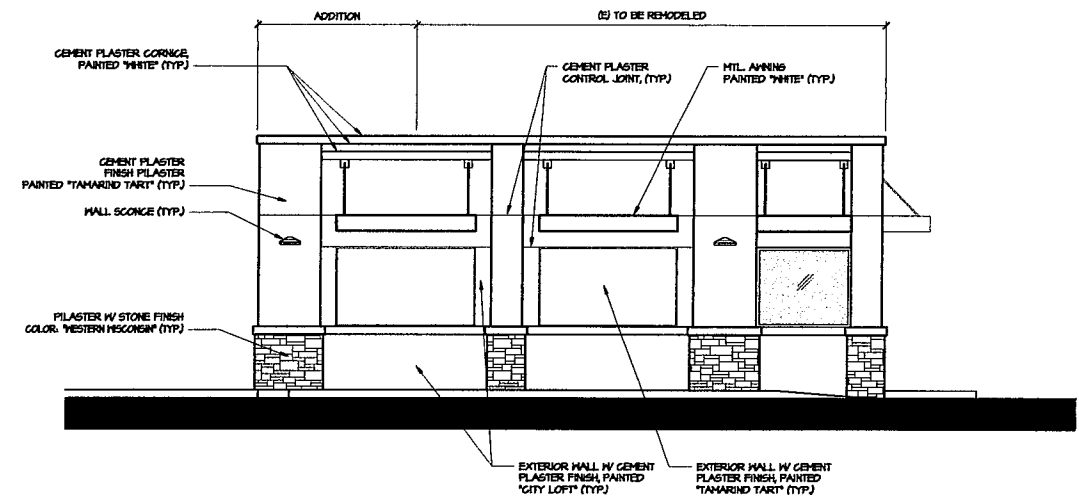
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DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EXPRESSED HEREIN ARE THE ORIGINAL UNPUBLISHED WORK OF M I ARCHITECTS. ANY REPRODUCTION OR DISSEMINATION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF M I ARCHITECTS IS PROHIBITED.

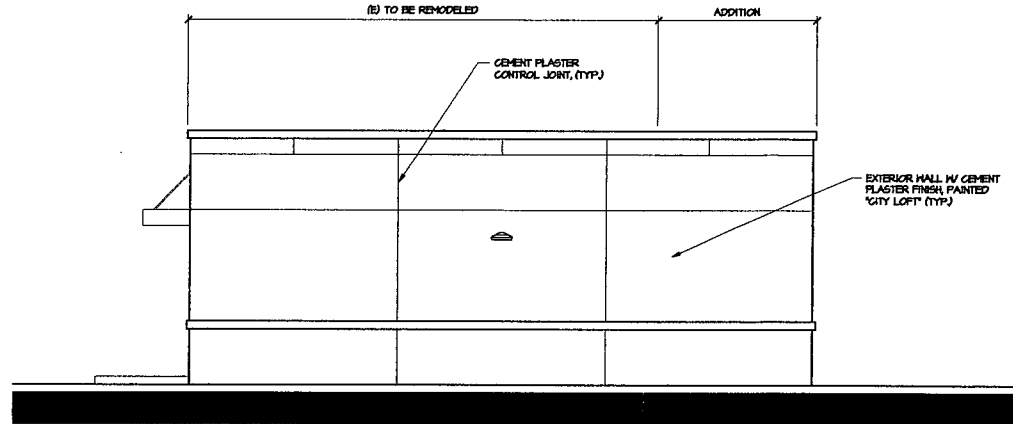
**CONVENIENCE STORE  
 CONVERSION & ADDITION  
 4276 MACARTHUR BLVD  
 OAKLAND, CA 94619**



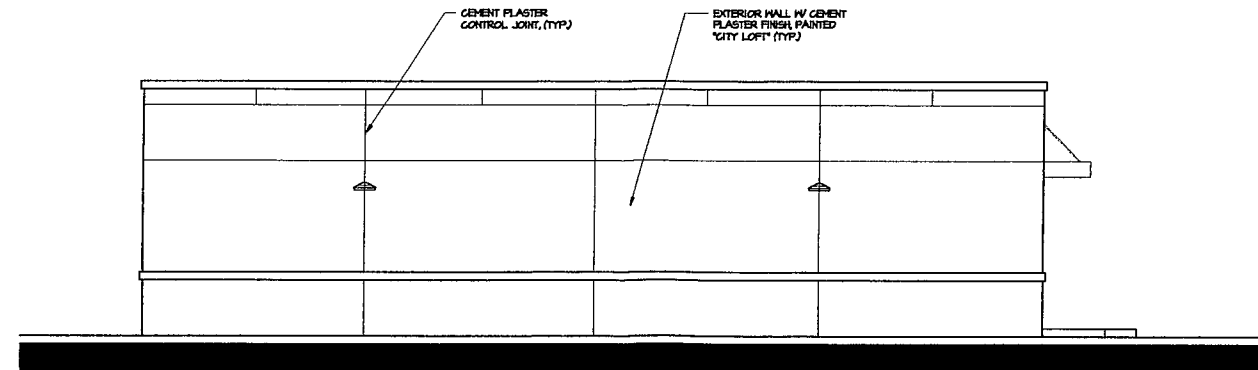
**A SOUTH EAST ELEVATION**  
 3/16" = 1'-0"



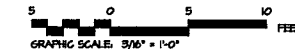
**B SOUTH WEST ELEVATION**  
 3/16" = 1'-0"



**C NORTH EAST ELEVATION**  
 3/16" = 1'-0"



**D NORTH WEST ELEVATION**  
 3/16" = 1'-0"



**COLOR & MATERIAL NOTES**

- 'TAMARIND TART', KELLY MOORE #5644-5
- 'WHITE', ICI #A1863
- 'CITY LOFT', KELLY MOORE #4366-3
- EL DORADO STONE, WESTERN PROFILES, WEATHER EDGE, COLOR: 'WESTERN WISCONSIN'
- 'DARK BRONZE' ANODIZED STOREFRONT: SEE 'STOREFRONT NOTES' #1 ON SHIT. ALL

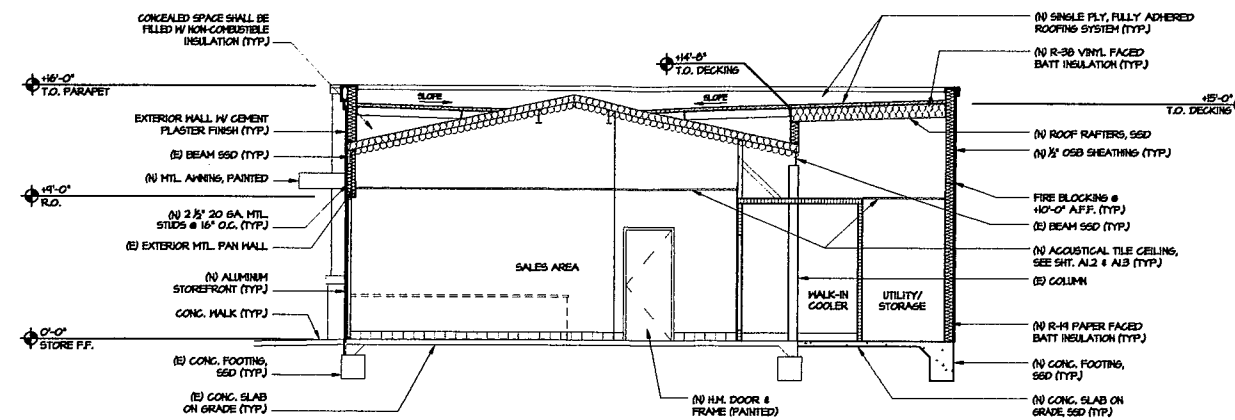
-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
04-11-15	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONVENIENCE STORE  
 BUILDING ELEVATIONS  
 PROJECT #: 15-10601  
 DRAWN BY: [ ] CHECKED: MII  
 SCALE: AS NOTED DATE: 08-08-15

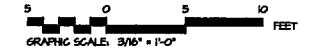
**A2.1**

S:\Projects\15-10601-15-10601-02.dwg modified by mthana on 08/08/15



1. CONTRACTOR TO PROVIDE 66M STUD FRAMING AS NECESSARY @ 24" O.C. TO ALLOW INSTALLATION OF BATT INSULATION. BOTTOM OF STUDS SHALL BE 10" MIN. BELOW ROOF DECK.
2. THERMAL INSULATION AT EXTERIOR WALLS & BELOW ROOF DECK SHALL BE ECOTOUCH THERMAL BATT INSULATION MANUFACTURED BY OWENS CORNING OR APPROVED EQUAL.

**A BUILDING SECTION A-A**  
3/16" = 1'-0"



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**CONVENIENCE STORE  
CONVERSION & ADDITION  
4276 MACARTHUR BLVD  
OAKLAND, CA 94619**

-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
04-11-15	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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△		
△		
△		

BUILDING SECTION  
PROJECT #: 15-10601  
DRAWING BY: CHECKED: MI  
SCALE: AS NOTED DATE: 04-27-15

**A3.1**

**CITY OF OAKLAND**  
**Interoffice Letter**

**ATTACHMENT C**

To: City Manager Attention: Henry Gardner Date: July 21, 1992

From: Director of City Planning

Consideration of a recommendation from the Planning Commission to change sections of the Zoning Regulations pertaining to Alcoholic Beverage

Subject: Sales Commercial Activities

On May 12, 1992, the City Council was presented with a report originating from its Health, Human Services and the Family Committee which outlined more restrictive controls than what presently exists that the City may wish to consider undertaking regarding Alcoholic Beverage Sales Commercial Activities.<sup>1</sup>

The following table, taken from the original report, summarizes the existing controls and proposed recommendations for these activities:

**ALCOHOLIC BEVERAGE CONTROLS SUMMARY OF RECOMMENDATIONS**

Existing	Proposed
1,000 Foot Rule applicable to 5 problem streets in the City	1000 Foot Rule applied citywide, except for the Central District
Change of license type conditionally permitted	Change of license prohibited if establishment is within 1000 feet of another existing license. If beyond 1000 feet, conditionally permitted. [This does not apply to full-service restaurants.]
No requirement	Require CUP for legal nonconforming licensees in instances where there is "a substantial change in mode or character of operation."
No requirement	New ordinance establishing "deemed approved" status for legal nonconforming licensees which may be revoked for noncompliance.
No requirement	Establish new fee-supported annual review program for alcoholic beverage sales vendors.

**NOTE:** Off-sale licenses would be subject to the 1,000 Foot Rule in the Central District (See attached map).

<sup>1</sup>Section 2363 ALCOHOLIC BEVERAGE SALES COMMERCIAL ACTIVITIES. Alcoholic Beverage Sales Commercial Activities include the retail sale, for on- or off-premises consumption, of liquor, beer, wine, or other alcoholic beverages, but exclude full-service restaurants. They also include certain activities accessory to the above, as specified in Section 2211.

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7-21-92



Full-service restaurants located on the 5 problem streets would be exempt from the 1,000 Foot Rule requirement related to a change of license. However, such restaurants would continue to be subject to a conditional use permit as they are currently.

On May 27, 1992, the Planning Commission held a public hearing, accepted public testimony on the first proposal related to the 1,000 Foot Rule (1 speaker in support), and closed the public hearing. Staff returned on July 8, 1992 with proposed text changes to the Zoning Regulations regarding the proposals and a recommendation to forward these amendments changes to the Council for consideration. The changes, which are detailed below, was approved (6 ayes; 1 absent).

On the advice of the City Attorney, minor modifications to the language reviewed and approved by the Planning Commission on July 8, 1992 are reflected in the Proposed Text Amendments of this report. The changes do not alter the intent of the proposed amendments whatsoever.

#### PROPOSED TEXT AMENDMENTS

##### Section 7023

##### Special Regulations Applying to Convenience Markets, Fast-Food Restaurants, and Certain Establishments Selling Alcoholic Beverages or Providing Mechanical or Electronic Games, and Sidewalk Cafes

- (b) *Special Restrictions on Establishments Selling Alcoholic Beverages.*
- I. No Alcoholic Beverage Sales Commercial Activity shall be located closer than 1,000 feet to any other Alcoholic Beverage Sales Commercial Activity, except
- (a) on-sale-retail licenses located in the Central District (defined as within the boundaries of I-980 and Brush Street to the West; 27th Street to the North; Harrison Street/Lake Merritt and the Lake Merritt Channel to the East; and the Estuary to the South); or
  - (b) if the activity is in conjunction with a Full-Service Restaurant.
- II. Alcoholic Beverage Sales Commercial Activities in conjunction with a Full Service Restaurant and located within any of the following areas applied to a depth of 200 feet on each side of the identified streets and portions of streets, as measured perpendicularly from the right-of-way line thereof: E. 14th Street; Foothill Boulevard; MacArthur Boulevard and West MacArthur Boulevard; that portion of San Pablo Avenue lying north of 16th Street; that portion of Edes Avenue lying between Clara Street and Bergedo Drive, shall require a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

##### Section 7422

##### Nonconforming Activity -- Allowed Substitutions and other Changes in Activity.

- (a) *Activity Nonconforming Because It Is Not a Permitted Activity.*

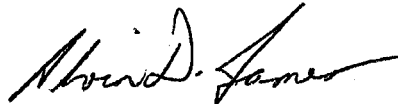
33-34  
7-21-92

4. For any nonconforming Alcoholic Beverage Sales Commercial Activity presently located in any zone in which it is not a permitted activity, no change shall be made in the activity which change requires obtaining a different type of alcoholic beverage sale retail license from the State of California Department of Alcoholic Beverage Control. Further, no change shall be made in any nonconforming activity involving the sale of alcoholic beverages at a full-service restaurant in any location described by Section 7023(b)(II), which change requires obtaining a different type of alcoholic beverage sale retail license from the State of California Department of Alcoholic Beverage Control, unless a conditional use permit is granted pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

The remaining three recommendations reflected on the chart will require additional research by Staff and the City Attorney before being brought to the Planning Commission and subsequently to the City Council for consideration.

**RECOMMENDATION**

Approve the amendments to Sections 7023(b) and 7422(a)(4) of the Zoning Regulations of the Oakland Planning Code as stated in this report.

  
ALVIN D. JAMES

APPROVED AND FORWARDED TO  
THE CITY COUNCIL:

  
Office of the City Manager

Attachments

CITY OF OAKLAND  
Oakland, California 94612  
Telephone: 273-3911

Z O N I N G   R E P O R T

City Planning Department  
 City Planning Commission

CASE FILE: ZT92-132

APPLICANT(s): City Planning Commission

REPORT DATE: June 26, 1992

Owner  Buyer  Lessee  Agent

FILING DATE:

LOCATION: Citywide

LAST DATE FOR  
CONSIDERATION:

APPLICATION: Zoning text change

APPLICABLE ZONING  
REGULATION(S): Sections: 7023,  
7422, 9500-9502,  
9601

PROPOSAL: Amend Sections 70231(b) and 7422(a)(4) of  
the Zoning Regulations relating to Alcoholic  
Beverage Sales Commercial Activities.

SUPPORT:

OPPOSITION:

---

STAFF RECOMMENDATION: See below  
 Conditions Attached

COMMISSION ACTION:  
Vote: 6 ayes; 1 absent (Pegram)  
Date: July 8, 1992

---

ZONING:

ENVIRONMENTAL STATEMENT:

EIR  Negative Declaration  Categorically Exempt: Section 15061(b)(3); General Rule  
Cal. Adm. Code

---

(See Reverse Side)

33-34  
7-21-92

## INTRODUCTION/EXECUTIVE SUMMARY

On May 27, 1992, the Planning Commission received a report from staff proposing more restrictive controls on Alcoholic Beverage Sales Commercial Activities in the City (See Attachment), originating from the City Council Health, Human Services and the Family Committee.

Of the several new ways the City plans to address businesses selling alcoholic beverages, two recommendations, both to amend particular sections of the Zoning Regulations, may be acted upon by the Planning Commission at this time. These recommendations are:

- 1) To extend the 1,000 Foot Rule between Alcoholic Beverage Sales Commercial Activities citywide, excluding the Central District. Extending the 1,000 Foot Rule to all commercial districts on a citywide basis would prohibit new alcoholic beverage sales activities from locating within 1,000 feet of another such activity except if allowed via the granting of a Major Variance.

In the Central District, require that activities operating with off-sale-retail licenses not be located closer than 1,000 feet from any other Alcoholic Beverage Sales Commercial Activity. On-sale activities will not be subject to the 1,000 Foot Rule. *Full-service Restaurants would not be required to conform with this rule.*

- 2) Require a Major Conditional Use Permit for those Alcoholic Beverage Sales Commercial Activities, not including Full-Service Restaurants, wishing to change their liquor license type. Should such an activity be located within 1,000 feet of another such activity, then a major variance would be required. If the activity wishing to change license type is more than 1,000 feet from another establishment selling alcoholic beverages, then a major conditional use permit is required.

## PROPOSED TEXT AMENDMENTS

Staff proposes the following sections of the Zoning Regulations be amended to state:

### Section 7023

Special Regulations Applying to Convenience Markets, Fast-Food Restaurants, and Certain Establishments Selling Alcoholic Beverages or Providing Mechanical or Electronic Games, and Sidewalk Cafes

*(b) Special Restrictions on Establishments Selling Alcoholic Beverages.*

No Alcoholic Beverage Sales Commercial Activity shall be located

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7-21-92

closer than 1,000 feet to any other Alcoholic Beverage Sales Commercial Activity, unless:

1. located in the Central District (defined as within the boundaries of I-980 and Brush Street to the West; 27th Street to the North; Harrison Street/Lake Merritt and the Lake Merritt Channel to the East; and the Estuary to the South). For those Alcoholic Beverage Sales Commercial Activities located in the Central District, only those with off-sale-retail licenses are required to be located no closer than 1,000 feet from another such activity; or
2. the activity is in conjunction with a Full-Service Restaurant<sup>1</sup> and located within any of the following areas applied to a depth of 200 feet on each side of the identified streets and portions of streets, as measured perpendicularly from the right-of-way line thereof: E. 14th Street; Foothill Boulevard; MacArthur Boulevard and West MacArthur Boulevard; that portion of San Pablo Avenue lying north of 16th Street; that portion of Edes Avenue lying between Clara Street and Bergedo Drive, whereby sale of alcoholic beverages is not permitted except upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

Section 7422

Nonconforming Activity -- Allowed Substitutions and other Changes in Activity.

(a) *Activity Nonconforming Because It Is Not a Permitted Activity.*

4. For any nonconforming Alcoholic Beverage Sales Commercial Activity presently located in any zone in which it is not a permitted activity, no change shall be made in the type of alcoholic beverage sale retail license as issued by the State of California Department of Alcoholic Beverage Control. Further, no change shall be made in any

---

<sup>1</sup>Full Service Restaurant A place which is regularly and in a bona fide manner used and kept open for the serving of at least lunch and dinner to guests for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for such meals. The sale or service of sandwiches (whether prepared in a kitchen or elsewhere and heated up on the premises) or snack foods shall not constitute a full-service restaurant.

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7-21-92

nonconforming activity involving the sale of alcoholic beverages at a full-service restaurant in any location described by Section 7023(b)(2), which change requires obtaining a different type of Alcoholic Beverage sale retail license from the State of California Department of Alcoholic Beverage Control, unless a conditional use permit is granted pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

The remaining recommendations, as detailed in the attached staff report, require additional research by Staff and the City Attorney before being brought to the Planning Commission for consideration.

Proposals for implementing these recommendations will be forwarded for consideration as completed. Additional responses by staff to some of the recommendations should be completed by the end of July.

**RECOMMENDATION**

Recommend to the City Council the pertinent text changes to Sections 7023(b) and 7422(a)(4) of the Zoning Regulations as stated in this staff report.

FZ-269 5ZT92132.DEL

33-34  
7-21-92

TO: City Planning Commission  
 FOM: Staff

DATE: May 18, 1992  
 CASE FILE NO.: ZT92-132

**EXECUTIVE SUMMARY**

In May of 1991, the City Council Health, Human Services and the Family Committee requested that Staff prepare a report discussing more restrictive controls on the marketing of alcoholic beverages in Oakland. Subsequent meetings identified additional issues, and responses from staff, involvement and concerns of other City agencies, and research into regulations practiced by other jurisdictions became key in formulating Staff's recommendations. Attached for your review is the staff report presented by Committee Chairperson Miley to the City Council on May 12, 1992.

The report contains recommendations that require text changes to the Zoning Regulations, which in turn require recommendations by the Planning Commission. Section 9501 of the Zoning Regulations states:

**No Council Action without Planning Commission Recommendation**  
 The City Council shall not rezone any property, change the text of any provision of the Zoning Regulations . . . until after it has received, pursuant to this procedure, a recommendation and/or findings from the City Planning Commission.

The following chart summarizes the existing and proposed controls for alcoholic beverage sales:

**ALCOHOLIC BEVERAGE CONTROLS SUMMARY OF RECOMMENDATIONS**

<u>Existing</u>	<u>Proposed</u>
1,000 Foot Rule applicable to 5 problem streets in the City	1,000 Foot Rule applicable citywide. <u>Exceptions:</u> - Central District - Full-Service Restaurants
Change of license type conditionally permitted	Change of license prohibited if establishment is within 1,000 feet of another existing license. If beyond 1,000 feet, conditionally permitted. <u>Exceptions:</u> - Full Service Restaurants"
	Require CUP for legal nonconforming licensees which have experienced "a substantial change in mode or character of operation."
No requirement	New ordinance establishing "deemed approved" status for legal nonconforming licensees which may be revoked for noncompliance.
No requirement	Establish new fee-supported annual review program for alcoholic beverage sales vendors.

**NOTE:**

- \* Off-sale licenses would be subject to the 1,000 Foot Rule in the Central District (See attached map).
- \*\* Full-service restaurants located on the five problem streets would be exempt from the 1,000 Foot Rule requirement related to a change of license. However, such restaurants would continue to be subject to a conditional use permit as they are currently.

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With the exception of the last recommendation, which is to establish a fee-supported annual review program, the Commission should now consider modifications of pertinent text in the Zoning Ordinance to reflect the Committee's desires. The Commission must now specifically review the following: (1) Section 7023 - Special Regulations applying to . . . certain establishments selling alcoholic beverages . . . (2) Section 7422 - Nonconforming Activity -- Allowed Substitutions and other changes in activity.

Per the Committee's recommendations, the Conditional Use Permit Procedure [Section 9200] will now be applicable for legal nonconforming activities that have experienced "a substantial change in mode or character of operation". Justification for this is explained in the attached report.

Also recommended by the Committee is a new ordinance to be applied to all legal nonconforming activities that will recognize this status as "deemed approved". The proposed ordinance will allow the City to establish performance standards under which the activity needs to comply. The attached report outlines this proposed ordinance in more detail.

**RECOMMENDATION:**

Accept testimony during the public hearing process. Upon closure of the public hearing, direct staff to prepare a report with appropriate changes to the Zoning Regulations.

F-Z268 1ZT92132.DEL  
Attachments

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### Introduction

The City Planning Department has prepared a report for the City Council Health, Human Services and the Family Committee with specific recommendations concerning Alcoholic Beverage Sales Commercial Activities<sup>1</sup>. In meetings held throughout the past year, the Committee considered the following issues related to the sale of alcoholic beverages:

1. Additional areas where the 1,000 Foot Rule should be mapped;
2. Additional restrictions regarding change of license for the sale of alcoholic beverages;
3. Review of other recommendations provided by a task force of representatives from the Mayor's Office, Police Department, City Attorney's Office and the City Planning Department;
4. A new program for the annual review of alcoholic beverage vendors.

### Discussion

Planning Department staff have looked into the above issues and propose the following:

1. Additional Areas to Impose the 1,000 Foot Rule

Currently, all new Alcoholic Beverage Sales Commercial Activities, not including full-service restaurants<sup>2</sup>, require conditional use permits. For those activities located on East 14th Street, Foothill Boulevard, MacArthur and West MacArthur Boulevards, San Pablo Avenue north of 16th Street, and that portion of Edes Avenue between Clara Street and Bergedo Drive, any new businesses selling alcoholic beverages must also be 1,000 feet away from another. For these restricted streets, full-service restaurants also require conditional use permits. These areas

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<sup>1</sup>Section 2363 (Zoning Regulations) *ALCOHOLIC BEVERAGE SALES COMMERCIAL ACTIVITIES*. Alcoholic Beverage Sales Commercial Activities include the retail sale, for on- or off-premises consumption, of liquor, beer, wine, or other alcoholic beverages, but exclude full-service restaurants. They also include certain activities accessory to the above, as specified in Section 2211.

<sup>2</sup>*Full Service Restaurant* A place which is regularly and in a bona fide manner used and kept open for the serving of at least lunch and dinner to guests for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for such meals. The sale or service of sandwiches (whether prepared in a kitchen or elsewhere and heated up on the premises) or snack foods shall not constitute a full-service restaurant.

were identified in 1977 as exhibiting significant concentrations of crime and the Council at that time felt that regulating the distance between businesses selling alcohol would reduce crimes and proliferation often associated with alcohol consumption.

With help from the Police Department, Staff identified new streets not presently subject to the 1,000 Foot Rule but which experience high crime rates. Crime statistics provided for these areas showed significant percentages of criminal offenses frequently associated with alcohol consumption such as battery, vandalism, disturbing the peace and public drunkenness. Staff recommended that four additional locations be made subject to the 1,000 Foot Rule and presented its findings to the Committee in December of 1991.

The Committee, after reviewing these recommendations, requested that Staff look into implementing the 1,000 Foot Rule citywide, except within the Central District (see Attachment B). Upon further discussion during a subsequent meeting, Councilmember Cannon requested that off-sale alcoholic beverage sales activities in the Central District also be governed by the 1,000 Foot Rule. Staff recommended that full-service restaurants be exempted from both the 1,000 Foot Rule and conditional use permit requirements (except where a conditional use permit is currently required on a "problem street") based on the perception that these activities have never evidenced (nor have they been reportedly associated with) the type of criminal activity that has historically justified the imposition of such land use controls.

Existing and proposed controls can be seen in the following matrix:

	Central District		Citywide		Problem Streets	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Off-sale activities	CUP	1,000 feet	CUP	1,000 feet	1,000 feet	1,000 feet
On-sale activities	CUP	CUP	CUP	1,000 feet	1,000 feet	1,000 feet
Full-Service Restaurants	---	---	---	---	CUP	CUP

On-sale establishments in the Central District, such as bars, would continue to be permitted with a conditional use permit (CUP). Full-service restaurants will continue to require a use permit on the existing five problem areas; full-service restaurants are not subject to the 1,000 Foot Rule or any zoning restrictions in the Central District.

2. Change of retail license type

A conditional use permit is currently required for any change of license for legal nonconforming alcoholic beverage sales activities (those businesses established prior to local zoning controls). A recommendation related to both the topic of legal

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nonconforming uses and the 1,000 Foot Rule is that a requirement be introduced that would prohibit a license change if the business is located within 1,000 feet of another establishment selling alcoholic beverages. With the implementation of the 1,000 Foot Rule on a citywide basis, a change in license type should now be changed to require a major variance.

3. Additional Recommendations

A task force with representatives from the Mayor's Office, Police Department, City Attorney's Office and Planning Department met to address broader issues related to alcoholic beverage sales.

Areas of concern included: (a) Licensing of new establishments, and (b) Legal nonconforming sales activities.

(a) *Licensing of new establishments*

Discussed was the possibility of standardizing conditions of approval for alcoholic beverage sales activities and restaurants selling alcoholic beverages. Specifically, it may be appropriate to require, as part of the application, a loitering program and a litter control plan. These items are presently submitted by the applicant after the application is approved.

(b) *Legal nonconforming sales activities*

In 1982, Section 23790 of the State Business and Professions Code, through the efforts of the City of Oakland, was amended to allow legal nonconforming businesses to operate under such status if:

- (1) "the premises retain the same type of retail license within a license classification" and;
- (2) "the licensed premises are operated continuously without substantial change in mode or character of operation".

In short, the legislation permits "a re-examination of the zoning provisions for the purpose of license issuance if there are significant changes in the type of operation of the proposed premises." The reviewing body in this instance is the State Alcoholic Beverage Control (ABC). The City may assist ABC in determining whether a "substantial change" has occurred. If so, the City may eventually require the business owner to apply for a conditional use permit to continue to operate the alcoholic beverage sale activity. To ensure the effective and successful implementation of a new program to make legal nonconforming activities subject to zoning requirements, a data base would have to be developed to confirm that a substantial change has occurred.

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Committee Chairperson Miley inquired about the applicability to Oakland of the City of Los Angeles' practice of placing all legal nonconforming establishments on a "deemed approved status". This status recognizes the legal nonconforming nature of the business and requires all establishments, both legal nonconforming and existing uses, to comply with public nuisance standards. In the event the City feels a business is not in compliance, a public hearing may be scheduled to consider revocation of the "deemed approved status". After testimony at the hearing is given, conditions may be set upon the operation with the intent of mitigating any negative effects of the business. After a given period of time, if the operation has failed to show improvement or commitment by the owner to eliminate the problems associated with the operation, the "status" is revoked and the business may be closed. Chairperson Miley indicated that he felt this may be a "cleaner way" of treating all legal nonconforming alcoholic beverage sale activities.

4. Annual review of alcoholic beverage vendors

Also discussed at the Committee level was the potential to create an enforcement policy with an annual review mechanism for license holders, consistent with their desire to improve city oversight in this area.

The Committee asked staff to research the cost and type of resources needed to support an annual review of alcoholic beverage sale applicants. Staff suggested to the Committee the prospect that a body, other than the City Planning Commission, be designated as the review agency if an annual review mechanism is to be established for license holders. This body would also monitor those businesses proposed for "deemed approved status".

The City, for the past four years (1988 through 1991), has consistently had between 34.1% and 35.6% of all retail liquor licenses for Alameda County. Assuming the 1991 number of retail alcoholic beverage sale licenses (993), the average number of reviews that would be required on a monthly basis would be approximately 83. The Planning Commission's current monthly caseload averages from 40 to 50 planning applications. Estimating that the Commission spends approximately 7 - 9 hours per meeting in processing its caseload, their caseload would more than double with the additional review responsibility. This would result in an unmanageable schedule. It would seem appropriate to create a separate board or commission to handle the annual review of alcoholic beverage licenses. The committee had also discussed the possibility (but not determined definitively) of implementing the annual review requirement for a finite period of time (e.g. two to five years).

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It should be noted that the City Planning Commission has, on its own initiative, created a subcommittee to meet monthly to review new alcoholic beverage sale-related planning permit applications. Creating a new committee could lighten the Planning Commission's agenda and focus the relevant issues by convening public meetings to review matters associated with applications, providing recommendations to the full Commission to be considered during its formal public hearings regarding the applications.

Although recommended that the Planning Commission not be asked to assume the added review function, its process and staff support structure may serve as an appropriate model for any new program. An effective program for reviewing the compliance of alcoholic beverage licensees with city approval conditions and requirements would at a minimum require staffing support in the areas of permit/caseload administration/management, public notification, field investigation, case research and report preparation, and board/Commission support staffing. Staffing costs to the Planning Department to support such activities would be approximately \$635,000. The estimate does not include indirect costs, such as space, equipment (e.g. computers), or overhead. A preliminary estimate of fee requirements (which also does not reflect indirect cost recovery) could amount to \$700 per application (assuming the 1991 figure of 993 businesses). The City Attorney's Office has also submitted an estimate of \$130,127 per annum needed to support the annual review process as well as a one-time cost of \$8,000 for additional equipment (see Attachment C).

The task force discussed the possibility of establishing more direct coordination between the City and ABC to facilitate the review of licenses. Unfortunately, the ABC District Office, which oversees the licensing and investigation of three counties, recently experienced staff reductions and is currently unable to conduct any field investigations. At this time, ABC can only respond to community complaints by referring parties to the local police departments.

The Committee has requested that the Planning Commission consider zoning amendments required to implement the changes necessary to bring about the more restrictive controls discussed in this report. The Commission is scheduled to consider these matters at the May 27, 1992 regular Commission meeting.

#### RECOMMENDATION

Approve this report and forward the following recommendations to the City Council:

- (1) That the City Council request recommendations from the Planning Commission regarding amending the zoning Regulations to:

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- a. Impose the 1,000 Foot Rule on Alcoholic Beverage Sale Commercial Activities citywide. The Central Business District would be exempt from the 1,000 Foot Rule requirement, except for off-sale alcoholic beverage sales activities. Full-service restaurants would also be exempt from the 1,000 Foot Rule requirement, not only within the Central Business District, but city-wide. Full-service restaurants located on any of the five "problem streets" would continue to require conditional use permit approval.
  - b. No longer permit, either as of right or conditionally, nonconforming Alcoholic Beverage Sales Commercial Activities to change license type if the establishment is within 1,000 feet of another existing alcoholic beverage sale activity. Establishments located more than 1,000 feet wishing to change license type (except Full-Service restaurants) would be required to obtain a conditional use permit.
  - c. Develop an appropriate ordinance that would require conditional use permits for legal nonconforming alcoholic beverage sale activities which have experienced a "substantial change in mode or character of operation" since first establishing themselves as enterprises in the City.
- (2) Direct the Planning Department to work cooperatively with the City Attorney in drafting an ordinance that will place "deemed approved status" to all legal nonconforming alcoholic beverage sales activities and will establish public nuisance standards against which the City may call a public hearing and impose operating conditions upon the establishment.
  - (3) Establish a new program that will provide the necessary resources to create a monitoring mechanism for the annual review of Alcoholic Beverage Sale Commercial operators in the City. The new program could be supported through the imposition of fees on Alcoholic Beverage Sales operators.

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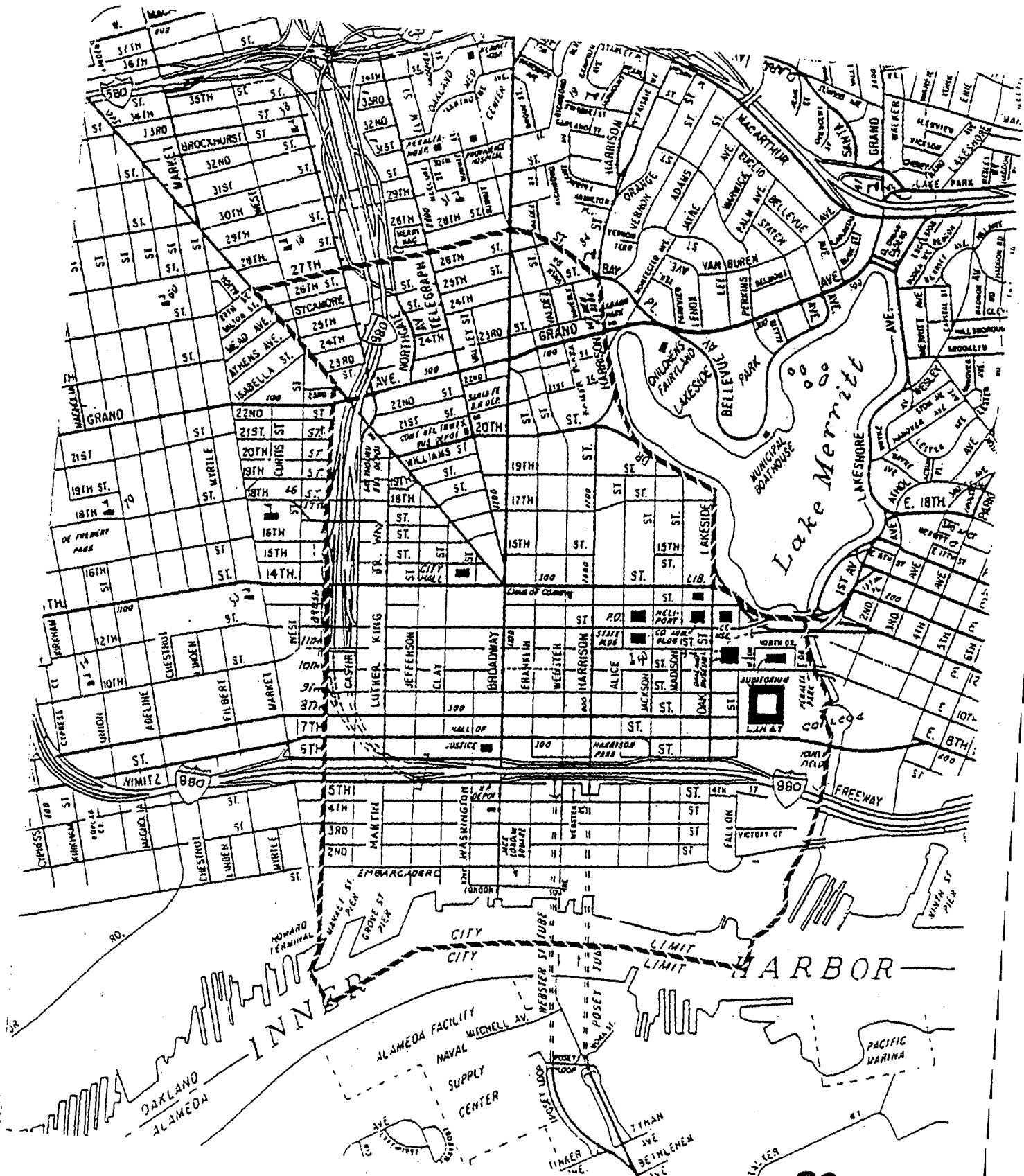
STAFFING RESOURCES REQUIRED TO IMPLEMENT PROPOSED PROGRAM FOR  
ANNUAL REVIEW OF ALCOHOLIC BEVERAGE SALES ACTIVITIES

Administration/Clerical Support	86,250	(2 Clerical Support) (1 Intern)
Public Notification	106,000	(3 Junior Planners)
Investigation	122,500	(2 Investigators)
Commission Cases	160,500	(3 Planners)
Board Support	83,300	(1 Senior Planner)
O & M	77,000	(Supplies, Telephones, Duplicating, Furniture)
Sub-Total	\$635,550	12 staff positions

One time expenditure:

Computers	43,566	
Total	\$679,116	

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**7-21-92**



OAKLAND  
CENTRAL DISTRICT

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ADDITIONAL CITY ATTORNEY RESOURCES  
NECESSARY TO SUPPORT ANNUAL REVIEW  
OF ALCOHOLIC BEVERAGE SALES ACTIVITIES

Fiscal Year Budget

Assistant to the City Attorney	1.00 FTE	\$ 82,458.00
Legal Assistant	.50 FTE	23,036.00
Legal Secretary	.50 FTE	19,633.00
Operating Expenses	<Supplies, Telephones, Bar Dues, Duplicating, etc.>	5,000.00
	One Fiscal Year	<u>\$130,127.00</u>

\*One Time Expenditures

Computers	\$ 8,000.00
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Additional City Attorney resources are necessary for the following activities:

- 1) Because vested property rights are involved, it is anticipated that the City's actions -- imposing additional conditions or revoking/discontinuing uses -- will be controversial and sellers of alcoholic beverages will retain outside counsel. As a result, it is expected that many of the City's actions will be challenged in court and have to be defended. Moreover, enforcement proceedings against noncomplying uses will have to be initiated and pursued.
- 2) Draft and review any necessary changes to the Zoning Regulations
- 3) Attend meetings of decisionmakers and advisory groups and provide appropriate legal support
- 4) Train planners and investigators
- 5) Draft and review additional conditions of approval imposed by the decisionmakers and/or findings to support revocation or discontinuance of use
- 6) Review legality of proposed funding sources

AJ

NOTICE AND DIGEST

AN ORDINANCE AMENDING SECTIONS 7023(a) AND 7422(a)(4) OF THE OAKLAND PLANNING CODE TO ESTABLISH GREATER CONTROLS ON ALCOHOLIC BEVERAGE SALES COMMERCIAL ACTIVITIES CITYWIDE

This ordinance amends the Oakland Planning Code to require that 1) All Alcoholic Beverage Sales Commercial Activities be located at least 1,000 feet from another such activity, except in the Central Business District or Full Service Restaurants, except those restaurants located on any of the "problem streets" where the 1,000 Foot Rule was previously applied; 2) No change shall be permitted in a nonconforming alcoholic beverage sales activity which change requires obtaining a different type of alcoholic beverage sale retail license.

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INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_

**ORDINANCE No. \_\_\_\_\_ C. M. S.**

AN ORDINANCE AMENDING SECTIONS 7023(b) AND 7422(a)(4) OF THE OAKLAND PLANNING CODE TO ESTABLISH GREATER CONTROLS ON ALCOHOLIC BEVERAGE SALES COMMERCIAL ACTIVITIES CITYWIDE

**WHEREAS**, the City Planning Department initiated, on behalf of the Health, Human Services and The Family Committee of the City Council, a study of Alcoholic Beverage Sales Commercial Activities Citywide; and

**WHEREAS**, the findings of this study demonstrated a proliferation of these alcoholic beverage sales activities when compared with population numbers of the City and County; and

**WHEREAS**, adverse land use impacts associated with these types of activities, including traffic problems, high rates of crime, citizen complaints, evidence of public nuisance, and revocation hearings before the City Planning Commission have occurred; and

**WHEREAS**, the Health, Human Services and The Family Committee of the City Council endorsed the study recommendations to implement new controls on Alcoholic Beverage Sales Commercial Activities on a Citywide basis; and

**WHEREAS**, the City Planning Commission received a request from the Committee to amend pertinent sections of the Oakland Planning Code concerning the retail sale of alcoholic beverages to implement the new controls; and

**WHEREAS**, a duly noticed public hearing on this matter was held by the City Planning Commission on May 27, 1992; and

**WHEREAS**, the City Planning Commission determined that the existing provisions of the Oakland Planning code governing Alcoholic beverage Sales Commercial Activities were inadequate or otherwise contrary to the public interest; and

**WHEREAS**, thereafter on July 8, 1992 the City Planning Commission voted to recommend amending the Oakland Planning Code as set forth below; and

**WHEREAS**, said recommendation of the City Planning Commission has come regularly on for hearing before the City Council on July 21, 1992; and

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WHEREAS, the requirements of the California Environmental Quality Act (CEQA) of 1970, the Guidelines as prescribed by the Secretary for Resources, and the provisions of the Statement of Objectives, Criteria and Procedures for implementation of the California Environmental Quality Act: City of Oakland, as amended, have been satisfied, and that in accordance with Section 15061 (b) (3) of the California Administrative Code it can be seen with certainty that there is no possibility that the amendments in question may have a significant effect on the environment; and

WHEREAS, the Council finds and determines that the public safety, health, convenience, comfort, prosperity and general welfare will be furthered by the proposed amendments; now, therefore,

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. This ordinance is exempt from the California Environmental Quality Act, and the Environmental Review Officer is hereby directed to file a Notice of Exemption with the Alameda County Clerk.

SECTION 2. Section 7023(b) of the Oakland Planning Code is hereby amended to read as follows:

*"(b) Special Restrictions on Establishments Selling Alcoholic Beverages.*

- I. No Alcoholic Beverage Sales Commercial Activity shall be located closer than 1,000 feet to any other Alcoholic Beverage Sales Commercial Activity, except
  - (a) on-sale-retail licenses located in the Central District (defined as within the boundaries of I-980 and Brush Street to the West; 27th Street to the North; Harrison Street/Lake Merritt and the Lake Merritt Channel to the East; and the Estuary to the South); or
  - (b) if the activity is in conjunction with a Full-Service Restaurant.
  
- II. Alcoholic Beverage Sales Activities in conjunction with a Full Service Restaurant and located within any of the following areas applied to a depth of 200 feet on each side of the identified streets and portions of streets, as measured perpendicularly from the right-of-way line thereof: E. 14th Street; Foothill Boulevard; MacArthur Boulevard and West MacArthur Boulevard; that portion of San Pablo Avenue lying north of 16th Street; that portion of Edes Avenue lying between Clara Street and Bergedo Drive, shall require a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200."

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**SECTION 3.** Section 7422(a)(4) of the Oakland Planning Code is hereby amended to read as follows:

"(a) *Activity Nonconforming Because It Is Not a Permitted Activity.*

- 4. For any nonconforming Alcoholic Beverage Sales Commercial Activity presently located in any zone in which it is not a permitted activity, no change shall be made in the activity which change requires obtaining a different type of alcoholic beverage sale retail license from the State of California Department of Alcoholic Beverage Control. Further, no change shall be made in any nonconforming activity involving the sale of alcoholic beverages at a full service restaurant in any location described by Section 7023(b)(II), which change requires obtaining a different type of alcoholic beverage sale retail license from the State of California Department of Alcoholic Beverage Control, unless a conditional use permit is granted pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200."

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 19 \_\_\_\_\_

PASSED BY THE FOLLOWING VOTE:

AYES— BAZILE, CANNON, GIBSON HASKELL, MILEY, MOORE, OGAWA, RILES, SPEES, and PRESIDENT HARRIS

NOES—

ABSENT—

ABSTENTION—

ATTEST: \_\_\_\_\_

ARRECE JAMESON  
City Clerk and Clerk of the Council  
of the City of Oakland, California

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7-21-92

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

*Frank P. Wall*  
CITY ATTORNEY

7/21

## ORDINANCE No. 11491 C. M. S.

AN ORDINANCE AMENDING SECTIONS 7023(b) AND 7422(a)(4) OF THE OAKLAND PLANNING CODE TO ESTABLISH GREATER CONTROLS ON ALCOHOLIC BEVERAGE SALES COMMERCIAL ACTIVITIES CITYWIDE

**WHEREAS**, the City Planning Department initiated, on behalf of the Health, Human Services and The Family Committee of the City Council, a study of Alcoholic Beverage Sales Commercial Activities Citywide; and

**WHEREAS**, the findings of this study demonstrated a proliferation of these alcoholic beverage sales activities when compared with population numbers of the City and County; and

**WHEREAS**, adverse land use impacts associated with these types of activities, including traffic problems, high rates of crime, citizen complaints, evidence of public nuisance, and revocation hearings before the City Planning Commission have occurred; and

**WHEREAS**, the Health, Human Services and The Family Committee of the City Council endorsed the study recommendations to implement new controls on Alcoholic Beverage Sales Commercial Activities on a Citywide basis; and

**WHEREAS**, the City Planning Commission received a request from the Committee to amend pertinent sections of the Oakland Planning Code concerning the retail sale of alcoholic beverages to implement the new controls; and

**WHEREAS**, a duly noticed public hearing on this matter was held by the City Planning Commission on May 27, 1992; and

**WHEREAS**, the City Planning Commission determined that the existing provisions of the Oakland Planning code governing Alcoholic beverage Sales Commercial Activities were inadequate or otherwise contrary to the public interest; and

**WHEREAS**, thereafter on July 8, 1992 the City Planning Commission voted to recommend amending the Oakland Planning Code as set forth below; and

**WHEREAS**, said recommendation of the City Planning Commission has come regularly on for hearing before the City Council on July 21, 1992; and

### ATTACHMENT D

WHEREAS, the requirements of the California Environmental Quality Act (CEQA) of 1970, the Guidelines as prescribed by the Secretary for Resources, and the provisions of the Statement of Objectives, Criteria and Procedures for implementation of the California Environmental Quality Act: City of Oakland, as amended, have been satisfied, and that in accordance with Section 15061 (b)(3) of the California Administrative Code it can be seen with certainty that there is no possibility that the amendments in question may have a significant effect on the environment; and

WHEREAS, the Council finds and determines that the public safety, health, convenience, comfort, prosperity and general welfare will be furthered by the proposed amendments; now, therefore,

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

**SECTION 1.** This ordinance is exempt from the California Environmental Quality Act, and the Environmental Review Officer is hereby directed to file a Notice of Exemption with the Alameda County Clerk.

**SECTION 2.** Section 7023(b) of the Oakland Planning Code is hereby amended to read as follows:

*"(b) Special Restrictions on Establishments Selling Alcoholic Beverages.*

- I. No Alcoholic Beverage Sales Commercial Activity shall be located closer than 1,000 feet to any other Alcoholic Beverage Sales Commercial Activity, except
  - (a) on-sale-retail licenses located in the Central District (defined as within the boundaries of I-980 and Brush Street to the West; 27th Street to the North; Harrison Street/Lake Merritt and the Lake Merritt Channel to the East; and the Estuary to the South); or
  - (b) if the activity is in conjunction with a Full-Service Restaurant.
- II. Alcoholic Beverage Sales Activities in conjunction with a Full Service Restaurant and located within any of the following areas applied to a depth of 200 feet on each side of the identified streets and portions of streets, as measured perpendicularly from the right-of-way line thereof: E. 14th Street; Foothill Boulevard; MacArthur Boulevard and West MacArthur Boulevard; that portion of San Pablo Avenue lying north of 16th Street; that portion of Edes Avenue lying between Clara Street and Bergedo Drive, shall require a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200."

**SECTION 3.** Section 7422(a)(4) of the Oakland Planning Code is hereby amended to read as follows:

"(a) *Activity Nonconforming Because It Is Not a Permitted Activity.*

- 4. For any nonconforming Alcoholic Beverage Sales Commercial Activity presently located in any zone in which it is not a permitted activity, no change shall be made in the activity which change requires obtaining a different type of alcoholic beverage sale retail license from the State of California Department of Alcoholic Beverage Control. Further, no change shall be made in any nonconforming activity involving the sale of alcoholic beverages at a full service restaurant in any location described by Section 7023(b)(II), which change requires obtaining a different type of alcoholic beverage sale retail license from the State of California Department of Alcoholic Beverage Control, unless a conditional use permit is granted pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200."

IN COUNCIL, OAKLAND, CALIFORNIA, JUL 28 1992, 19 \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES— BAZILE, CANNON, GIBSON HASKELL, MILEY, MOORE, OGAWA, RILES, SPEES, and PRESIDENT HARRIS , - 9

NOES— NONE

ABSENT— NONE

ABSTENTION— NONE

ATTEST:



**ARRECE JAMESON**

City Clerk and Clerk of the Council  
of the City of Oakland, California



September 13, 2017

Mr. Scott Miller  
Planning and Building Department  
City of Oakland  
250 Frank H. Ogawa Plaza  
Oakland, CA 94612

Dear Scott:

On behalf of the Neighborhood Crime Prevention Council (NCPC) for Beat 25X, I am writing to voice our strong support for Raj Goswamy's proposed remodel of MacArthur 76 at 4276 MacArthur Boulevard—including the required conditional use permit and variances necessary to allow beer and wine sales. (With the appropriate conditions of approval, of course.)

Raj has long been a revered small business owner in our beloved Laurel District—he's always kept his property safe, clean, and worked to make the neighborhood better. We are absolutely thrilled that Raj is now proposing an aesthetically pleasing remodel—including dramatic improvements to lighting and landscaping that will surely improve public safety and bolster the streetscape at this key intersection. And the proposal would increase the number of security cameras (that the Oakland Police Department already rely on to help solve crimes that happen elsewhere, as his cameras cover a major intersection). Put simply: this will improve the Laurel.

As he seeks to meet a strong neighborhood demand for more daily household and grocery products—especially with the loss of Lucky's a couple years ago—his new neighborhood market will much better serve our residents than it is currently able. Part of that product line will be beer and wine. After extensively talking with him, we are comfortable with this—and we fully support it. (Raj has expressed that the beautiful remodel is simply not financially feasible without it, and we can appreciate that so long as he can meet us in the middle, so-to-speak.)

Raj has dialogued with our group extensively, on numerous occasions over the past 13 months. We are impressed by the effort he's put in—not only to listen, but to be responsive. Each time, in fact, he has been willing to make an additional concession. Working with us in good faith, we feel it strikes the right balance between the success of his business and appropriate restrictions in the neighborhood's best interest. Specifically:

- Raj has agreed, at our request, to close the store at 2 a.m. (rather than 24 hours).
- Raj has agreed, based on our feedback, to limit alcohol sales to beer and wine only.
- Raj has agreed, based on our feedback, to stop selling beer and wine at midnight.
- Raj had volunteered, prior to our dialogue, to self-impose conditions of approval such as prohibiting the sale of "singles," malt liquor, or enhanced alcohol-by-volume beverages.
- Raj would also accept additional conditions that the Planning Department may require.

**ATTACHMENT E**

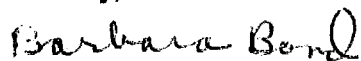
While we understand that Raj needs a variance from the Planning Code for the proposed beer and wine sales due to several potential sensitive uses nearby, we do not believe that Raj's operation will negatively impact the safety and security of our neighborhood. In fact, we believe it will enhance safety and security by providing significant improvements to the property. Variances should be considered based on each specific situation, and we strongly feel that one is warranted here.

With all sorts of good things happening in the Laurel, it's very important to us that we continue to cultivate the kinds of improvements that Mr. Goswamy is proposing—at a key location right under our Laurel archway.

Not only will this project improve our community, it will also specifically benefit public safety.

We strongly urge Planning Department staff to recommend approval for the conditional use permit and variances needed to allow this well-thought-out proposal to succeed for our community.

Sincerely,



Barbara Bond, Chair  
NCPC, Beat 25X

Cc: Hon. Libby Schaaf  
Hon. Annie Campbell Washington  
Hon. Rebecca Kaplan  
Shereda Nosakhare  
Adam Simons  
Jamila English  
Sheng Thao  
Neil Gray  
Aubrey Rose  
Moe Hackett

**Laurel District Association**  
**Laurel Business Improvement District**  
**Oakland, CA**  
**Grow the Laurel!**



June 19, 2017

Mr. Darin Ranelletti, Director  
Planning and Building Department  
City of Oakland  
250 Frank H. Ogawa Plaza  
Oakland, CA 94612

**RE: 4276 MacArthur Blvd. – Letter of Support**

Dear Director Ranelletti:

On behalf of the Laurel District Association, I write to express our strong support for the improvements that Raj Goswamy is planning to make to his property at 4276 MacArthur Boulevard—known as MacArthur 76.

We have carefully reviewed Mr. Goswamy's plans to remodel MacArthur 76—converting the auto repair shop into an expanded convenience store to better meet the needs of Laurel residents, and those who live or work nearby, by offering a much more robust array of products. His plans include a very attractive building design—and improvements to both lighting and landscaping and district security with camera installations that will help beautify and support district safety efforts at a major intersection that serves as our neighborhood gateway.

For almost two decades, Mr. Goswamy has been a highly respected, responsible small businessman in the Laurel District. He has been an active, hands-on property owner dedicated to serving the basic day-to-day needs of many, people every day—he's revered by many in the neighborhood. With the loss of Lucky Supermarket as a major anchor grocery, the community has expressed the need for more access to convenience grocery items.

To approve Mr. Goswamy's plans would be to not only ensure his business continues to thrive, but to meet the needs of area residents and an increasingly vibrant commercial shopping district. Mr. Goswamy's plans for the market will enhance the Laurel—and create a *much* more visually attractive property and more access to grocery items in an underserved community. As we work together to beautify neighborhoods, improve safety, and revitalize commerce, improvement projects like this are critical.

**Laurel District Association**  
**Laurel Business Improvement District**  
**4222 MacArthur Blvd.**  
**Oakland, CA 94619**  
**LaurelDistrictAssociation@yahoo.com**  
**LaurelDistrictAssociation.org**

We understand that approving these plans would require granting a conditional use permit and variance, as the new and improved convenience market will include beer and wine. We strongly urge the Planning Department to support these approvals.

With the right set of conditions of approval, there is nothing concerning to us about having a convenience market that sells beer and wine. Mr. Goswamy is amenable to conditions as described below. The LDA recognizes access to craft products aligns with many similar retail environments, and are an important part of providing a full complement of items to customers.

LDA Board members and Laurel merchants have studied and discussed the beer and wine element extensively, both with Mr. Goswamy as an applicant and as an organization. It was important to us that an approval of this use come with appropriate conditions of approval—no singles, enhanced ABV drinks, malt liquor, and so forth. We were pleased to know that this application voluntarily imposes those restrictions upon itself, and that the applicant has said he will accept any reasonable conditions deemed necessary by staff.

We were also very appreciative to see that Mr. Goswamy voluntarily delayed the submission of his application to the Planning Department so that he could engage in comprehensive community outreach. Though we feel 24 hour business operations would provide more “eyes” in the community and therefore a safer part of the Laurel, we are extremely impressed that he has ‘gone the extra mile’ and agreed to restrict hours as requested by a small group of community members, closing between 2:00 a.m. and 5:00 a.m. (rather than staying open 24 hours)—and has also agreed to stop beer and wine sales at midnight, and willing to limit alcohol sales to beer and wine.

Additionally, the remodeled store plans to increase the number of security cameras onsite—24 cameras in total—with continued access to law enforcement when necessary. We appreciate the thoughtfulness of this important provision.

All of this work is a testament to how hard he has worked to provide community benefits, dialogue with the neighborhood, and ensure the plan proposed is the best fit for the Laurel community.

In sum, the proposed remodel of MacArthur 76 will significantly enhance the Laurel community and beautify a major intersection next to the Laurel archway. By approving the proposed remodel, you will be supporting our collective work to continue improving the Laurel community. We strongly urge you to support the application.

Sincerely,



Daniel Swafford  
Executive Director

Daniel Swafford  
Executive Director  
Laurel District Association  
LaurelDistrictAssociation.org

**Bruce Stoffmacher**

4201 Carson Street - Oakland, CA 94619

brucestoffmacher@gmail.com

Date: July 6, 2017

To: City of Oakland Planning Department and Planning Commission

Re: 76 Gas Station Beer Sales Application

Dear City of Oakland Planning Department and Planning Commission,

My name is Bruce Stoffmacher and I am writing to you to express my support of beer sales at the 76 Gas Station at the corner of MacArthur Blvd and High Street. I have lived nearby for about seven years and I have always found the gas station to be well-run, well-lit and a safe place to buy gasoline and snacks, and to visit the automobile mechanic. In both day-time hours as well as in the evening, the gas station is a safe place. I believe that beer sales could promote more public safety while providing a community amenity; modest regular traffic to the area can result in more eyes on the street in an area where more people in a well-lit area can maintain greater safety.

I understand that the owner, Raj Goswamy, maintains security cameras, which add to public safety for the area. I believe that MacArthur Blvd will benefit from having more night-time illumination and pedestrian traffic so as to maintain a safe hub in this commercial corridor, especially as new businesses open up nearby and more pedestrians may be in the area. I work for the City of Oakland Police Department, so I truly understand the importance of maintaining safe illuminated spaces and using environmental design to maintain areas where people feel safe. I understand that some people have concerns about alcohol sales, but I believe that Raj has respectfully managed the gas station for a long time and can be trusted to maintain as respectful business operation – I also know that the City can require stipulations to ensure safety design and reasonable restrictions.

In conclusion, I think that beer sales at the 76 Gas Station at MacArthur Blvd and High Street should be granted to promote more amenity opportunities while maintaining the physical safety of the area.

Sincerely,

*Bruce Stoffmacher*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

VINNIE UPPAL

ADDRESS

4304 MACARTHUR BLVD, OAKLAND

EMAIL

VINESH UPPAL @ GMAIL.COM

PHONE


510-531-2000

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Christina Pham  
ADDRESS 7641 Hanson Dr. Oakland CA  
EMAIL christinapham76@gmail.com  
PHONE 510-472-6988  
SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Doug Jones

ADDRESS

4116 MacArthur

EMAIL

DJS.MARTIN@AOL.COM

PHONE

510 332-6765

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Anita Jenkins

ADDRESS

4610 Mattis Ct

EMAIL

PHONE

510-530-8120

SIGNATURE

**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Billy HENDERSON

ADDRESS 3937 HUNTINGTON ST

EMAIL BRH1111@AOK.COM

PHONE (510) 910-5032

SIGNATURE *B Henderson*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Bryan Bassette  
ADDRESS 384a Maybelle Ave Apt. A  
EMAIL coachbassette@gmail  
PHONE (510) 395-2268  
SIGNATURE *Bryan Bassette*

**YES!**


I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Robert Bales

ADDRESS 3616 1/2 High St

EMAIL Nicodeam us23@Hotmail.com

PHONE 415-574-5264

SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Luis Guillermo Espinoza

ADDRESS

3033 Rawson St Oakland, 94619 CA

EMAIL

lespinosa@THE-REFUGEEINC.ORG

PHONE

(470) 261-1500

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Ricky Pham

ADDRESS 5031 Crystalridge Ct. Oakland CA

EMAIL \_\_\_\_\_

PHONE 510-919-9988

SIGNATURE *Ricky Pham*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

DOROTHY OKAMOTO

ADDRESS

3714 MAC ARTHUR

EMAIL

dorothyokamoto@aol.com

PHONE

510 530 2330

SIGNATURE

Dorothy Okamoto



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Mary Ann Getz

ADDRESS

1109 Midway Dr

EMAIL

COMER196@aol.net

PHONE

570 969-8933

SIGNATURE

Mary Ann Getz

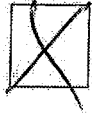




**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Bella Ordway  
ADDRESS 3922 Magee Ave  
EMAIL we loves me 41@gmail.com  
PHONE 510-610-5472  
SIGNATURE Bella Ordway



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Susan Silverman

ADDRESS

12811 Brookpark Rd.

EMAIL

sasilv2002@gmail.com

PHONE

510-338-0831

SIGNATURE

Susan Silverman



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

JR Valrey

ADDRESS

3820 MacArthur #4 Oakland 94605

EMAIL

PHONE

510 355-6932

SIGNATURE

JR Valrey



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

MORRIS MOTON

ADDRESS

1800 79 TH AVE OAKLAND, CA

EMAIL

Morris.Moton602@yahoo.com

PHONE

(510) 689-9542

SIGNATURE

\_\_\_\_\_



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Alta Marshall

ADDRESS

3001 56 Ave

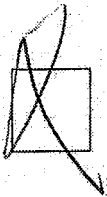
EMAIL

abranch54@sheglobal.net

PHONE

SIGNATURE

Alta Marshall



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) MARC DAYNE  
ADDRESS 4032 Quigley St  
EMAIL MAR@LLOYD DAYNE CLIVE.COM  
PHONE 510-808-5186  
SIGNATURE [Handwritten Signature]



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Robert O

ADDRESS

5506 Picardy R. N.

EMAIL

rolken@yahoo.com

PHONE

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Khang Luu

ADDRESS

8 283 13<sup>th</sup> st 94612

EMAIL

Khang.Luu@ymail.com

PHONE

(510) 866-8414

SIGNATURE







**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Margo White

ADDRESS

4614 WALNUT ST

EMAIL

mjs817@comcast.net

PHONE

(510) 536-5868

SIGNATURE

Margo White



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Robin Davis

ADDRESS

57 Lois St., Hamilton  
Mass.

EMAIL

PHONE

978 - 468 - 2060

SIGNATURE

Robin Davis



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Fernando S.

ADDRESS

3924 MacArthur Blvd

EMAIL

PHONE

SIGNATURE

*Fernando S.*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

DEDRICK Tydus

ADDRESS

114 greenbank

EMAIL

DEDRICKTYDUS@AOL.COM

PHONE

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Naomi Thomas

ADDRESS 3812 Suter St.

EMAIL Naomi.thomas3019@gmail

PHONE 510 586-5573

SIGNATURE Naomi Thomas



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Carolyn Howard

ADDRESS

29714 - 67<sup>th</sup> Ave

EMAIL

howard.carolyn@sbcglobal.net

PHONE

(510) 562-4620

SIGNATURE

Carolyn Howard





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Jamaela Jennings

ADDRESS

3670 Dorisa Ave

EMAIL

jamaela.j@AOL.com

PHONE

510-698-3008

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

PAUL VIDICAN

ADDRESS

3467 LOMA VISTA

EMAIL

PVIDICAN@GMAIL.COM

PHONE

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*Cindy McLean*

ADDRESS

*Oakland, CA*

EMAIL

PHONE

SIGNATURE

*Cynthia McLean*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

KJ Kirkland

ADDRESS

2063 Ascot Dr

EMAIL

PHONE

SIGNATURE

KJ Kirkland



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Irene Payne

ADDRESS

EMAIL

irene20@gmail.com

PHONE

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Seth Curran

ADDRESS

2856 Fruitvale Ave #29

EMAIL

sethalex420@gmail.com

PHONE

510-689-6629

SIGNATURE

Seth Curran



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Arlene Pearl

ADDRESS

EMAIL

tarmp@msn.com

PHONE

SIGNATURE

Arlene Pearl



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Ashana D.

ADDRESS

3205 Delaware St

EMAIL

Ashana.d@gmail.com

PHONE

SIGNATURE

Ashana D. Palmer



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Rosa Cou-Duan

ADDRESS

EMAIL

RosaCou@yahoo.com

PHONE

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Stephanie Miller

ADDRESS 39 Mission Hills St, Oakland

EMAIL sebhockey@yahoo.com

PHONE \_\_\_\_\_

SIGNATURE Stephanie E Miller



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

ADAM MILLER

ADDRESS

39 MISSION HILLS, OAKLAND, CA 94605

EMAIL

admjmit@gmail.com

PHONE

724-331-4259

SIGNATURE

Adam Miller



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Breana Johnson

ADDRESS

5552 Harvey Ave

EMAIL

bre.johnson91@live.com

PHONE

(510) 302-91408

SIGNATURE

*Breana Johnson*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) THONGSA KECHANAM

ADDRESS 3500 DAVIS ST

EMAIL \_\_\_\_\_

PHONE 570 866 7086

SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*Margaret Patterson*

ADDRESS

*2111 Harrington Ave oak 9460*

EMAIL

PHONE

*510 534 9255*

SIGNATURE

*Margaret Patterson*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Sean Maher

ADDRESS

936 York St, SF

EMAIL

seanmaher@gmail.com

PHONE

415-730-1366

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Leonard Jackson

ADDRESS 3308 Wymann St

EMAIL ~~l.jackson~~ mlj001@att.net

PHONE \_\_\_\_\_

SIGNATURE Leonard Jackson



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

MARIO BROOKS

ADDRESS

EMAIL

PHONE

SIGNATURE

*Mario Brooks*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Stephanie Dempsey

ADDRESS

EMAIL

PHONE

SIGNATURE

*S. Dempsey*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Victoria Mads

ADDRESS

4421 Masterson St.

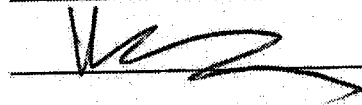
EMAIL

teei.a.mads@ymail.com

PHONE

206 822.5436

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Kaomi Thomas  
ADDRESS 3812 Suter St  
EMAIL kaomithomas@yahoo.com  
PHONE 510 953 8699  
SIGNATURE Kaomi Thomas



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

AMY + STEVE TESSLER

ADDRESS

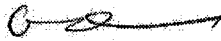
5041 PARKRIDGE DR

EMAIL

WABTYQ@GMAIL.COM

PHONE

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Roger Saechao

ADDRESS

4132 Masterson ST Oakland 94619

EMAIL

rogersaechao@gmail.com

PHONE

510.566.0132

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Tom ROBERTS

ADDRESS

4511 MATTIS COURT

EMAIL

TROBEAR1@YAHOO.COM

PHONE

480 323 91693

SIGNATURE

Thomas M Roberts



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Jerry Wong

ADDRESS

4350 Steele St

EMAIL

bearwong@aol.com

PHONE

510-531-8673

SIGNATURE

*Jerry Wong*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

Close @ 1 ~~PM~~ AM

NAME (print) Christino Delgado

ADDRESS 3708 HIGH ST.

EMAIL \_\_\_\_\_

PHONE (510) 377-0905  
530-6206

SIGNATURE Christino Delgado





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Frizena Sweetwyne

ADDRESS

3686 Madrone Avenue

EMAIL

frizena@yahoo.com

PHONE

510-482-8172

SIGNATURE

Frizena Sweetwyne

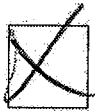




**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Maral Sweetwyne  
ADDRESS 3686 Madrone Ave.  
EMAIL msweetwyne@yahoo.com  
PHONE 510-482-8172  
SIGNATURE Maral Sweetwyne



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Lisa Tawfall

ADDRESS

3688 Madrone Ave

EMAIL

ltawfall@gmail.com

PHONE

510 842 7101

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) TOAN NGUYEN

ADDRESS 4203 HIGH KNOLL DR. OAKLAND  
94619

EMAIL ty76@shcglobal.net

PHONE (510) 532-0533

SIGNATURE TUAN NGUYEN



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Kim BUIEN NGUYEN

ADDRESS

4203 High Knoll Dr.

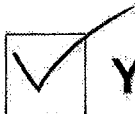
EMAIL

PHONE

(510) 409-4773

SIGNATURE

Kim Buien



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) HOANG PHAM,

ADDRESS ~~76~~ 3374 HANSON DR

EMAIL OAKLAND CA 94605

PHONE (510) 569-8665

SIGNATURE H. Pham



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*Carolyn Davis*

ADDRESS

*3160 Cathbert Ave*

EMAIL

*WLLF @ AOL.COM*

PHONE

*510 501-6127*

SIGNATURE

*Carolyn Davis*





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Anita Samuels

ADDRESS

Maybelle

EMAIL

Anita Ivy 2 @ GMAIL.COM

PHONE

510-379-0147

SIGNATURE

Anita Samuels



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Philip Hua

ADDRESS

3627 High Street

EMAIL

huap@pacbell.net

PHONE

510-882-9836

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

VICTORIA DAIGREPONT

ADDRESS

4304 HYACINTH AVE OAKLAND

EMAIL

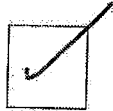
vicdaig@yahoo.com

PHONE

214-724-5917

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

JOHN A. SABAN

ADDRESS

3657 HIGH ST. OAKLAND, CA.

EMAIL

ZIP CODE 94619

PHONE

(510)-530-3625

SIGNATURE

John A. Saban



**YES!**

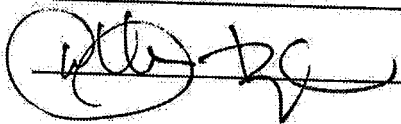
I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) WILLIAM SZETO

ADDRESS 3631 NEVIL ST

EMAIL SZETO.SZETO@GMAIL.COM

PHONE 510 -541-9245

SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*Johnella Barnett*

ADDRESS

*187 Chaboune Way*

EMAIL

PHONE

*510-531-8766*

SIGNATURE

*Johnella Barnett*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

SAM SINH

ADDRESS

HOLIDAY MOTEL  
4474 MACARTHUR Blvd

EMAIL

PHONE

(415) 515 1813

SIGNATURE

*Sam Sinh*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Linda M. Copney

ADDRESS

4258 Masterson St #4

EMAIL

lindacopney@comcast.net

PHONE

510 866-9295

SIGNATURE

Linda M. Copney



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

ERICKA DAVIS

ADDRESS

4127 Masterton St Oak

EMAIL

PHONE

510 934 0059

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Russell Holz

ADDRESS

3687 Madrone Ave.

EMAIL

holzru@gmail.com

PHONE

510-318-2279

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Monique Renteria

ADDRESS

4164 Masterson St

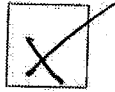
EMAIL

sumoe38@gmail.com

PHONE

SIGNATURE

M. Renteria



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Lydian A. Swann

ADDRESS

4096 Piedmont Ave #361

EMAIL

PHONE

510-325-3360

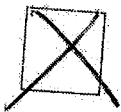
SIGNATURE

*Lydian A. Swann*



I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) John Callahan  
ADDRESS 3521 High St. #22  
EMAIL Oakland, Ca. 94619  
PHONE 510-260-3240  
SIGNATURE John Callahan



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Datsy Wilhite

ADDRESS

3521 High St, #22

EMAIL

Wilhites@yahoo.com

PHONE

510-260-3240

SIGNATURE

*Datsy Wilhite*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Steve Wilhite

ADDRESS

3521 High St #22 Oakland  
Ca 94619

EMAIL

Wilhite@yahoocom

PHONE

510-586-1974

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Charlie S Callaway II

ADDRESS

3560 Harper St apt B

EMAIL

Charlie Callaway.S@gmail.com

PHONE

(510) 610-8721

SIGNATURE

Charlie S Callaway II



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Joeshana Card

ADDRESS

3809 Bvell St # D

EMAIL

joeshana95@gmail.com

PHONE

510-395-1738

SIGNATURE

Joeshana Card



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*Margaret Bering*

ADDRESS

*3742 Brookdale ave #24*

EMAIL

PHONE

*510-532-7909*

SIGNATURE

*Margaret Bering*





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Belinda Heaslip

ADDRESS

14697 Saturn Dr San Leandro  
Ca 94578

~~NAME~~

PHONE

NA

SIGNATURE

Belinda Heaslip



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Peter Saban

ADDRESS

3657 High St.

EMAIL

PN SABAN@AOL.COM

PHONE

(510) 530-3425

SIGNATURE

Peter Saban



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Kaneesha Pierce

ADDRESS

4228 Masterson St #1

EMAIL

Kaneeshapierce@gmail.com

PHONE

510-672-9535

SIGNATURE

*Kaneesha Pierce*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Marti Longall

ADDRESS 2941 WILLOW AVE

EMAIL \_\_\_\_\_

PHONE 510 533-6918

SIGNATURE Marti Longall



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Nona Taylor

ADDRESS

462 Hyacinth Ave

EMAIL

PHONE

510-531-6934

SIGNATURE

Nona Taylor



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Sindy Thomas

ADDRESS

2941 Minna Ave

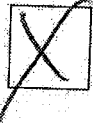
EMAIL

PHONE

510-189-4291

SIGNATURE

*Sindy L Thomas*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Sonseeakray Tonsall  
ADDRESS 2941 Minna Ave  
EMAIL \_\_\_\_\_  
PHONE 501-773-8831  
SIGNATURE Sonseeakray Tonsall



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

LORRA THOMAS

ADDRESS

3941 MIANA AVE

EMAIL

\_\_\_\_\_

PHONE

261-6847

SIGNATURE

Lorretta Thomas





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Bethany Kaufman

ADDRESS

3074 Maybelle Ave

EMAIL

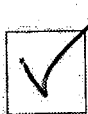
bk@uber-duper.

PHONE

510 927 8396


SIGNATURE

Bethany Kaufman



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Laurence Ofesby  
ADDRESS 2922 Madera Ave. Oakland 94619  
EMAIL laurence.bac@gmail.com.  
PHONE 510 326-2134  
SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

SEAN GABRIEL

ADDRESS

3675 MADRONE AVE

EMAIL

SEAN@PINOTEPALETTE.COM

PHONE

510.710.9400

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Rodney S. Geeter

ADDRESS

4122 Tompkins Ave

EMAIL

PHONE

Syrroll G-@ AOL.COM

SIGNATURE

Rodney Geeter



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Adrian Hutton

ADDRESS

3821 Maybelle Ave

EMAIL

rhmvpr22@gmail.com

PHONE

(510) 562-0707

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Ollie M. Smith

ADDRESS

3932 39<sup>th</sup> Ave

EMAIL

smithollie25@yahoo.com

PHONE

(510) 680-4269

SIGNATURE

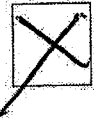
*Ollie M. Smith*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Michelle Clymer  
ADDRESS 3901 High St. Oakland  
EMAIL mclymer36@gmail.com  
PHONE 510-499-7585  
SIGNATURE Michelle Clymer



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Sander Hill

ADDRESS

4543 Tulip

EMAIL

silzhill@gmail

PHONE

(510) 931-5510

SIGNATURE

*Sander Hill*





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Dorothy EVANS

ADDRESS

3827 Maybelle Ave #2

EMAIL

dorothy.evans01@Comcast.Net

PHONE

510-712-3696

SIGNATURE

Dorothy M. Evans



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*Reneatta L. Johnson*

ADDRESS

*3915 High St #3*

EMAIL

*recondiamond@gmail.com*

PHONE

*510.372-5050*

SIGNATURE

*Reneatta L. Johnson*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Jason Henderson

ADDRESS

4321 Tompkins Ave.

EMAIL

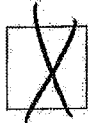
jbhrefuge@comcast.net

PHONE

510-301-5809

SIGNATURE

Jason



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Tonie Torrence

ADDRESS

1706 79<sup>th</sup> Ave Oak

EMAIL

reddtorrence35@gmail.com

PHONE

510 938 3928

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

MAHAR ABDUL-HAQ

ADDRESS

4267 MASTERSON ST. 94619

EMAIL

ABDUL4267@GMAIL.COM

PHONE

510 530 8502

SIGNATURE

M. G. HAQ



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

BA RATUNDE KAYODE

ADDRESS

3651 HIGH ST. Oakland

EMAIL

inoko78@gmail.com

PHONE

570 493 8546

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Alex Bibbens JR

ADDRESS

3778 39th ave Apt 3

EMAIL

Bibbens4@gmail.com

PHONE

(510) 689-6965

SIGNATURE

Alex Bibbens JR



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Victoria Mapp

ADDRESS

4817 Daisy St.

EMAIL

Victoria.Mapp@yahoo.com

PHONE

510-530-0813

SIGNATURE

Victoria Mapp





**YES!**


I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Teashu Rogers

ADDRESS 3445 Hennrich St Apt 1

EMAIL Teashabea@gmail.com

PHONE (510) 902-0304

SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Montserrat Valdez

ADDRESS

4438 Worden Way

EMAIL

Mense07valdez@gmail.com

PHONE

(510) 541-~~33~~ 2581

SIGNATURE

*Valdez*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*David Ward*

ADDRESS

*4002 Patterson Ave 94619*

EMAIL

*davidward1@att.net*

PHONE

SIGNATURE

*David Ward*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Daniel Stocumb  
ADDRESS 3733 Maybelle Ave  
EMAIL DStocumb86@gmail.com  
PHONE 510-467-4100  
SIGNATURE Daniel Stocumb



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

RANIER LANDRY

ADDRESS

3970 35th

EMAIL

RANIERLANDRYS1@GMAIL.COM

PHONE

(510) 383-0064

SIGNATURE

Ranier Landry



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Letitia Smith

ADDRESS

4304 NYACIN 4th AVE Apt B

EMAIL

LetitiaSmith@aol.com

PHONE

209-495-4884

SIGNATURE

*Letitia Smith*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

TENAYA L. BETTS

ADDRESS

3287 Gulch St Oakland

EMAIL

ANASTASIA.TENAYA@GMAIL.COM

PHONE

510-227-7948

SIGNATURE

TENAYA L. BETTS



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Sandra Shavers

ADDRESS

3130 Rawson St.

EMAIL

Sandra Shavers 56 @ Yahoo.com

PHONE

510 422-8883

SIGNATURE

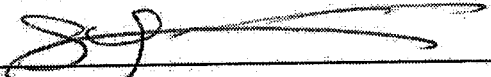
Sandra Shavers





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Stephanie Lefear  
ADDRESS 3809 Buell St # C  
EMAIL slfear55@gmail.com  
PHONE 510-395-1738  
SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*Brandi Roberts*

ADDRESS

*3794 Angelo Ave*

EMAIL

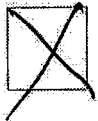
*brandiworks37@gmail*

PHONE

*(510) 467-9128*

SIGNATURE

*Brandi Roberts*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Linda Hooker

ADDRESS

3728 39<sup>th</sup> Ave

EMAIL

PHONE

(510) 282-7457

SIGNATURE

Linda Hooker



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Rosalind Barnett

ADDRESS

187 Chadbourne Way

EMAIL

Rosalind\_Barnette@abc

PHONE

(510) 334 7707

global.net

SIGNATURE

Rosalind Barnett



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

KATHLEEN BOYLE

ADDRESS

4533 PAMPAS AVE

EMAIL

PHONE

SIGNATURE

K Boyle



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Christina Hanh Pham

ADDRESS

7641 Hansom Drive Oakland CA 94605

EMAIL

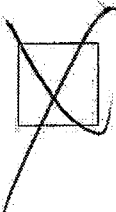
christinahpham76@gmail.com

PHONE

510-472-6988

SIGNATURE

*Christina Pham*



**YES!**

I support our neighborhood 76's Improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

ROBERT WILLIAMS

ADDRESS

4427 MASTERSON ST OAK

EMAIL

PHONE

510 387 3971

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Thalia Moore

ADDRESS

4271 36th Ave, Oakland 94619

EMAIL

tmoores662@aol.com

PHONE

510-531-1502

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

SACQUELYN McCLOSKEY

ADDRESS

3766 LOMA VISTA AVENUE

EMAIL

PHONE

510.482.9340

SIGNATURE

Sacquelyn McCloskey



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Harvey Bass

ADDRESS

2606 Cole St

EMAIL

PHONE

(510) 682 6191

SIGNATURE

H Bass



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Jennifer Shelton

ADDRESS

3044 Maple Ave

EMAIL

jgbsheilton@yahoo.com

PHONE

510 410-9130

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Nicole Hundon

ADDRESS

4258 MASTERSON ST. #4  
94619

EMAIL

nicolehundon@gmail.com

PHONE

(510) 820-3080

SIGNATURE

Nicole Hundon



**YES!**


I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) ANA DAVID

ADDRESS 3710 39TH AVE

EMAIL ANANDA.DAVID@LIVE.COM

PHONE 510 7098 9113

SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Jose, Miranda

ADDRESS

4248, Sater Ave

EMAIL

None

PHONE

(510) 593-9818

SIGNATURE

J. Miranda

**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Lorenzo Stanchel  
ADDRESS 3735 39<sup>th</sup> APT 4  
EMAIL LorenzoStanchel@gmail.com  
PHONE (510) 239-8522  
SIGNATURE Loren Stanchel



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Bob White

ADDRESS

P.O. Box 31704 OAK 94621

EMAIL

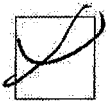
CRWPhotos@gmail.com

PHONE

510 745 2361

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

ANTHONY SCALUGA

ADDRESS

3815 VICTOR AVE

EMAIL

TONY 94608@YAHOO.COM

PHONE

510-595-8704

SIGNATURE



I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Marc Allison

ADDRESS 4462 Tulip Ave

EMAIL MarcAllison@yahoo.com

PHONE 510 650-6159

SIGNATURE 



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

*Austin McCloskey*

ADDRESS

*5706 Loma Vista Ave*

EMAIL

PHONE

*510 506 3929*

SIGNATURE

*A. McCloskey*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

TONY - TRUONG

ADDRESS

2767 - 39th

EMAIL

PHONE

(510) 812 - 9342

SIGNATURE

Tony Truong



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

JESUS LEDON

ADDRESS

2400 Ransom ave

EMAIL

Jledon510@gmail.com

PHONE

(510) 717-5002

SIGNATURE

J. Ledon



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) ROBERT MILLER

ADDRESS 4501 FAIR AVE

EMAIL \_\_\_\_\_

PHONE (510) 482-2757

SIGNATURE R. J. Miller



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

IRINA KADANITSEVA

ADDRESS

3700 MADRON AVE

EMAIL

IRINAK76@MSN.COM

PHONE

[Redacted]

SIGNATURE

[Handwritten Signature]



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

André Sams

ADDRESS

3809 Maybelle<sup>Ave</sup>

EMAIL

al.Sams@hotmail.com

PHONE

(510) 485-3371

SIGNATURE

André Sams





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Danielle Riley

ADDRESS

Po Box 8567 Emeryville, CA 94662

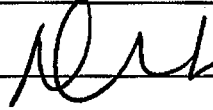
EMAIL

danielle.riley@sbcglobal.net

PHONE

510-652-5496

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Debra Jones

ADDRESS

8965 E. 15 St

EMAIL

PHONE

(510) 607-7655

SIGNATURE

Debra Jones



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Gladys SIMMONS

ADDRESS

7951 Sunlight Dr.

EMAIL

Obalade@Comcast.net

PHONE

SIGNATURE

Gladys Simmons



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Alicia Rodgers

ADDRESS

4164 Masterson St.

EMAIL

alicia3900@gmail.com

PHONE

510 606 3990

SIGNATURE

Alicia R.



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Alan Barnes  
ADDRESS 450 Canyon Oak Dr. APTG  
EMAIL albarnes@gamejerks.net  
PHONE (510) 384-4640  
SIGNATURE an



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Willa Gueye

ADDRESS

3918 Lyon Ave

EMAIL

WillaGueye5799@gmail.com

PHONE

510-520-3553

SIGNATURE

Willa Gueye



I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) Beverly Stanton  
ADDRESS 4063 Agua Vista, OAK 94601  
EMAIL \_\_\_\_\_  
PHONE \_\_\_\_\_  
SIGNATURE Beverly Stanton



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print) HOWARD BLANCHARD  
ADDRESS 7830 HANSON DR OAK 94605  
EMAIL EBLANCH44@AOL.COM  
PHONE 510 821-8765  
SIGNATURE Howard L. Blanchard





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Talia Romano

ADDRESS

3810 Maybell Ave #6

EMAIL

taliaromano@gmail.com

PHONE

SIGNATURE

Talia Romano



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Earlyn Hom

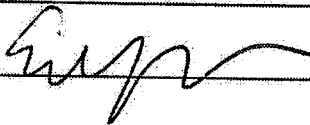
ADDRESS

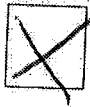
4128 Masterson St

EMAIL

PHONE

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Betty Brooks

ADDRESS

3218 Laurel Ave

EMAIL

PHONE

SIGNATURE

Betty Brooks



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Roger B. Terrell

ADDRESS

3112 Kingsland Ave

EMAIL

PHONE

SIGNATURE

Roger B. Terrell

**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Alfonso R. Archuleta

ADDRESS

2860 Morcom ave. Oakland CA  
94619

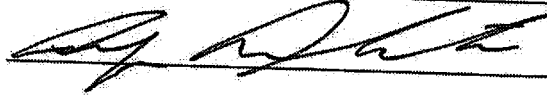
EMAIL

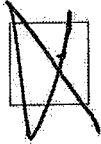
alfonsoarchuleta@gmail

PHONE

(510) 252-7674

SIGNATURE





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

MARCUS R. CORPUZ

ADDRESS

3855 Buell St. #4 Oak, CA 94611

EMAIL

MARCUSCORPUZ@gmail.com

PHONE

(415) 902-1104

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Nikko Griego

ADDRESS

6655 foothill blvd

EMAIL

nikkogriego@gmail.com

PHONE

510-343-1474

SIGNATURE

*Nikko Griego*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Angelica Nguyen

ADDRESS

6655 foothill Blvd Oakland CA

EMAIL

PHONE

(510) 343-1475

SIGNATURE

Angelica Nguyen





**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

CHERYL FISHER

ADDRESS

4317 BERMUDA AVE

EMAIL

OAKLAND CA 94619  
c.fisher@berkeley.net

PHONE

510-333-1346

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

LEAP BUN

ADDRESS

3684 High Street

EMAIL

leap-bun@yahoo.com

PHONE

510-333-8451

SIGNATURE



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

ROBERT RUSSELL

ADDRESS

6300 BUENA VISTAVILLE

EMAIL

PRAGUECASTER@YAHOO

PHONE

510-568.0440

SIGNATURE



**YES!**

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4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

WILFRIDO NAVAYO

ADDRESS

2000 36-TH AVE

EMAIL

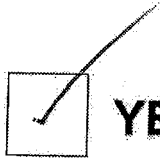
OAKLAND - CA 94061

PHONE

510 563-94-72

SIGNATURE

W NAVAYO



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Steve Davenport

ADDRESS

4016 Kansas Oakland, 94619

EMAIL

PHONE

(510) 738-4773

SIGNATURE

*Steve Davenport*



**YES!**

I support our neighborhood 76's improvement plans at  
4276 MacArthur Boulevard in Oakland's Laurel District.

NAME (print)

Joshua Lomax

ADDRESS

2726 Lilac St Oakland ca

EMAIL

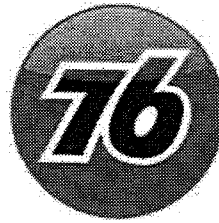
JoshuaLomax@yahoo-com

PHONE

510-246-9562

SIGNATURE

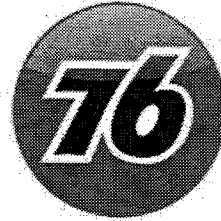
Joshua



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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
Newton Lee	4360 Steek St Cak 94619	510 846-0110	dodohead03@yahoo	Yes
Rachel Sims	3130 High of #5 94619	510 3951864	rcsi42AOL.com	yes
<del>Angela</del> Vladislav Stadin	3519 Wisconsin	510 395-6530	Kisscandy112@gmail.com	yes
	3706 39th Ave	617 290 0587	Vstadinik@yahoo.com	yes
Ben Gibbs	4448 Hyacinth Ave	415-240-0603	BenGibbs50@yahoo.com	yes
Keochadani	4511 MATTIS CT OAKLAND, CA 94619	510-936-9865	Bells Family Home ENL @aol.com	yes.
Shun Lee	4187 Redding St, Oakland	510-504-6037	ShunLee@Fitcofoods.com	yes
Beth Jones	3749 MADRONE Ave Oak	510-531-5658	BOADMEOC@aol.com	yes
Rakash Datta	4124 MacArthur Pl	(510) 240-1380	Saicoopy@yahoo.com	yes
Chitra Parker	4808 MacArthur Bl	(510) 482-0500	OaklandCopy@yahoo	yes

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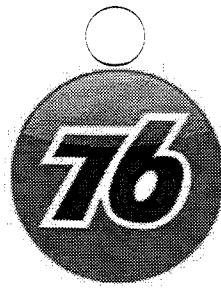


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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
Cherille Campbell	3012 Maxwell Ave Oakland	510-282-5970	Blacklove7077@gmail.com	Yes
Steve Tom	3610 Loma Vista Ave	415-702-0544	Steve Tom 302@gmail.com	Yes
April Hebrard	3868 Maybelle ave #1	510 4795697	aprilhebrard7@gmail	Yes
Christine Wolf	4372 Allendale Ave	510 532-2964		Yes
Nose Luis Deboin	4233 Masterson St.	510-938-5927	pinTToday@hotmail.com	Yes.
Anna Saladino	4233 Masterson St.	510-472-4527		Yes.
Collin Griglar	3951 HUNTINGTON ST.	510 775-5455	cuango29@gmail.com	Yes!
Helen Benmuel	3724 Maybelle Ave #0	510-552-9592	WLeban	Yes
Eddie ENTB	3118 Rawson ST	510-575-7949		Yes
YULANDA HERRERA	4123 BAYO SECOND AVE	510-500-3062	CHEF YULANDA HERRERA	Yes

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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
Harriet Jensen	3690 Madrone	209-482-1761	HOISINGINGTON WEB & YAHOO.COM	✓
Lisa Tawfall	3688 Madrone Ave.	510-4806060	Ltawfall@gmail.com	✓
Scott Blanchard	3670 Madrone Ave	510-531-7328	Scottblanchard@comcast.net	✓
Frizena Sweetwyne	3686 Madrone Avenue	510-482-8172	frizena@yahoo.com.	✓
Makossa Sweetwyne	5349 Walnut Street	510 282 1794	sweetwyne m@sbeGLOBAL.net	✓
Sean Gabriel	3675 Madrone Ave	510 7109400	sean@pinctpalette.com	✓
Hilary Holz	3687 Madrone Ave	510 919 3750	holz.hilary@gmail.com	✓
Russell Holz	3687 Madrone Ave	510-318-2279	holzeru@gmail.com	✓
William Pirino	2912 61st Ave	317-797-4354	wpirino1@gmail.com	✓
June Jovan	3765 Madrone Ave	510-530-2004	junejovan@hotmail.com	✓

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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
Jessica Kalar	3627 High Street	440-479-9875	Kalar.jessica@gmail.com	JK
Alex Hrvatin	3627 High Street	440-221-1531	alex.d.hrvatin@gmail.com	AH
Peggy Rickert	2648th 68th	510 212-7332		PR
JD Richardson	2648 68th Ave	510 229-8878		JDR
Bob Herberington	3915 Broward Ave	510-530-1060		BH
Greg Ott	3287 Guineo St	510 482-5365		GO
RAY LOZADO	4159 BAYO ST	(570) 219-3439	RAYLOZADO@YANCO.COM	RL
VIN DAVIS	4120 VALL AVE			VD
Kaitlin Maisenville	—	510 343 1197	lhvk0607@gmail.com	KM
Joyce Clark	3320 DAVIS ST #1	510393-1461	JoClark@icloud.com	JC

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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
Paula Lewis	3814 39th Ave #101	510 866 8272		Yes
Dianna Lewis	420 Phelps St.	(510) 239-8747		Yes
Travis Kent	3654 39th Ave	(510) 530-2650	kingladk@att.net	Yes
Kirk Hale	3156 39th ave	510 564-6863	kirkhale25@gmail	Yes
Margaret Hogue	3656 38th Ave	510 482 1800	oakland mmhogue@att.net	Yes
Lloyd Lewis	4451 Davenport Ave	510-482-2339		Yes
Kevin Finn	4339 <sup>4339</sup> Masterson St	650-337-4322	Kevin@casinobrewery.com	Yes
Bill Man	3705 Brown Ave	510-530-0359		Yes
Lillian Gray	4160 Masterson St	510 5712-7062	lil.gray@gmail.com	Yes
Thylon Sizemore	2718 Haverscourt Blvd	(510) 830-8071	thylons@gmail.com	Yes

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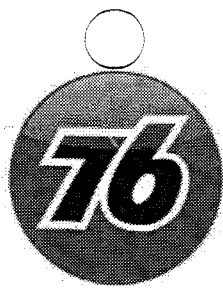


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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
DON T PRINZ	8057 PHEANTON DR	510 639-7112	dontvnh49@yahoo.com	<input checked="" type="checkbox"/>
NARITH PECH	3417 High St Oakland	510 261 2212		<input type="checkbox"/> NP
Carnell melton	3855 maybelle Ave	510-531-0555		<input type="checkbox"/> C.M
Nai Snelce	4140 Masterson St	510-333-2234	<del>APR 8/04</del>	<input type="checkbox"/> N.S
KATHRYN MASSIE	3953 VALE AVE	510-7552320	Nai Meuy @ Yahoo.com	
GERALDINE WILKS	2930 MADERA AVE <sup>DAVE</sup>	510 261-2350	talk to kate at net	<input checked="" type="checkbox"/> KW
↓	↓	↓	↓	GW
ROMEO SIMMONS	4501 Pampas Avenue	510-712-2930	SimmondsEdward71at@yahoo.com	<input checked="" type="checkbox"/> R.S
<del>Eric Strong</del>	3674 39th AVE APT 3	510 778 5122		<input checked="" type="checkbox"/>
Quella Johnson	3845 39th AVE #1946A	510-530-7391		<input checked="" type="checkbox"/> H.M.S

ARTIS STRONG

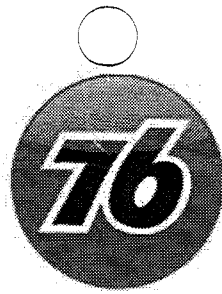
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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
Erin Ivide	936 York Street	415-761-2714	erine@gmail.com	X
loella ordway	3922 maggee AVE	610-610-5742	helovesme4@gmail.com	X
Kelly Hunter	1775 Excelsior	510-62-769		X
JOHN BERZINS	4420 HYKEINTH AVE		IAMRONAN@YAHOO.COM	X
Josef Bernardo	1008 Emma-Rose Blvd. <sup>Bentwood</sup> CT		jeanmox@yahoo.com	X
Jean Moxley	PO BOX 19110			
Antonio Sola	P.O. Box 6576			Yes!
Victoria Males	4421 Masterson	206-833-5436	tari.a.males@gmail.com	Yes! <del>Per</del>
Elijah Johnston	4421 Masterson	510-422-6646	elijahdj@gmail.com	yes!

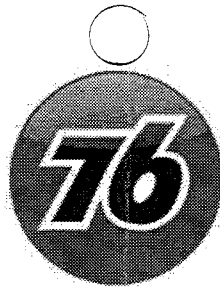
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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
Kassandra M.	200 Rich St. Oakland, CA	510-990-1322	Kassandra.Kotrina@gmail.com	✓
Robert Olken	5506 Picardy Dr. N.		rolken@yahoo.com	X
Morris Moton	1800 74TH AVE OAKLAND CA	(510) 689-9512		
Jessica Gammell	4153 Masterson St		Gammellski@gmail.com	
Jamaela Jennings	3670 Dorisa Ave	(510)-695-3008	Jamaela@aol.com	✓
Patricia Ellis	2116 T 3rd Ave	(510) 253-9108	EllisforOakland@gmail.com	
Janeisha Ramus	3227 Pierfiss St. <del>1500 20th St</del>	510 269 4507	TANIESHARA@YAHOO.COM	X
Alma Ortega	4800 MacArthur Blvd.	(510) 593-6355	sgnth098@hotmail.com	✓
Margaret Patterson	2111 Hermingford Ave	(510) 534-9253	Margaret	✓

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NAME	ADDRESS/STREET	PHONE	E-MAIL	I SUPPORT THE PLANS
Kathy Burns	3901 Maybelle Ave.	530-7491	Kathy.burns58@aol.com	?
Sally Bluff	4041 Maybelle Ave		sallybluff@gmail.com	?
AL FORD	4501 MATIS CT	530-0194		? ✓
DOROTHY LI	3714 MAGGE AVG.		2222dorothy@gmail.com	✓ only no tone 24 hr
Alan Melow	4861 REINHARDT		scott.dogheaven@gmail.com	✓
Christina Delgado	3708 High St	530, 377-4908 530 530-6706		12 PM only NO

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