

Location:	308 Jackson Street	<i>(See map on reverse)</i>
Assessor's Parcel Number:	001 0161-007-06	
Proposal:	To establish a 1,700 square-foot beer taproom with bottle sales, no minors admitted, and a 10:00 P.M. closing time. ("Tiger's Taproom" / ABC license type no. 42). A community meeting has been held.	
Applicant/Phone Number:	Mr. Brian Chan (510) 409-9084	
Owner:	WM Allegro LLC	
Planning Permits Required:	Major Conditional Use Permit with additional findings for Alcoholic Beverage Sales Commercial Activity in the Jack London District	
Estuary Plan:	Mixed Use Development	
Zoning:	C-45 Community Shopping Commercial Zone	
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning	
Historic Status:	Non-historic property	
City Council District:	3	
Date Filed:	April 16, 2018	
Action to be Taken:	Approve with Conditions	
Finality of Decision:	<i>Appealable to City Council within 10 days</i>	
For Further Information:	Contact case planner Aubrey Rose AICP at (510) 238-2071 or arose@oaklandnet.com	

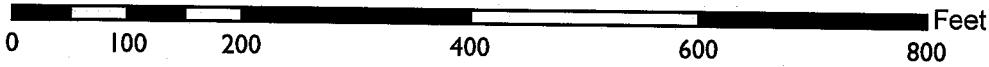
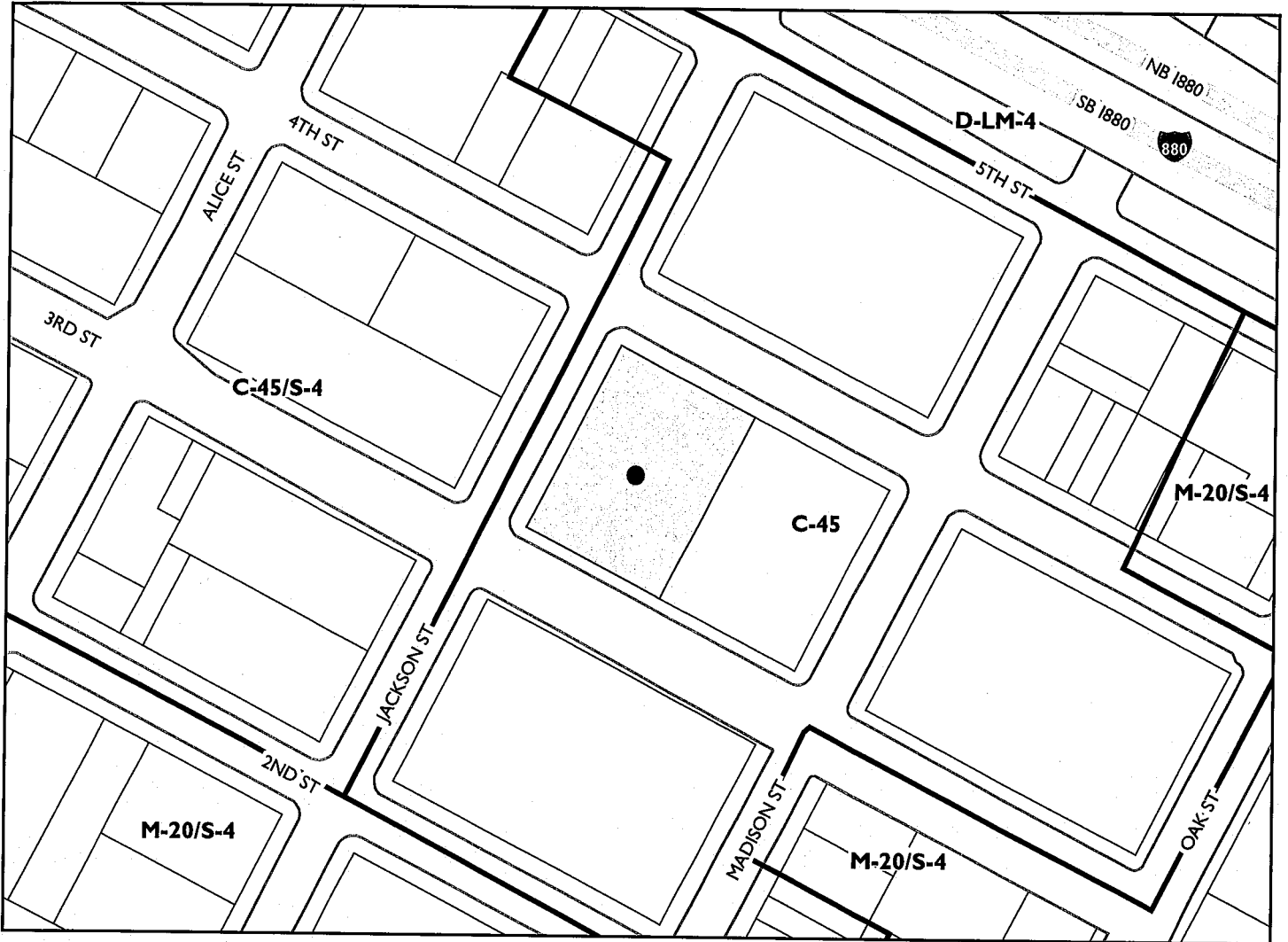
SUMMARY

The applicant requests Planning Commission approval of a Major Conditional Use Permit to establish a new beer taproom/bottle shop in the Jack London District. Staff recommends approval of the requested permit, subject to the Conditions of Approval included in this report.

PROPERTY DESCRIPTION

The property encompasses one half of a City block in the Jack London District, along the east side of Jackson Street between 3rd and 4th Streets. The property contains a five-story 89-unit residential complex built in 2001 ("The Allegro"). The ground floor contains a 1,700 square-foot commercial space at the corner of 4th Street, formerly containing a café/restaurant that included on-site beer and wine service. The L-shaped space contains a diagonal corner entrance, queuing area with counter and refrigerators and office beyond, and a gathering room with restrooms beyond. The space does not include dedicated off-street parking. The surrounding district consists of older warehouses, newer residential complexes, and some commercial and industrial uses; these both include food and beverage-related uses. To the north and east is the 880 Freeway; to the south is the waterfront; to the west is the Produce Market District, and Jack London Square beyond.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18165
Applicant: Mr. Brian Chan
Address: 308 Jackson Street
Zone: C-45

PROJECT DESCRIPTION

The applicant is requesting Planning Commission approval of a Major Conditional Use Permit with additional findings to establish a 1,700 square-foot beer taproom with bottle sales in the Jack London District ("Tiger's Taproom"). Tenant improvements would be installed with permits. Food service would not be required. No minors would be admitted. Hours of operation would be daily from 12:00 P.M. to 10:00 P.M. Admission would not be charged. Staff would consist of two owner / operators initially; the owners were formerly employees of the previous business at its other Oakland location and are experienced in food and beverage management. A thorough business plan has been submitted. A community meeting has been held to introduce the project. The project would require a type 42 license from the ABC; following is its description:

ON SALE BEER & WINE – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.

GENERAL PLAN ANALYSIS

The property is in the Mixed Use District area under the City of Oakland's Estuary Policy Plan (EPP). The intent of the area is: "Encourage the preservation and adaptive reuse of existing building and new infill development that preserve and respect the area's unique character and historic flavor, within a context of commercial and light industrial/manufacturing uses." The proposal to establish a new taproom/bottle shop conforms to this intent and to the following EPP Policy:

Mixed Use District Policy JL-5

Encourage the development of a mix of uses, including housing, within a context of commercial, light industrial / manufacturing uses, and ancillary parking.

Staff finds the proposal, subject to Conditions of Approval, to conform to the Estuary Policy Plan.

ZONING ANALYSIS

The property is in the C-45 Community Shopping Commercial Zone. The intent of the C-45 Zone is: "to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares." The following permit is required for the proposal, as further discussed in the Key Issues and Impacts section of this report: one (1) Major Conditional Use Permit (CUP) is required for an Alcoholic Beverage Sales Commercial Activity with additional CUP findings further ensure review of alcoholic beverage sales above and beyond general findings. The review of these activities to ensure that they do not contribute to nuisances in the community, including both alcohol-related and any issues that discourage business attraction. All Major CUPs are decided by the Planning Commission due to their critical nature.

Staff finds the proposal, subject to Conditions of Approval, to conform to the Planning Code.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts projects involving

operation...of existing private facilities. The proposal for sale of alcoholic beverages from a new establishment located in an existing space meets this description: the project would constitute operation of an existing private facility. Section 15183 of the State CEQA Guidelines relates to Projects Consistent with a Community Plan, General Plan or Zoning. The project adheres to this section, as described above. The project is, therefore, not subject to further Environmental Review.

KEY ISSUES AND IMPACTS

The space was formerly a restaurant/café with beer and wine, not retail. Several food and beverage businesses, both commercial and industrial, have located in the District recently and historically. These agglomerations have resulted in “wine” and now “ale trails” popular with residents and visitors. The 1000-foot distance separation does not apply to on-sale or off-sale in the Jack London District, and no Variances for the project are required. Also, the area is not over-concentrated for ABC licenses in the Census Tract or for report crime in the police beat and Findings of Public Convenience or Necessity are, therefore, not required. Furthermore, the City Council’s goal of capping the number of non-restaurant ABC licenses in Oakland does not apply to Downtown. The beer and wine-related businesses in Jack London have brought more people to the area which is generally considered to be an improvement to evening safety in an urban area. The applicant has introduced the proposal to a community group and received a letter of recommendation (Attachment D). The Jack London District is an appropriate location for a taproom/bottle shop, subject to Conditions of Approval for controls on impacts such as litter, noise and loitering.

Therefore, due to the proposal’s ability to meet required findings, staff recommends approval of the project, subject to Conditions of Approval, including a compliance review.

RECOMMENDATIONS:


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

Prepared by:



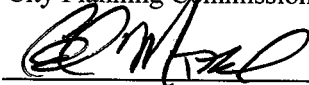
AUBREY ROSE, AICP
Planner III

Reviewed by:



ROBERT MERKAMP
Interim Zoning Manager

Approved for forwarding to the
City Planning Commission:



ED MANASSE, Interim Deputy Director
Planning Bureau

ATTACHMENTS:

- A. Findings
- B. Conditions
- C. Plans / Photographs
- D. Letter of support
- E. Proof of public notification posting

Attachment A: Findings

This proposal meets the required findings under **General Conditional Use Permit Criteria (OMC Sec. 17.134.050)** and **Use Permit Criteria for Establishments Selling Alcoholic Beverages (OMC Sec. 17.103.030.A)** as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are shown in normal type.

General Use Permit Criteria (OMC Sec. 17.134.050):

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

The Jack London District is an appropriate location to establish a taproom/bottle shop in a space that was not formerly retail, subject to Conditions of Approval regarding litter, loitering and noise, which will maintain compatibility with the surrounding district. The surrounding district consists of older warehouses, newer residential complexes, and some commercial and industrial uses; these both include food and beverage-related uses. The proposal conforms to the intent of the C-45 Community Shopping Commercial Zone

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

The space was formerly a restaurant/café with beer and wine, not retail. Several food and beverage businesses, both commercial and industrial, have located in the District recently and historically. These agglomerations have resulted in “wine” and now “ale trails” popular with residents and visitors. The premises have brought more people to the area which is generally considered to be an improvement to evening safety in an urban area.

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

The Jack London District is an appropriate location for a taproom/bottle shop, subject to Conditions of Approval for controls on impacts such as litter, noise and loitering..

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.

No exterior changes or signage are proposed at this time and design review is, therefore, not applicable. Should the applicant desire exterior changes and/or signage in the future, they will need to obtain a Design Review permit from the Planning Bureau as required by the Conditions of Approval.

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

The property is in the Mixed Use District area under the City of Oakland’s Estuary Policy Plan (EPP). The intent of the area is: “Encourage the preservation and adaptive reuse of existing building and new infill development that preserve and respect the area’s unique character and historic f

commercial and light industrial/manufacturing uses.” The proposal to establish a new taproom/bottle shop conforms to this intent and to the following EPP Policy:

Mixed Use District Policy JL-5

Encourage the development of a mix of uses, including housing, within a context of commercial, light industrial / manufacturing uses, and ancillary parking.

Use Permit Criteria for Establishments Selling Alcoholic Beverages (OMC Sec. 17.102.210.A):

1. That the proposal will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable, with consideration to be given to the area’s function and character, problems of crime and loitering, and traffic problems and capacity;

The space was formerly a restaurant/café with beer and wine, not retail. Several food and beverage businesses, both commercial and industrial, have located in the District recently and historically. These agglomerations have resulted in “wine” and now “ale trails” popular with residents and visitors. The premises have brought more people to the area which is generally considered to be an improvement to evening safety in an urban area. The Jack London District is an appropriate location for a taproom/bottle shop, subject to Conditions of Approval for controls on impacts such as litter, noise and loitering.

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

The site is not adjacent to civic uses.

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

The proposal and site do not involve replacement of retail or vehicles crossing a sidewalk.

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

The commercial façade is attractive and no further changes to it are proposed at this time.

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

The space does not contain dedicated parking; the proposal does not involve signage at this time. Should signage be desired in the future, that project would require review and approval by the Planning Bureau

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

Litter will be collected inside the business. Conditions of Approval will ensure the operator maintains cleanliness in the public right-of-way (sidewalk and gutter) adjacent to the site.

7. That where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it will be limited in hours of operation, or designed or operated, so as to avoid disruption of residents’ sleep between the hours of ten p.m. and seven a.m. The same criteria shall apply to all conditional use permits required by subsection B of this section for sale of alcoholic beverages at full-

service restaurants.

The premises is located at the ground floor of a residential complex and closing time will be 10:00 P.M. daily.

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

This finding is not applicable; the proposal does not involve a Fast-Food Restaurant.

Attachment B: Conditions

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and the plans dated and submitted on **April 16, 2018** and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall require prior written approval from the Director of City Planning or designee.
- b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:
- i) Major Conditional Use Permit with additional findings for beer taproom / bottle shop at 308 Jackson Street, ground floor commercial space at 3rd Street*

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

3. Scope of This Approval; Major and Minor Changes

Ongoing

The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. Conformance with other Requirements

Prior to issuance of a demolition, grading, P-job, or other construction related permit

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval 3.
- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

5. Conformance to Approved Plans; Modification of Conditions or Re

Ongoing

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, Conditions or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

6. Signed Copy of the Conditions

With submittal of a demolition, grading, and building permit

A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

Ongoing

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect) action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b) Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

8. Compliance with Conditions of Approval

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability

Ongoing

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

SPECIFIC CONDITIONS

10. Alcoholic Beverage Sales

a. Additional Permits Required

Prior to commencement of activity

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

b. Location and manner of alcoholic beverage consumption

Alcoholic beverage sale is both on-sale (on-site consumption) and off-sale (bottle sales).

c. Hours of Alcoholic Beverage Sale

Hours of alcoholic beverage sales are limited to the following:

Monday through Sunday: 12:00 P.M. to 10:00 P.M.

No alcoholic beverages shall be sold within fifteen minutes prior to closing time.

d. Admittance

No minors shall be admitted at any time.

11. Operation

Ongoing

a. Staffing

The establishment shall have at least two staff persons, including security personnel on-site Fridays through Saturdays if necessary.

b. Staff training program

The operator shall require new employees to complete a staff training program that includes training in the conditions of approval and ABC statutes and regulations.

c. Staff to monitor site

Staff of the business shall regularly monitor the bar and public right-of-way to discourage all nuisances including but not limited to discouraging loitering, littering, noise, graffiti, public drinking / intoxication / urination / violence, and noise.

d. Future operators

Any future operator of the bar at these premises are subject to the requirements of this approval.

e. Entry

Admission shall never be charged for events or otherwise.

f. Cabaret

No "Cabaret," as defined under OMC Ch. 5.12, is allowed without a Conditional Use Permit for Group Assembly from the Planning Bureau, and, Cabaret Permit from the City Administrator's Office / Special Activity Unit.

g. Ride share or taxi call program

Ongoing

The establishment shall maintain a program of calling ride shares or taxi cabs for patrons on request for the purpose of preventing driving while intoxicated and to reduce Downtown automobile congestion and shall maintain this service. Signage offering this service shall be displayed behind the bar.

12. Coordination/Outreach

a. ABAT Registration

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

b. Deemed Approved Alcoholic Beverage Sale Regulations

The applicant and proprietor voluntarily agree to conform to the Oakland Planning Code Deemed Approved Alcoholic Beverage Sale Regulations (OMC Sec. 17.156).

c. Crime Prevention Through Environmental Review (CPTED)

The applicant shall request a CPTED review from the Oakland Police Department's Alcoholic Beverage Action Team (ABAT) and shall implement all recommendations to the extent practicable.

d. Neighborhood outreach

The business operator shall be accessible to neighbors wishing to register complaints against the business and shall work to eliminate any related nuisances reported or noted.

13. Environmental Effects

a. Nuisances

Crime, litter, or disorderliness conduct associated with alcohol sales at the establishment shall result in a revocation of the Major Conditional Use Permit or a review to revoke.

b. Performance standards

Ongoing

The establishment shall adhere to performance standards for noise, odor, and all environmental effects of the bar activity as regulated under OMC Chapter 17.120.

c. Loitering

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

d. Odor

Staff shall eliminate outdoor odors by refraining from purposefully breaking defective bottles outside and by immediately washing spillage from bottles broken accidentally.

e. Graffiti

Graffiti shall be removed from the premises within 72 hours (3 days) of application.

f. Trash and litter

The licensees/property owners shall clear the gutter and sidewalks along Jackson and 3rd Streets plus twenty feet beyond the property lines along this street of litter twice daily or as needed to control litter. In addition to the requirements of B&P Code Section 25612.5 (sweep or mechanically clean weekly), the licensee shall clean the sidewalk with steam or equivalent measures once per month. The business shall utilize a recycling program.

g. Noise

The City Noise Ordinance (OMC Sec. 8.18.010) and Performance Standards (OMC Sec. 17.20.050) shall be observed for noise emanating from within the establishment from any source of recorded music and from patrons as well as from outdoor noise from patrons.

h. Smoking

The City Smoking Ordinance shall apply (OMC Sec. 8.30). Smoking shall only be located on the sidewalk over 25-feet from any entrance should such a location exist. Ashtrays shall be provided as necessary. The establishment shall provide signage inside the building and next to the exit to direct patrons to the proper location for smoking.

14. Design

a. Signage

Within 30 days of the date of decision and ongoing

At least one sign (one square foot maximum) shall be posted and maintained in a legible condition at each public entrance to the building prohibiting littering and loitering. Required signage prohibiting open containers and drinking in public shall also be maintained in legible condition near each public entrance to bar. The "No Open Container" signs are available from the cashier located on the second floor of 250 Frank H. Ogawa Plaza.

b. Signage to discourage other nuisances

Ongoing

The establishment shall display signage inside the building and next to the exit discouraging the patrons from generating nuisances outdoors both fronting the building and within the neighborhood.

c. Contact phone numbers

Ongoing

The establishment shall display signage behind the bar offering contact numbers for both the establishment and the City (CEDA Code Compliance at (510)238-3381 and OPD non-emergency at (510)777-3333 for the purpose of reporting nuisances.

d. Advertising signage

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

e. Building Code Upgrades

Prior to commencing approved activities

The applicant shall obtain Building Permits and construct any building upgrades required to comply with the Building Code for occupancy requirements; it may be the case that no upgrades are required.

f. Modifications

Prior to submitting for a building permit & ongoing

All business signage and/or exterior alterations shall require Planning Bureau approval.

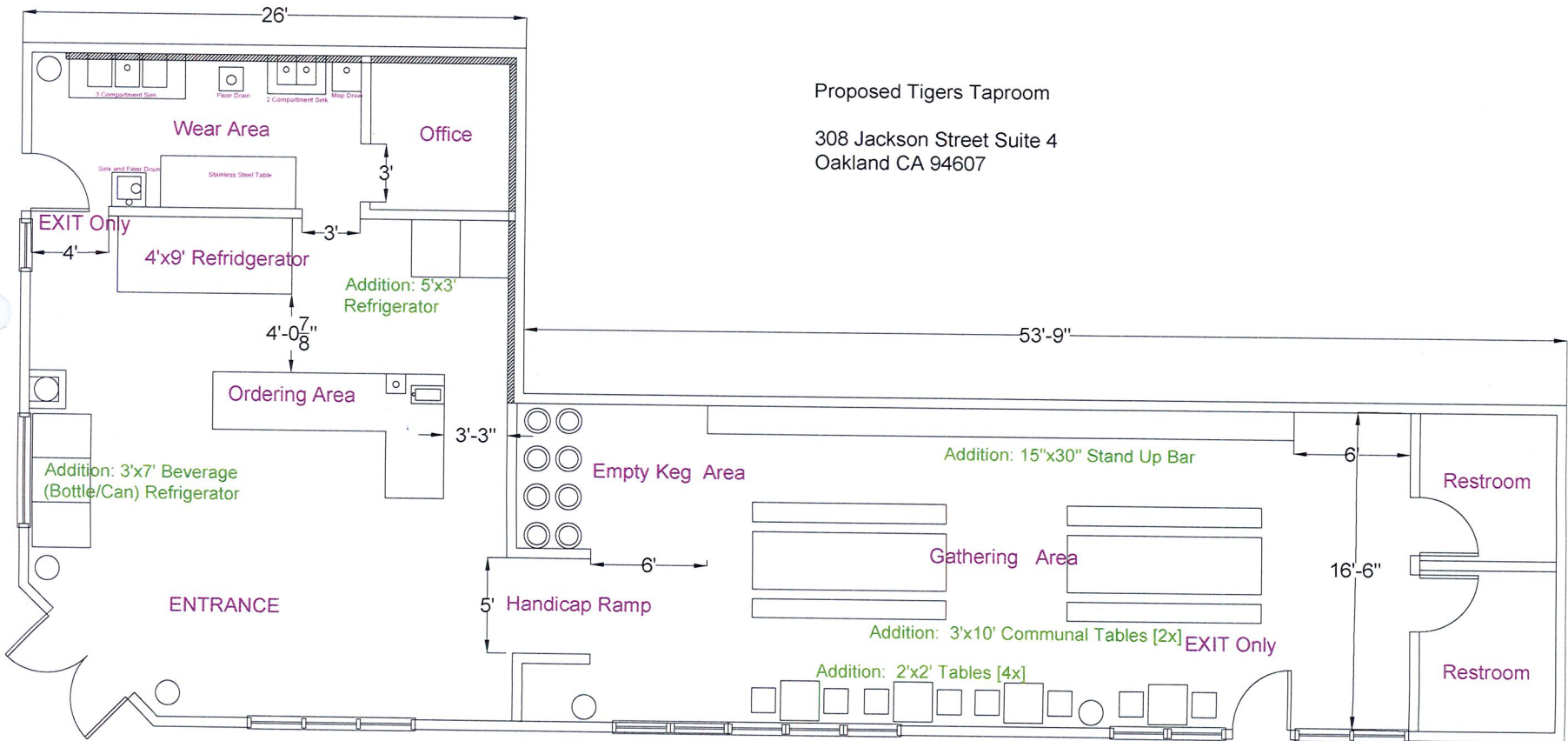
15. Compliance hearings

After 6 months of commencement of sale of alcoholic beverages

The applicant shall return to the Planning Bureau to report their progress. Should any complaints regarding on-sale provision or other issues regarding sale of alcohol be identified, staff may refer the item back to the Planning Commission under a Director's Report. In that case, the applicant shall submit for a Compliance Review, and pay all appropriate fees consistent with the current Master Fee Schedule at that time (currently \$1,310.00). The Compliance Review will be agendized for an upcoming Planning Commission meeting. The Compliance Review shall provide an opportunity for the Commission and the public to provide comment on the operation and determine whether there is a violation of any term, **Conditions** or project description relating to the Approvals or if there is violation of any provision of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance or there exists adverse impacts caused. As a result of the hearing, the Commission may direct staff to initiate enforcement proceedings pursuant to Condition of Approval 5C and/or 13a, and/or may impose additional conditions related to the operation.

APPROVED BY:

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



Proposed Tigers Taproom

308 Jackson Street Suite 4
Oakland CA 94607

Letter of Approval / Recommendation

We, the members of Jack London Improvement District at the Neighborhood Crime Prevention Council (NCPC), agree on endorsement of the new business license named Tiger's Taproom & Bottle Shop, located at 308 Jackson St, Suite D. Owners are Brian Chan and Daniel Gutierrez.

We believe this new business will be valuable for the City of Oakland, reasons including:

- Encourage community interaction
- Encourage economic vitality in the neighborhood
- Showcase local brewers
- Filling vacancy in business space

Sincerely,

Jack London Improvement District Community Members

NCPC Chair: Betsy Archer (Print Name)

Signature



Date:

5-22-18

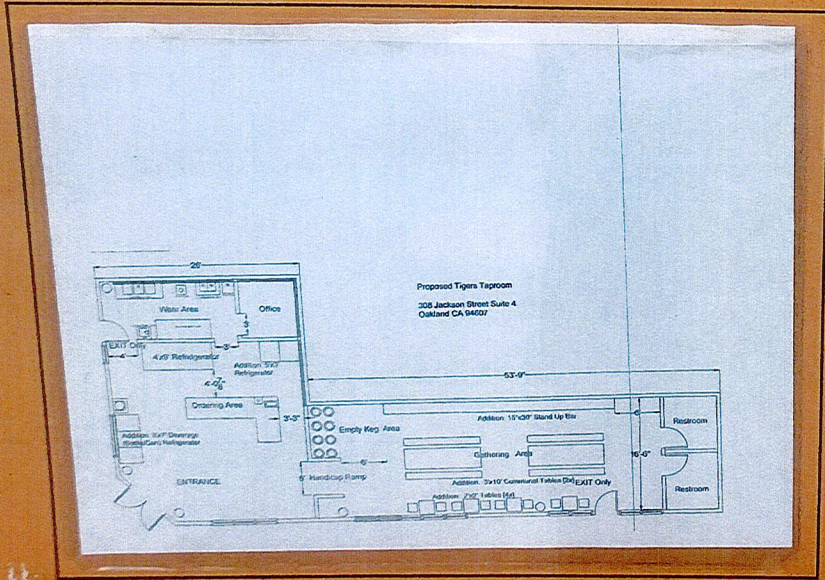
ATTACHMENT D

PUBLIC NOTICE



CITY OF OAKLAND

CITY OF OAKLAND
 Planning and Building Department
 Bureau of Planning



CITY OF OAKLAND BUREAU OF PLANNING 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2071 Phone: (510) 238-3911 Fax: (510) 238-4730 PLANNING COMMISSION PUBLIC NOTICE	
Location:	308 Jackson Street
Assessor's Parcel Number:	081-0161-007-06
Proposal:	To establish a 1,700 square-foot beer taproom with bottle sales, no minors admitted, and a maximum 10:00 P.M. closing time. ("Tiger's Taproom" / ABC license type No. 42). A community meeting has been held.
Applicant / Phone Number:	Mr. Brian Chan (510) 409-9084
Owner:	WM Allegro LLC
Case File No.:	PLN18165
Planning Permits Required:	Major Conditional Use Permit with additional findings for Alcoholic Beverage Sales Commercial Activity in the Jack London District
Estuary Plan:	Minor Use Development
Zoning:	C-25 Community Shopping Commercial Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; Existing Facilities; Section 15182; Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Non-historic property
Council District:	3
Date Filed:	April 16, 2018
Action to be Taken:	Decision based on staff report
Finality of Decision:	Appealable to City Council within 60 days
For Further Information:	Contact case planner Aubrey Rose ACP at (510) 238-2071 or by email at arose@oaklandnet.com .

Your comments and questions, if any, should be directed to the Bureau of Planning, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2071, at or prior to the public hearing to be held on **June 28, 2018**, at Oakland City Hall, Council Chambers, 1 Frank H. Ogawa Plaza, Oakland, California 94642. The public hearing will start at 6:00 p.m.

If you are challenging the Planning Commission decision on appeal and/or in court, you will be limited to issues raised at the public hearing or an correspondence delivered to the Bureau of Planning, at or prior to the public hearing on this case. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the descriptions of the application found above is preliminary in nature and that the project and/or each description may change prior to a decision being made. Call the Bureau of Planning at (510) 238-4730 for more information.

Except when noted, once a decision is reached by the Planning Commission on these cases, they are appealable to the City Council. Such appeals shall be filed with the City Clerk at 250 Frank H. Ogawa Plaza, Suite 2114, at the offices of the City Treasurer. An appeal shall be on a form provided by the Bureau of Planning, and submitted to the City of Oakland no later than 60 days after the date of the decision. The appeal shall state specifically why you are appealing the decision, and shall include evidence and reasons for your appeal. The appeal shall be filed in a timely manner and shall include payment of any applicable fees. The appeal shall be filed with the City of Oakland Mayor's Office for Schedule, and copies of the appeal shall be provided to the City Treasurer. The appeal shall be filed with the City of Oakland Mayor's Office for Schedule, and copies of the appeal shall be provided to the City Treasurer. The appeal shall be filed with the City of Oakland Mayor's Office for Schedule, and copies of the appeal shall be provided to the City Treasurer.

POSTING DATE: June 1, 2018
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IF SIGN OR INSERTS ARE MISSING OR DAMAGED, PLEASE CALL ZONING AT (510) 238-3911. FOR BLIGHT NOTICES, PLEASE CALL (510) 238-6402