

Location:	1544 Broadway (APN:008-0622-007-00)
Proposal:	To establish an Alcoholic Beverage Sales Activity within an existing group assembly event space. Amato Architecture for San Francisco Planning and Urban Research Association (“SPUR”).
Contact Person/Phone Number:	Rebecca Amato (510) 420-0210 x 101
Owner:	1542 LLC, Ben Weinstein
Case File Number:	PLN16084
Planning Permits Required:	Major Conditional Use Permit to allow an Alcoholic Beverage Sales Activity, in the CBD-P Central Business District Pedestrian Retail Commercial Zone; Public Convenience and Necessity Findings.
General Plan:	Central Business District
Zoning:	CBD-P Central Business District-Pedestrian Retail Commercial Zoning District
Environmental Determination:	15301 of the State CEQA Guidelines; minor alterations to an existing facility. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	Potential Designated Historic Property; Survey Rating: Ec3
Service Delivery District:	Metro
City Council District:	3
Commission Action to Be Taken:	Decision on Application
Appeal:	<i>Appealable to City Council within 10 days</i>
For Further Information:	Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

SUMMARY

This application involves the request to serve alcoholic beverages at the San Francisco Planning and Urban Research Association (“SPUR”) location within an existing ground floor, street fronting commercial event space at 1544 Broadway. *SPUR* is partnering with *1544 Events* to operate an event space and limited service restaurant with alcohol beverage sales. Staff recommends approval of the application with conditions.

PROJECT DESCRIPTION

The applicant proposes to utilize 4,312 square feet inside a ground floor commercial space along the Broadway frontage for a Group Assembly event space with alcohol sales, as shown on the attached floor plan. The applicant plans to operate with total maximum occupancy of 250 persons seated or standing indoors with the proposed hours of Monday through Sunday from 7:30AM to 2:00AM. The event space will operate with 3 employees. The building was built in 1911 as the commercial building and has continued that use with two adjacent retail spaces on Broadway in the building. A Major Conditional Use Permit is required to establish the alcohol sales activity because this site will not serve lunch and dinner with alcohol only incidental to dining.

The business would require a Type 47 and Type 68 license from the California Department of Alcoholic Beverage Control (ABC) and could include beer, wine and distilled spirits under that license type. Following is the ABC's description of a Type 41 and Type 68 license, an on-sale license type:

Type 47: ON SALE GENERAL – EATING PLACE - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

Type 68: PORTABLE BAR Authorizes A portable bar license allows the holder of an on-sale licensee to have a bar that is moved about the premises for the sale of distilled spirits. *A portable bar license is not required if you are only selling beer and wine.*

The applicant's licenses are pending and were applied for September 28, 2015.

GENERAL PLAN ANALYSIS

This project is located in the "Central Business District" General Plan Land Use Classification, under the General Plan Land Use and Transportation Element (LUTE). The intent of this classification is to identify, create, maintain and enhance commercial and residential structures in this area with good access to transportation and other services. Relevant excerpts from LUTE include:

Policy D1.1: *The characteristics that make Downtown Oakland unique, including its strong core area, proximity to destinations such as the Jack London waterfront, Lake Merritt, historic areas, cultural, arts and entertainment activities, should be enhanced and used to strengthen the downtown as a local regional asset.*

Policy D5.1: *Activities and amenities that encourage pedestrian traffic during the work week, as well as evenings and weekends should be promoted.*

Policy D12.1: *Build on and promote Oakland's educational resources, historic importance as an entertainment venue, existing cultural diversity and strong arts community.*

Staff review of these policies confirms that there is community support for specialty alcohol service uses in the Uptown Oakland area consistent with the LUTE.

ZONING ANALYSIS

The project consists of the two use classifications of Group Assembly and Limited Service Restaurant and Café which are permitted activities in the Central Business District-Pedestrian (CBD-P) Zone. A Major Conditional Use Permit is required for any Alcoholic Beverage Sales Commercial Activity in the Central Business District-Pedestrian (CBD-P) Zone. In addition, the regular Conditional Use Permit findings per Section 17.134.050 and special findings for Alcoholic Beverage Sales Commercial Activities per Section 17.103.030B must be made.

On February 1, 2000, the Oakland City Council passed Resolution #75490 establishing a "No Net Increase" policy in the number of alcoholic beverage sales commercial activities in Oakland neighborhoods to protect the health, safety and welfare of residents. This resolution states that new

off-sale and on-sale retail alcoholic beverage sales licenses should only be permitted for sites in the Central Business District or for other circumstances not related to this case. This proposal is consistent with Resolution 75490 because it is located in the Central Business District.

KEY ISSUES AND IMPACTS

The proposed facility, a full service bar, will provide service to approximately 45 patrons at a time. A business of this type is likely to produce police calls on a low to moderate basis, which is typical of such businesses in this area. The proposed use would provide a variety of beverages while generating minimum nuisance due to the implementation of alcohol license restrictions such as hours, security staff, and maintenance of the site (See Conditions).

Crime Control

A Finding of Public Convenience and Necessity is required because the premises is located in an over-concentrated area; census tract 4029 is higher than average in number of alcoholic beverage sales licenses, and, police beat 04X is higher than average in reported crime. While the police beat is higher than the citywide average in terms of represented crime, those infractions may not be clustering around the subject site. Therefore, with appropriate conditions regarding hours and alcohol sales limitations, this project will meet all of the Use Permit Criteria pursuant to Section 17.134.050 and other Sections listed, which are attached herein and are hereby incorporated into this report.

The Oakland Police Departments Alcohol Beverage Action Team (ABAT) unit has also been advised of the project.

Parking

A parking lot is not required for the building, which was built in 1911 long before the City's parking regulations were added to the Zoning Code in the 1965. There are no new buildings proposed in the surrounding area and the proposed activity does not require parking spaces. Nearby parking lots such as the three-story Franklin Plaza parking structure and the Kaiser Permanente Parking Structure are open to the public. Two BART station entrances are located nearby and bus service is frequent on Broadway and Telegraph Avenue.

Noise

This activity would be located near office, retail, restaurant and some residential activities. If the event space's doors are open and the air conditioning vents are not adequately planned, an ambient noise could affect the surrounding area. Therefore, Conditions of Approval #19 implements existing City codes for control of noise as found in chapter 17.120 of the Zoning ordinance Performance Standards.

ENVIRONMENTAL REVIEW

Staff has evaluated the project according to the California Environmental Quality Act (CEQA) and determined it is exempt from environmental review for the following reasons: Sections 15301 and 15183 of the CEQA Guidelines exempt from environmental review for activities in small existing commercial facilities. The alcoholic beverage use in a 4,312 square foot area of an existing commercial building, and will not produce measurable physical or other environmental impacts. Therefore, the project is determined to be exempt from further CEQA review. This project is exempt because Section 15183 of the CEQA Guidelines exempts projects that are consistent with a

community plan, general plan or zoning. This project is consistent with the General Plan and zoning subject to CUP approval.

SUMMARY

Staff finds the project meets the intent of the Zoning and General Plan requirements for approval of the Conditional Use Permit, including criteria discussed above. The facility will have no substantial impacts, will not increase crime or affect nearby historical resources. The facility will bring more visitors to downtown Oakland, reinforcing the commercial success that to preserves downtown's momentum as a night life district. Staff concludes that the application merits support.

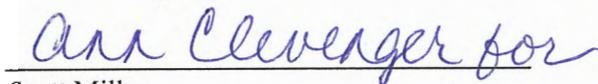
- RECOMMENDATION:**
1. Affirm staff's environmental determination.
 2. Approve the Major Conditional Use Permit and Findings of Public Convenience and Necessity for Alcoholic Beverage Sales at 1544 Broadway, based on findings and subject to the attached conditions.

Prepared by:



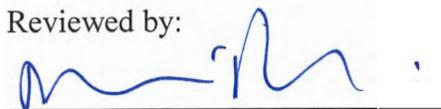
Michael Bradley, Planner II

Reviewed by:



Scott Miller
Zoning Manager

Reviewed by:



Darin Kaneletti, Deputy Director
Bureau of Planning

Approved for forwarding to the
City Planning Commission:



Rachel Flynn, Director
Department of Planning and Building

Attachments:

- A. Plans and Photographs
- B. Letters of support

FINDINGS FOR APPROVAL (ALCOHOLIC BEVERAGE SERVICE)

This proposal meets the required findings under the Oakland Planning Code. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

Section 17.134.050 (General Use Permit Criteria):

- 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 proposed alcoholic beverage service would satisfy a community need that does not affect livability of the surrounding neighborhood, and will be operated in a small scale which is compatible with neighborhood character. The proposed use would offer beverage service in a neighborhood which derives part of its identity from other nearby gourmet food and drink facilities. Conditions are drafted for this action limiting noise, light, trash/litter, loitering, hours and similar factors to offset any potential for negative effects of alcohol sales.

- 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 proposed alcoholic beverage service will promote availability of quality beverages and enhance the convenience and functional living environment of its customers. The small size of the facility is attractive as warranted by the location and setting. This use will fit into the gourmet food/beverage related business district.

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

The proposed alcoholic beverage service will function to meet the community's needs for a community event space with alcoholic beverages. The operation of the surrounding area is for entertainment, food and arts and this proposal will enhance the area. This facility would have less traffic, noise and light than a similar business might have offered in a larger format. This facility complements the offerings of nearby existing offices and businesses.

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

The building to be utilized by the alcoholic beverage service has existed in this neighborhood since the early-20th Century. No major changes in the building are proposed from the existing façade, which has been compatible with designs of neighboring facilities for many years.

- E. 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.**

The General Plan is silent on approval of alcoholic beverage sales uses, which Zoning regulations allow by Conditional Use Permit in specified Zones. The General Plan also allows for businesses that will not cause undue nuisance activity. An attractive and well-managed alcoholic beverage service supporting the Central Business District classification will conform to adopted plans, such as Policies D1.1, D5.1 and D12.1 for Downtown activity and amenity.

Section 17.103.030 (A) - Special Use Permit Criteria for Alcoholic Beverage Sales:

- 1. That the proposal will not contribute to undue proliferation of such uses in a 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 proposed alcoholic beverage service is not envisioned to contribute to the same types of loitering and other problems as some other Alcoholic Beverage Sales facilities such as strip-commercial liquor stores. City crime statistics for recent months show that overall crime rates near the applicant's site are similar to other Downtown commercial uses, which are not major crime locations. The neighborhood streets have sufficient capacity to support this facility without causing undue traffic or other problems.

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

The facility will be over 300 feet from community-recreational parks including Snow Park (1,500 feet), Henry J. Kaiser Park (650 feet) and Frank H. Ogawa Plaza (600 feet), with few known nearby churches and temples including The First Baptist Church (1,200 feet), Oakland Burmese Mission Baptist Church (1,200 feet), Greater St. Paul Missionary Church (1,500 feet), and the Pilgrim Rest Baptist Church (1,150 feet) and is unlikely to adversely affect them. There are few public schools nearby including Envision Academy of Arts and Technology (1,000 feet), Leadership Public Schools (1,200 feet) and the School for the Arts (600 feet) along with some private charter schools. Being located in downtown's nightlife district has not adversely affected these schools and one alcohol beverage sales establishment should not affect them. While Uptown and Downtown Oakland is visited by minors and their families, the proposal's restricted business plan ameliorates the issue because the front of the event space will have an art/retail space facing Broadway. This facility design has built-in sound attenuation characteristics because of the positions of structures. Staff believes that the alcoholic beverage service will protect nearby uses from adverse effects by conditions of approval and by the nature of the project itself.

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

The facility entrance provides disabled access. The 100 to 250 projected customers for various events would be mostly spaced throughout the day and evening, which minimizes the crowd management issues of the building tenants. The building entry does not impede pedestrian corridors.

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 building's façade shares an early-20th Century architectural theme compatible with nearby facilities and is similar to some of its neighbors, including size and shape of building volumes. The facility is of an architectural character that harmonizes with and enhances the area. The building will be preserved.

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

Any signage would be similar to past signage for this commercial building, and would not be overly large or obtrusive. No parking is provided on-site, which is consistent with the Oakland Planning Code standard for reuse of existing commercial buildings. The site is a short walking distance to BART, AC Transit, and to parking garages, which supplement on-street parking in the area.

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

As conditioned, there will be non-flammable trash containers installed proximate to the entrance of the facility and litter will be removed from the sidewalk and gutter in front of and to twenty feet beyond the premises.

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 PM and seven AM.**

The nearest dwellings, such as Uptown multifamily dwellings a few blocks away (800 feet), are sufficiently distant and/or buffered by building mass to limit noise effects. Existing roadway noise creates an ambient level which may mask some of the business's noise effects. Rows of commercial buildings block sound transmittal past these blocks. Attached conditions are provided to ameliorate some of the potential noise effects.

Section 17.103.030(B) - Special Use Permit Criteria

Finding C.1.below is not required for facilities in the Central Business District:

B. Special Restrictions on Establishments Selling Alcoholic Beverages.

1. **No Alcoholic Beverage Sales Commercial Activity shall be located closer than one thousand (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. **Activity is in conjunction with a Full-Service Restaurant; or**
 - c. **Establishments with twenty-five (25) or more full time equivalent (FTE) employees and a total floor area of twenty thousand (20,000) square feet or more.**

The property is within the Central Business District, therefore this separation is not a requirement.

17.103.030(B-3): Public Necessity and Convenience Findings (Central Business District Sites)

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

The proposed alcoholic beverage service is for special events with a casual theme different from that generally available to the public on this street. Where nearby larger businesses offer food and/or alcoholic beverage service, they do not all provide the particular customer service which the applicant proposes, with fast service, custom beverage production setting and affordable alcoholic beverage service.

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

An alcoholic beverage service would be compatible with and complimentary to other businesses in the Downtown/Uptown Oakland gourmet business concentration, providing economic benefits to the area. Such businesses serving alcoholic beverages in the Central Business District are not reported by consulted Police officers to cause significant increases in calls for police service.

- c. Alcohol sales are typically a part of this business in the City of Oakland (for example and not by way of limitation, alcohol sales in a Laundromat would not meet this criteria).**

Alcohol sales are a common use in downtown areas. The applicant's activity proposes alcoholic beverage service primarily to facilitate gathering for downtown workers nearby and for other customers including tourists.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved plans **June 19, 2015 and submitted March 28, 2016**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, 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 Approval, 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 or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

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

4. Minor and Major Changes

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

permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City’s Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers,

employees, and volunteers (hereafter collectively called “City”) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys’ fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called “Action”) against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys’ fees.

- b. Within ten (10) calendar days of the service on the City of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

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

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

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

11. Public Improvements

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

12. Recycling Space Allocation Requirements

Prior to issuance of a building permit

The design, location and maintenance of recycling collection and storage areas must substantially comply with the provision of the Oakland City Planning Commission "Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28. Pursuant to Section 17.118.020 of the Oakland Planning Code, this condition shall apply to new commercial and industrial development that requires a building permit. A minimum of two cubic feet of storage and collection area shall be provided for each dwelling unit and for each 1,000 square feet of commercial space.

Ongoing.

No deviation shall be made from the approved drawings or conditions of approval that alters the project's siting, height, exterior appearance, and/or required new landscaping without prior written approval from the Oakland Planning & Zoning Department.

13. Construction Practices

During construction.

All work shall apply the "Best Management Practices" (BMPs) for the construction industry, including BMPs for dust, erosion and sedimentation abatement per Section 15.04 of the Oakland Municipal Code, as well as all specific construction-related conditions of approval attached to this project.

SPECIFIC PROJECT CONDITIONS

14. Hours.

Ongoing.

The business may be open to the public for business from 7:30am to 2:00am. Any work outside these hours shall solely be staff preparation and not open to the public.

15. Signage.

Ongoing

The applicant/property owner shall continue to keep windows clear of visual obstructions including, but not limited to signage beyond 20% window coverage, any advertising displays, product racks, refrigerated equipment, cardboard, trash, wire mesh/security bars, reflective coatings, or other materials. Note that this is more restrictive than the state regulations related to signage.

16. Facility Management

a. Ongoing

Lighting shall be maintained providing enough illumination to identify loiterers standing in front of the storefront. Such illumination shall remain lit during all hours of darkness when the business is open.

b. Ongoing

The licensees/property owners shall clear the gutter and sidewalks twenty-five feet beyond the property lines along these streets of litter twice daily or as needed to control litter (sweep or mechanically clean weekly). The licensee shall clean the sidewalk with steam or equivalent measures once per month if required by the Zoning Manager.

c. Ongoing.

Graffiti shall be removed from the premises within 48 hours (2 days) of application.

d. Ongoing.

No pay phones are permitted outside the building.

e. Ongoing.

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 loiterers who refuse to leave. Persons hanging around the exterior of the establishment with no apparent business for more than ten minutes shall be asked to leave. Techniques discussed in the manual entitled "Loitering: Business and Community Based Solutions" may be used and are recommended by the Alcoholic Beverage Action Team.

17. Trash and litter

Prior to commencement of use and ongoing.

The applicant/property owner shall install and maintain at least one (1), non-flammable trash can located near the entrance of the store. Said trash receptacle shall be emptied as needed to avoid overflow and/or adverse odors.

18. Sign Modifications

Ongoing

Signs if modified shall receive all required Planning and Building permits to the satisfaction of the Zoning Manager.

19. Operational Noise-General

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

20. Security

Ongoing

The applicant shall provide one qualified security guard for the first fifty patrons, and one additional security guard for each additional increment of fifty patrons (one to fifty patrons per increment) during hours when alcoholic beverages are served.

SPECIFIC CONDITIONS RELATED TO ALCOHOL SALES

21. Conformance with State Department of Alcoholic Beverage Control regulations

Ongoing.

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 Operating Standards of the Business and Professions Code and local Performance Standards, 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.

22. Inclusion of conditions in State Department of Alcoholic Beverage Control license.

Prior to signing of State Department of Alcoholic Beverage Control zoning affidavit.

The applicant shall submit a letter to staff signed by the applicant addressed to the State Department of Alcoholic Beverage Control stipulating that they wish to include conditions number 14, 15, 16, 17, 18, 19, 20, 21 and 22 in the conditions of their ABC license. The Oakland Planning Commission may, after notice and hearing, revoke this Conditional Use Permit if the applicant fails to include the above conditions in the ABC license or fails to maintain an ABC license.

23. Cabaret Permit from City Administrator's Office

Prior to commencement of cabaret activities and ongoing thereafter

The applicant shall obtain a Cabaret Permit from the City Administrator's Office prior to operating cabaret activities such as music and dancing, and shall maintain such permit in good standing for any continued cabaret activities.

SPUR OAKLAND OFFICE & EVENT SPACE

1544 BROADWAY, OAKLAND, CA 94612



PROJECT NAME
OFFICE & EVENT SPACE

SPUR OAKLAND

1544 BROADWAY, OAKLAND, CA 94612

NOT FOR CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
00/00/0000		SCHEMATIC DESIGN	XX



DRAWN BY: DB
PROJECT NUMBER: 15-026
SHEET ISSUE DATE: 6/19/15
SHEET TITLE:

TITLE SHEET

SHEET NUMBER
A0.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APROV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OP	OPENING
BLKG	BLOCKING	OPP	OPPOSITE
BM	BEAM	ORIG	ORIGINAL
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAF	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
		PL	PLATE
CAB	CABINET	PN	PLATE NAILING
CBC	CALIFORNIA BUILDING CODE	PLYWD	PLYWOOD
CJ	CAST IRON	PT	POINT
CP	CAST IN PLACE	LB	POUND
COL	COLUMN	PRES	PRESSURE
CTR	CENTER	QUAL	QUALITY
CL	CENTER LINE	QUAN	QUANTITY
CTC	CENTER TO CENTER		
CER	CERAMIC		
CJ	CONSTRUCTION JOINT	PT	PRESSURE/ PRESERVATIVE TREATED
CL	CLEAR	PS	PRESTRESSED
CMU	CONCRETE MASONRY UNIT	PART	PARTITION
CON	CONNECTION		
CONT	CONTINUOUS	RAD	RADIUS
CP	COMPLETE PENETRATION	RWL	RAIN WATER LEADER
CS	COUNTERSUNK	RECPT	RECEPTACLE
CW	COLD WATER	REF	REFERENCE
		REIN	REINFORCEMENT, REINFORCED
DET	DETAIL	REQ	REQUIRED
DEPT	DEPARTMENT	RDMWD	REDWOOD
DIA	DIAMETER	RH	RIGHT HAND
DIV	DIVISION	RHR	RIGHT HAND REVERSE
DR	DOOR	RM	ROOM
DBL	DOUBLE	RND	ROUND
DF	DOUGLAS FIR	RO	ROUGH OPENING
DH	DOWN	REV	REVISION
DS	DIAGONAL SHEATHING		
DWG	DRAWING	SS	SANITARY SEWER
DRWR	DRAWER	SAD	SEE ARCHITECTURAL DRAWINGS
		SCD	SEE CONSULTANT DRAWINGS
(E)	EXISTING	SED	SEE ELECTRICAL DRAWINGS
EA	EACH	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EF	EACH FACE	SSD	SEE STRUCTURAL DRAWINGS
EW	EACH WAY	SLD	SEE LANDSCAPE DRAWINGS
EN	EDGE NAILING	SMD	SEE MECHANICAL DRAWINGS
EL	ELEVATION	SFMD	SEE FINISH CARPENTRY DRAWINGS
ELEV	ELEVATOR	SPD	SEE PLUMBING DRAWINGS
ELEC	ELECTRICAL	SJ	SEISMIC JOINT
ENG	ENGINEER	SCHED	SCHEDULE, SCHEDULE
EQ	EQUAL	SECT	SECTION
EQUIP	EQUIPMENT	SHT	SHEET
EX	EXHAUST	SM	SHEET METAL
EXP	EXPEDITE	SIM	SIMILAR
EXT	EXTERIOR	SP	SPACE
		SPEC	SPECIFICATION
FAB	FABRICATE	SG	SQUARE
FOC	FACE OF CONCRETE	SOFT	SOFT
FOF	FACE OF FINISH	ST	STRAP TIE
FOS	FACE OF STUD	STAG	STAGGERED
FOW	FACE OF WALL	SSTL	STAINLESS STEEL
FIN	FINISH	STAND	STANDARD
FF	FINISHED FLOOR	STL	STEEL
FE	FIRE EXTINGUISHER	STOR	STORAGE
FA	FIRE ALARM	STRUCT	STRUCTURAL
FLUR	FLOOR	SUS	SUSPENDED
FLUOR	FLUORESCENT	SYM	SYMMETRICAL
FL	FLUSH	SYS	SYSTEM
FOUND	FOUNDATION	TEMP	TEMPERED
FTNG	FOOTING	TH	THICKNESS
FR	FRAMING	THR	THREADED
FUR	FURRING	TD	TIE DOWN
		TAB	TOP AND BOTTOM
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED, GALVANIZING	TOC	TOP OF CONCRETE
GL	GLASS, GLAZING	TOF	TOP OF FINISH
GLULAM	GLUE LAMINATED BEAM	TOS	TOP OF PLATE
GYP BD	GYPSPUM BOARD	TOW	TOP OF STEEL
		TOW	TOP OF WALL
HVAC	HEATING VENTILATION & AIR CONDITIONING	TN	TRUE NORTH
HSR	HIGH STRENGTH RODS	TYP	TYPICAL
HSB	HIGH STRENGTH BOLT	UL	UNDER WRITERS LABORATORY
HT	HEIGHT	UNLESS OTHERWISE NOTED	
HD	HOLD DOWN	UTIL	UTILITY, UTILITIES
HORIZ	HORIZONTAL	VERT	VERTICAL
HW	HOT WATER	VIF	VERIFY IN FIELD
		VER	VERIFY
INC	INCLUDING, INCLUDED	VEST	VESTIBULE
INFO	INFORMATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
		W	WITH
JH	JOIST HANGER	WO	WITH OUT
JT	JOINT	WD	WOOD
		YD	YARD
LAM	LAMINATE		
LH	LEFT HAND		
LHR	LEFT HAND REVERSE		
LT	LIGHT		
LTW	LIGHT WEIGHT		
L	LONG, LENGTH		
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTO	MOUNTED		
MUL	MULLION		

PROJECT DIRECTORY

TENANT: SPUR OAKLAND
ROBERT OGILVIE
ROGILVIE@SPUR.ORG
510.250.8210

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510.457.0125

GRAPHIC SYMBOLS

DETAIL REFERENCE

DRAWING NUMBER --- # ---

SHEET NUMBER --- # ---

DETAIL SECTION REFERENCE

DRAWING NUMBER --- # ---

SHEET NUMBER --- # ---

BUILDING SECTION REFERENCE

DRAWING NUMBER --- # ---

SHEET NUMBER --- # ---

WALL SECTION REFERENCE

DRAWING NUMBER --- # ---

SHEET NUMBER --- # ---

EXTERIOR ELEVATION REFERENCE

DRAWING NUMBER --- 1 ---

SHEET NUMBER --- # ---

INTERIOR ELEVATION REFERENCE

DRAWING NUMBER --- 1 ---

SHEET NUMBER --- # ---

REVISION REFERENCE

--- # ---

DOOR REFERENCE

--- ## ---

WINDOW REFERENCE

--- # ---

ELEVATION DATUM

--- # ---

ROOM NUMBER

--- ### ---

PARTITION TYPE

--- # ---

FINISH CEILING HEIGHT

--- 'X'-X" ---

PROJECT DESCRIPTION

THE PROJECT IS A TENANT IMPROVEMENT FOR AN OFFICE AND GROUP ASSEMBLY SPACE IN AN EXISTING BUILDING. SHELL IMPROVEMENTS, INCLUDING UTILITIES, FIRE SPRINKLERS, STRUCTURAL RETROFIT, EXIT CORRIDORS, GROUND FLOOR RESTROOMS HAVE BEEN COMPLETED BY OTHERS.

THIS PROJECT WILL PROVIDE FOR FLOOR, WALL AND CEILING FINISHES, PARTITIONS, CASEWORK, LIGHTING, ELECTRICAL, PLUMBING, MECHANICAL DISTRIBUTION, A/V EQUIPMENT, SKYLIGHTS AND REPAIR TO AN EXISTING STAIR.

THE GROUND FLOOR INCLUDES A DOUBLE-HEIGHT SPACE USED FOR GROUP ASSEMBLY. SUPPORT SPACES INCLUDING OFFICES, STORAGE, PREP KITCHEN AND A SERVING AREA ARE LOCATED AT THE REAR. THE EXISTING SECOND FLOOR WILL BE FINISHED TO ACCOMMODATE ADDITIONAL OFFICE SPACE. THE EXISTING RESTROOMS WILL BE REPLACED WITH A NEW RESTROOM.

PROJECT DATA

ZONING INFO

BUILDING ADDRESS: 1544 BROADWAY
OAKLAND, CA 94612

ASSESSOR'S PARCEL #: 8-622-7
ZONING DISTRICT: CBD-P

HEIGHT LIMIT: NO LIMIT
PROPOSED HEIGHT: NO CHANGE

REQUIRED PARKING: 0
PROVIDED PARKING: 0

BUILDING CODE INFO

OCCUPANCY TYPE: NONSEPARATED MIXED OCCUPANCY
A-3 - GROUP ASSEMBLY
B - OFFICE
TYPE III-B
YES

CONSTRUCTION TYPE: TYPE III-B
SPRINKLERED: YES

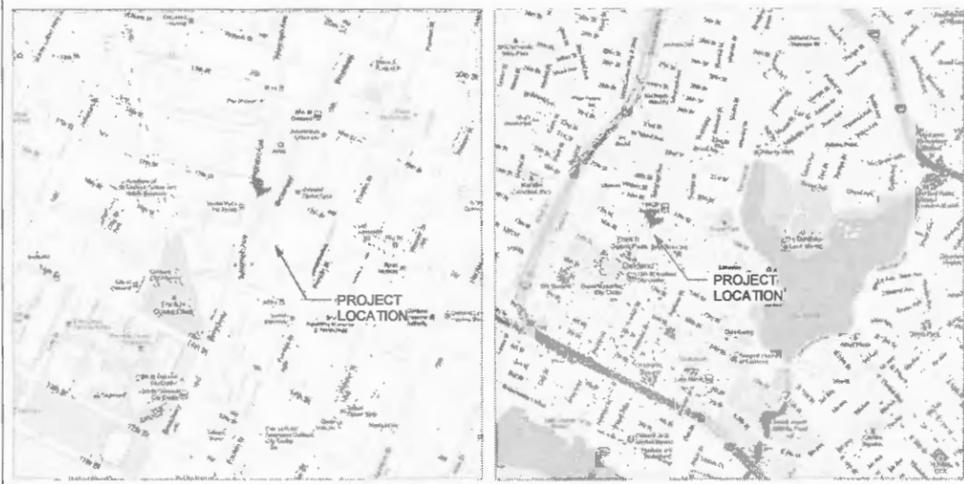
ALLOWABLE AREA: 11,500 SF PER CBC TABLE 503
ALLOWABLE HEIGHT: 2 STORIES & 5'

BUILDING HEIGHT: 2 STORIES & 2'

GROSS BUILDING AREA:
BASEMENT: 2,210 SF
GROUND FLOOR: 11,404 SF
MEZZANINE: 3,729 SF

GROSS PROJECT AREA:
BASEMENT: 840 SF
GROUND FLOOR: 5,064 SF
MEZZANINE: 1,892 SF
TOTAL: 7,796 SF

PROJECT LOCATION



GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, CONSISTING OF THE: 2013 CALIFORNIA BUILDING CODE (CBC), 2010 CALIFORNIA MECHANICAL CODE (CMC), 2010 CALIFORNIA PLUMBING CODE (CPC), 2013 CALIFORNIA FIRE CODE (CFC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), AS WELL AS 2013 CALIFORNIA ENERGY STANDARDS.
- ALL WORK SHALL CONFORM TO THE CONTRACT WHICH INCLUDES THE OWNER/CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH CONTAINS THE GENERAL AND SUPPLEMENTARY CONDITIONS, AND THE SPECIFICATIONS), THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN PRIOR TO SUBMITTING COST PROPOSAL. ANY CONFLICT OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE OWNER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. FAILURE TO REPORT CONFLICT OR OMISSIONS WILL NOT RESULT IN ADDITIONAL COSTS TO OWNER.
- IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND CONSULTANTS' DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHOULD BE CONTACTED.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS ON THE JOBSITE. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE AND CONFORM TO BUILDING'S RULES AND REGULATIONS. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOUR BASIS TO BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ALL UTILITIES DETERMINED, IN THE COURSE OF CONSTRUCTION, AS BEING NECESSARY TO BE REMOVED, WHICH HAVE NOT OTHERWISE BEEN NOTED FOR REMOVAL IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH ARCHITECT AND OWNER'S REPRESENTATIVE. WHETHER PREDETERMINED IN THE CONSTRUCTION DOCUMENTS OR DETERMINED LATER IN FIELD, DISCONNECT, CUT BACK TO SOURCE, AND CAP ALL UTILITY SERVICES REMOVED. SEAL ALL PENETRATIONS CREATED BY REMOVAL OF UTILITIES TO MATCH ADJACENT CONSTRUCTION AND FINISHES.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLACE.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYPED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS.
- COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- WORK AREAS ARE TO REMAIN CLEAR, SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE TO ENSURE SECURITY.
- REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS OR CONSTRUCTION. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED. CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN AT THE END OF THE PROJECT. THIS SHALL INCLUDE CLEANING OF ALL INTERIOR AND EXTERIOR GLASS AND FRAMES, BOTH NEW AND EXISTING.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, LOCAL) GOVERNING THE WORK. THE MOST STRINGENT ORDINANCES, RULES AND REGULATIONS SHALL APPLY.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS SHOWN OR REFERRED TO ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
- SUBSTITUTIONS, REVISION OR CHANGES MUST BE SUBMITTED TO OWNER FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION OR INSTALLATION OR OWNER WILL NOT BE LIABLE FOR PAYMENT.

GENERAL NOTES

- REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
- ALL WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, BUILDING FACILITIES DURING ALL PHASES OF WORK. MINIMUM DISTURBANCE OF EXISTING BUILDING FUNCTIONS AND OCCUPANTS IS ESSENTIAL.
- THE SCOPE OF WORK AND ADJACENT AREAS SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS WORK. ANY DAMAGE THAT OCCURS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING.
- ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- CONTRACTOR SHALL CONFIRM DURING THE PRICING PERIODS ON-SITE DELIVERY DATES OF ALL MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE OWNER IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATION, THE OWNER WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTION.
- PRESERVE AND MAINTAIN EXISTING EXITS DURING DEMOLITION AND CONSTRUCTION PHASES.
- PROVIDE EXIT ILLUMINATION & SIGNS PER CBC SEC. 1006 & 1011.
- ALL WORK SHALL MEET FEDERAL, STATE, AND LOCAL BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION IN ADDITION TO ADA REQUIREMENTS.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING LOCATIONS SHOWN ON PLANS ARE FOR DESIGN INTENT ONLY.
- THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL, A DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF WORK AND MECHANICAL OR ELECTRICAL DISRUPTIONS TO BUILDING SERVICES.
- REVIEW MECHANICAL SYSTEM TO DETERMINE IF RETURN AIR PLENUMS EXIST. WHERE APPLICABLE, MATERIALS EXPOSED IN RETURN AIR PLENUMS MUST MEET THE SPECIFIC REQUIREMENT FOR SUCH AN APPLICATION IN THE NATIONAL ELECTRICAL CODE AND UNIFORM MECHANICAL CODE. THIS INCLUDES THE TELEPHONE AND COMPUTER CABLES.
- THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE LIMITS SET FORTH IN CBC SEC. 803.1 & TABLE 803.5. IN ADDITION, CARPETING OR SIMILAR MATERIAL HAVING A NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE AS WALL OR CEILING FINISH MUST HAVE A CLASS A FLAMESPREAD CLASSIFICATION.
- PROVIDE LOCK BOX AS REQUIRED BY FIRE INSPECTOR.
- ALL SEAMS, GAPS, CRACKS, AND CREVICES IN MILLWORK, TRIM, KITCHEN EQUIPMENT ATTACHED TO WALLS, BASE TILE, ETC. ARE TO BE COMPLETELY FILLED WITH CLEAR SILICONE TO OWNER'S APPROVAL.
- ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. IN CASE OF UNCERTAINTY OR CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING. FLOOR PLAN BY ARCHITECT SUPERCEDES OTHER PLANS. VERIFY EXACT LOCATIONS IN FIELD.
- ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 3" OR CENTERED IN SPACE, U.O.N.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.

GENERAL NOTES

- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE-PROTECTION, AND DESIGN/BUILD CONTRACTORS AND SUBMIT ALL DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL SHOP DRAWINGS, FOR FABRICATED ITEMS, CATALOG CUTS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR TO THE ARCHITECT FOR APPROVAL TWO (2) WEEKS PRIOR RELEASE FOR FABRICATION / PURCHASING.
- WHERE INDICATED, REFER TO ENLARGED PLANS FOR WALL TYPES, DIMENSION, SPOT ELEVATIONS AND DETAIL REFERENCES
- PROVIDE REQUIRED PROTECTION FOR THROUGH PENETRATION AND MEMBRANE PENETRATIONS OF FIRE-RESISTANCE-RATED WALL ASSEMBLIES (CBC 714.3) AND RESISTANCE RATED FLOOR/CEILING HORIZONTAL ASSEMBLIES (CBC 714.4)

FIRE PROTECTION NOTES

- ALL FIRE SPRINKLER WORK SHALL COMPLY WITH NFPA 13, LATEST EDITION, AND THE 2013 FIRE CODE.
- FIRE SPRINKLER DESIGN/BUILD CONTRACTOR TO PROVIDE AT LEAST THREE COPIES OF SHOP QUALITY DRAWINGS, HYDRAULIC CALCULATIONS (IF OF HYDRAULIC DESIGN), PERMIT APPLICATION AND FEES TO THE CITY BUILDING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
- A SYSTEM TEST ON NEW OR MODIFIED FIRE SPRINKLER SHALL BE WITNESSED BY THE CITY FIRE PREVENTION DEPARTMENT PRIOR TO ANY PORTION BEING CONCEALED. GIVE AT LEAST 48 HOURS NOTICE FOR INSPECTION.
- A LICENSED FIRE PROTECTION CONTRACTOR SHALL PERFORM ALL DESIGNS, PROVIDE ALL MATERIALS AND LABOR TO MODIFY EXISTING, AND ADD NEW SPRINKLER SYSTEM TO ACCOMMODATE THE NEW AREA MODIFICATIONS
- THE QUANTITIES, LOCATION, AND SIZES OF THE PROPOSED NEW AND RELOCATED HEADS, PIPING AND FIRE HOSE CABINETS, IF SHOWN, ARE FOR REFERENCE ONLY. THE LICENSED FIRE PROTECTION CONTRACTOR IS RESPONSIBLE TO FIELD MEASURE THE EXISTING SYSTEM AND DETERMINE THE EXACT QUANTITIES, LOCATIONS AND SIZES OF THE COMPLETE NEW AND MODIFIED SPRINKLER SYSTEM OVER THE AFFECTED AREA, I.E. HEADS, PIPING, FIRE HOSE CABINETS, ETC.
- THE FIRE SPRINKLER SYSTEM SHALL BE A WET-PIPE CALCULATED SYSTEM.
- SPRINKLER SHALL BE INSTALLED ABOVE AND BELOW CEILING, UNDER CANOPIES AND OVERHANGS, AND ALL OTHER AREAS AS REQUIRED BY CODE AND THE LOCAL ADOPTIVE ORDINANCE.
- FIRE EXTINGUISHERS SHALL BE PLACED SO THAT THE MAXIMUM TRAVEL DISTANCE IS 75 FEET. THE LOCATIONS WILL BE FIELD REVIEWED BY THE INSPECTOR.
- THE LOCATION OF THE KNOX BOX WILL BE FIELD REVIEWED BY THE FIRE INSPECTOR AND CHANGES/ADDITIONS MAY BE REQUIRED.
- THE ON-SITE ACCESS WAYS AND INTERNAL DRIVES SHALL BE FIELD REVIEWED BY THE FIRE INSPECTOR TO VERIFY COMPLIANCE.
- IF ALARMS/EMERGENCY WARNING SYSTEMS ARE REQUIRED BY THE BUILDING CODE OR NFPA, VISUAL ALARMS (STROBE LIGHTS) MUST BE INSTALLED IN THE FOLLOWING AREAS
A) RESTROOMS
B) CORRIDORS
C) MEETING ROOMS
D) ALL OTHER AREAS FOR COMMON USE

CODE SUMMARY

2013 CALIFORNIA BUILDING CODE (CBC)
2013 CALIFORNIA MECHANICAL CODE (CMC)
2013 CALIFORNIA PLUMBING CODE (CPC)
2013 CALIFORNIA FIRE CODE (CFC)
2013 CALIFORNIA ELECTRICAL CODE (CEC)
2013 CALIFORNIA ENERGY STANDARDS

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

PLUMBING FIXTURE CALCS

OCCUPANT LOAD	
GROUP A OCCUPANCY:	2,848 SF
GROUP B OCCUPANCY:	2,911 SF
OCCUPANT LOAD FACTOR (GROUP A):	30 SF/OCC
OCCUPANT LOAD FACTOR (GROUP B):	200 SF/OCC
GROUP A OCCUPANTS: 95	
GROUP B OCCUPANTS: 15	
TOTAL OCCUPANTS: 110	
MALE OCCUPANTS: 55	
FEMALE OCCUPANTS: 55	
MINIMUM PLUMBING FIXTURE COUNT	
MALE	
WATER CLOSETS REQUIRED:	2
WATER CLOSETS PROVIDED:	2
URINALS REQUIRED:	1
URINALS PROVIDED:	1
LAVATORIES REQUIRED:	1
LAVATORIES PROVIDED:	2
FEMALE	
WATER CLOSETS REQUIRED:	3
WATER CLOSETS PROVIDED:	3
LAVATORIES REQUIRED:	1
LAVATORIES PROVIDED:	2
UNISEX	
WATER CLOSETS REQUIRED:	0
WATER CLOSETS PROVIDED:	1
LAVATORIES REQUIRED:	0
LAVATORIES PROVIDED:	1

PROJECT DATA



PROJECT NAME
OFFICE & EVENT SPACE
SPUR OAKLAND

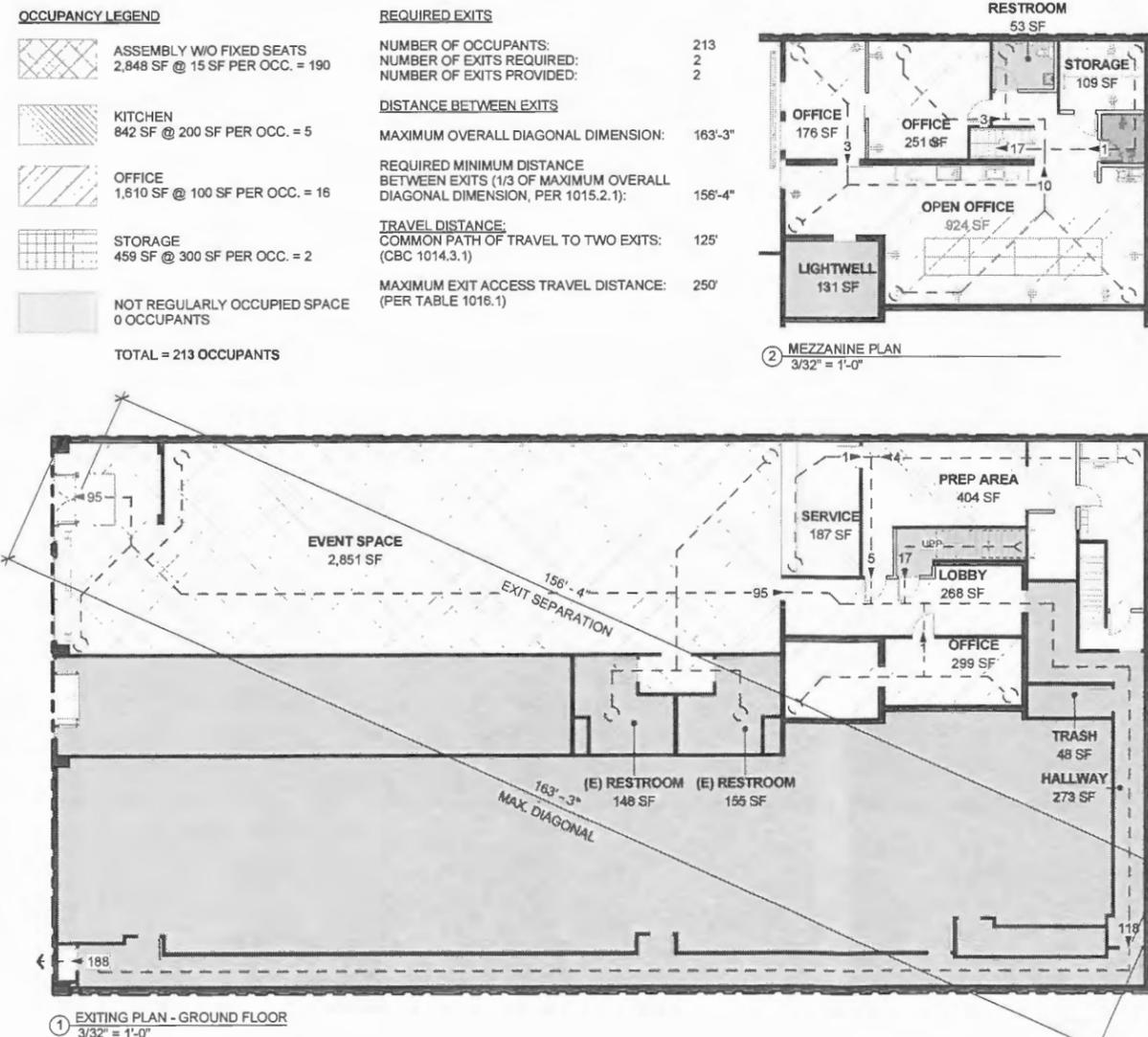
1544 BROADWAY, OAKLAND, CA 94612

NOT FOR CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

OCCUPANCY/EXITING CALCULATIONS & DIAGRAM



#	DATE	ISSUES & REVISIONS	BY

N
PROJECT NORTH
TRUE NORTH

DRAWN BY: DB
PROJECT NUMBER: 15-026
SHEET ISSUE DATE: 6/19/15
SHEET TITLE:

GENERAL NOTES/CODE ANALYSIS

SHEET NUMBER

A0.2

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



PROJECT NAME
OFFICE & EVENT SPACE

SPUR OAKLAND

1544 BROADWAY, OAKLAND, CA 94612

NOT FOR CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY



DRAWN BY: DB
 PROJECT NUMBER: 15-026
 SHEET ISSUE DATE: 6/19/15
 SHEET TITLE:

DEMOLITION PLANS

SHEET NUMBER
A2.0

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

SHEET NOTES

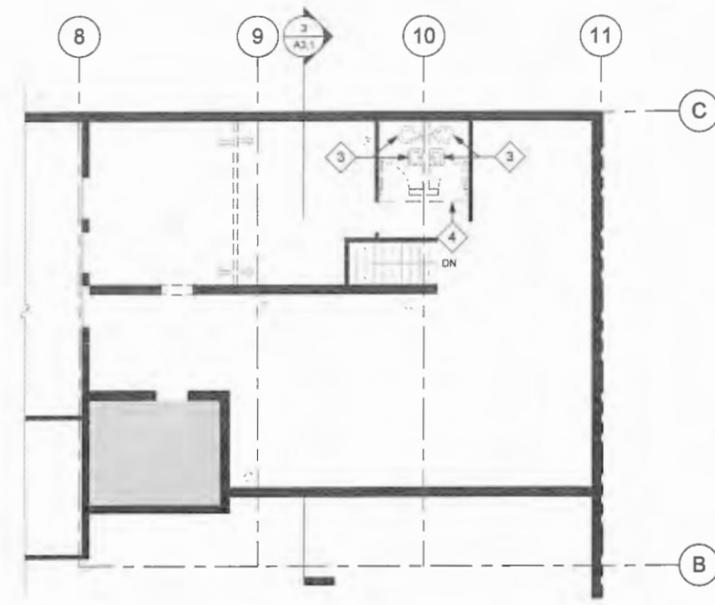
1. ALL ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE PROTECTED IN PLACE.
2. CONTRACTOR TO VERIFY (E) CONDITIONS. IN CASE OF CONFLICT BETWEEN DRAWINGS AND (E) CONDITIONS, NOTIFY THE ARCHITECT.
3. SAFELY REMOVE ALL HAZARDOUS MATERIALS.
4. ELECTRICAL DEVICES SHOWN ON THIS PLAN ARE EXISTING TO REMAIN. DEMOLISH ALL OTHER EXISTING ELECTRICAL DEVICES BACK TO SOURCE.

KEY NOTES

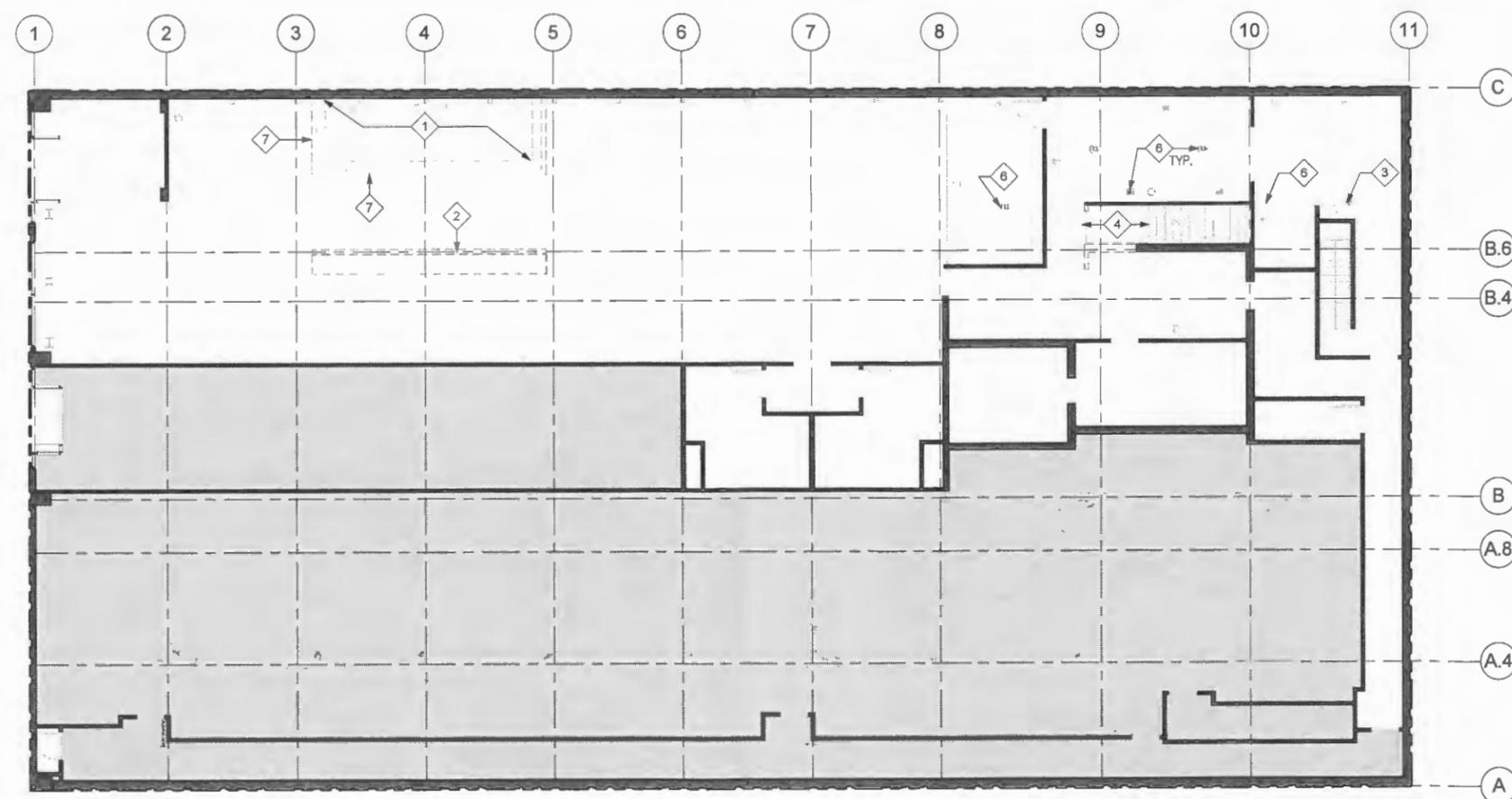
- 1 REMOVE (E) BAR AND CAP ALL REMAINING PLUMBING AND GAS LINES BELOW FLOOR LEVEL
- 2 REMOVE (E) BUILT IN BENCH
- 3 REMOVE (E) PLUMBING FIXTURE
- 4 REMOVE (E) WOOD STEP
- 5 DOOR OPENING IN (E) WALL
- 6 (E) PLUMBING TO REMAIN
- 7 REMOVE AND SALVAGE (E) WOOD COUNTERTOP

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING ITEM TO BE DEMOLISHED, REFER TO KEY NOTES ABOVE
- EXISTING WALL TO REMAIN
- AREA NOT IN CONTRACT

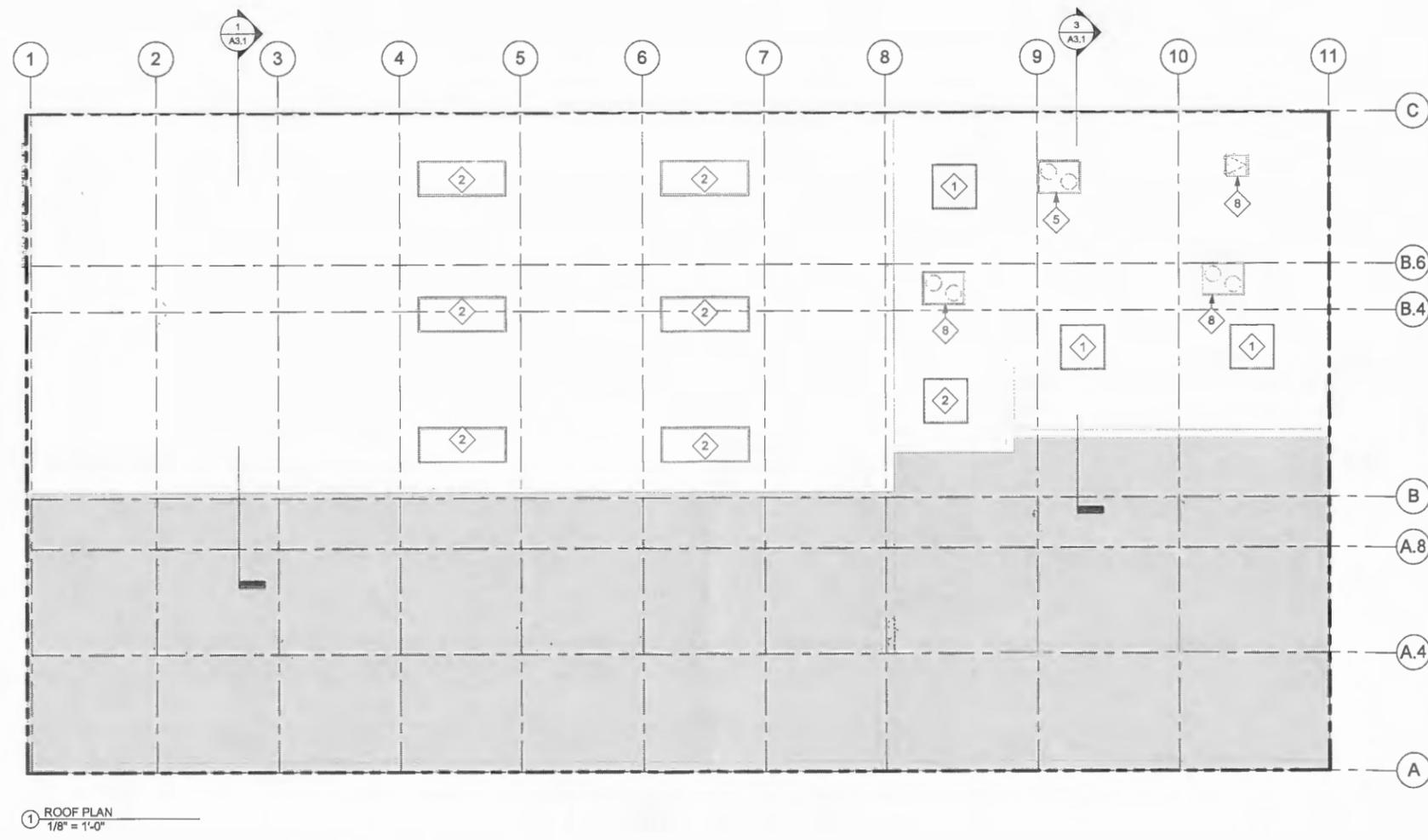


2 SECOND FLOOR DEMOLITION PLAN
 1/8" = 1'-0"

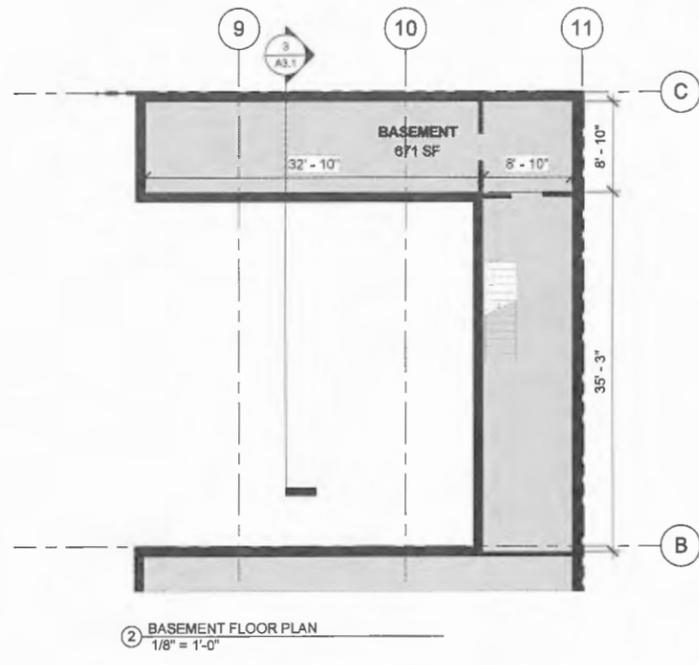


1 GROUND FLOOR DEMOLITION PLAN
 1/8" = 1'-0"

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



2 BASEMENT FLOOR PLAN
1/8" = 1'-0"

SHEET NOTES

- 1. ALL LIGHTING IS 120V.
- 2. HEIGHT OF (E) STRUCTURE AND CEILINGS IS APPROXIMATE. VERIFY IN FIELD.

KEY NOTES

- 1 (N) SKYLIGHT
- 2 (E) SKYLIGHT
- 3 (E) WOOD ROOF TRUSS
- 4 (E) STEEL STRUCTURE
- 5 (E) ROOF HATCH
- 6 (E) ROOF ACCESS LADDER
- 7 (E) STAIR
- 8 MECHANICAL DUCTWORK CONNECTION TO RTU
- 9 72 LF UNISTRUT ATTACHED TO (E) TRUSS FOR HANGING EXHIBITS
- 10 PROJECTOR, MOUNTED ON (E) TRUSS
- 11 16' WIDE PROJECTION SCREEN, MOUNTED ON (E) TRUSS
- 12 CURTAIN DIVIDER
- 13 PATCH AND REPAIR SURROUNDING WALLS AT (E) SKYLIGHT
- 14 EXHAUST FAN
- 15 TYPE 2 HOOD
- 16 (E) MECHANICAL UNIT

LEGEND

- NEW UNRATED CONSTRUCTION
- NEW 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- EXISTING WALL TO REMAIN
- AREA NOT IN CONTRACT
- WALL TYPE
- WINDOW TYPE
- DOOR TAG



PROJECT NAME
OFFICE & EVENT SPACE

SPUR OAKLAND

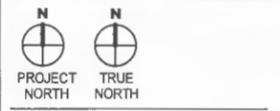
1544 BROADWAY, OAKLAND, CA 94612

NOT FOR CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY



DRAWN BY: DB

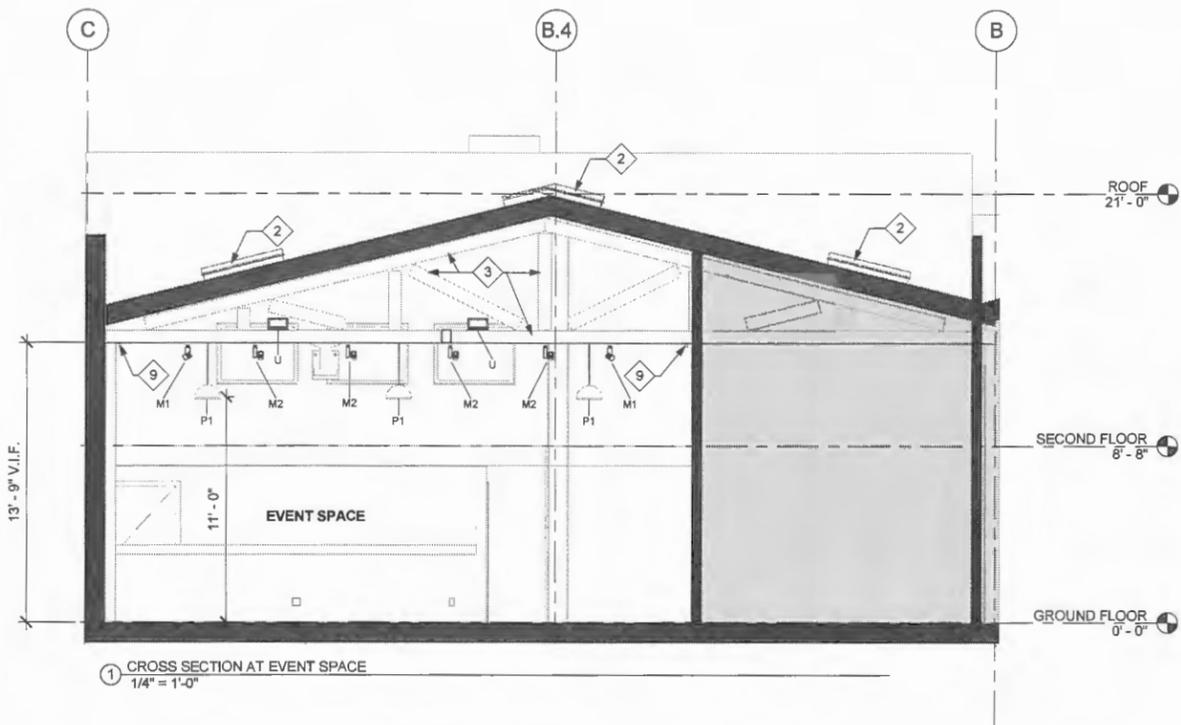
PROJECT NUMBER: 15-026

SHEET ISSUE DATE: 6/19/15

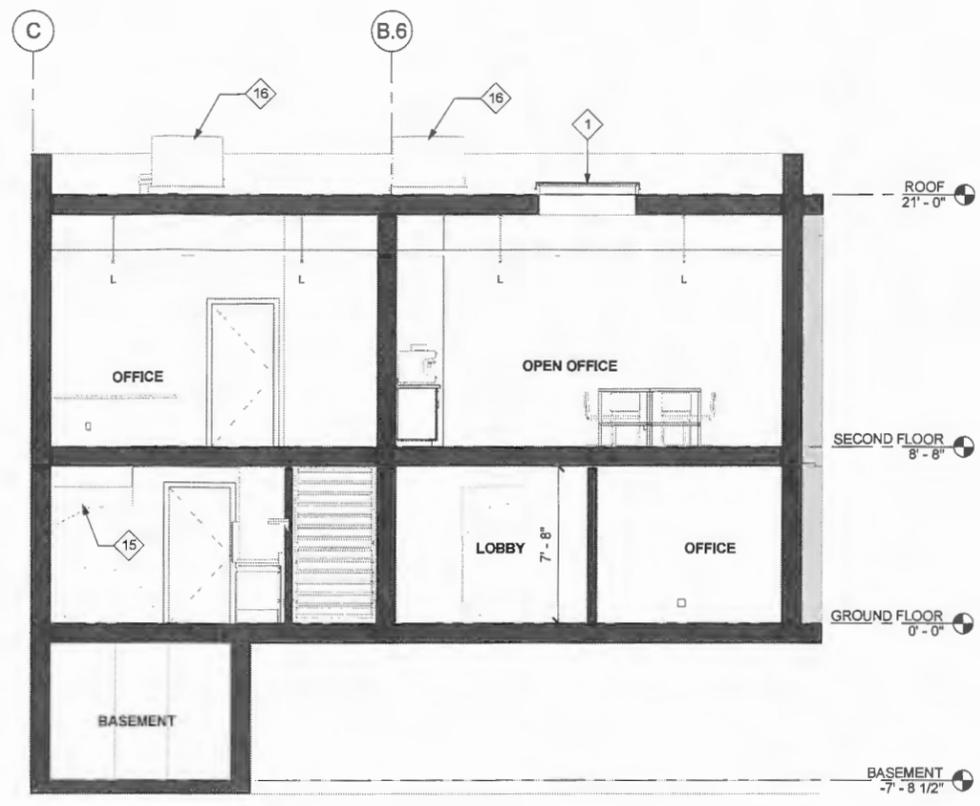
SHEET TITLE:
BASEMENT AND ROOF PLAN

SHEET NUMBER
A2.2

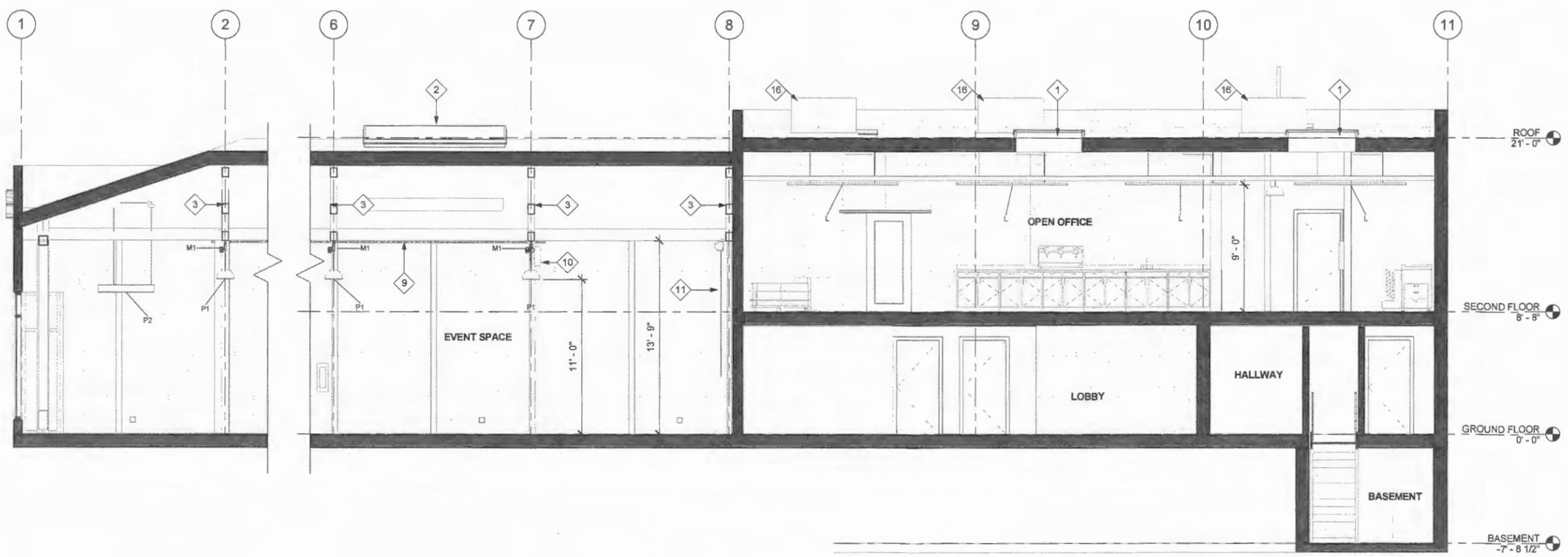
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



1 CROSS SECTION AT EVENT SPACE
1/4" = 1'-0"



3 CROSS SECTION AT OFFICE
1/4" = 1'-0"



2 LONGITUDINAL SECTION Copy 1
1/4" = 1'-0"

SHEET NOTES

1. ALL LIGHTING IS 120V.
2. HEIGHT OF (E) STRUCTURE AND CEILINGS IS APPROXIMATE. VERIFY IN FIELD.

KEY NOTES

- 1 (N) SKYLIGHT
- 2 (E) SKYLIGHT
- 3 (E) WOOD ROOF TRUSS
- 4 (E) STEEL STRUCTURE
- 5 (E) ROOF HATCH
- 6 (E) ROOF ACCESS LADDER
- 7 (E) STAIR
- 8 MECHANICAL DUCTWORK CONNECTION TO RTU
- 9 72 LF UNISTRUT ATTACHED TO (E) TRUSS FOR HANGING EXHIBITS
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- 16 (E) MECHANICAL UNIT



PROJECT NAME
OFFICE & EVENT SPACE

SPUR OAKLAND

1544 BROADWAY, OAKLAND, CA 94612

NOT FOR CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY



DRAWN BY: DB
PROJECT NUMBER: 15-026
SHEET ISSUE DATE: 6/19/15
SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER
A3.1

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PROJECT NAME
OFFICE & EVENT SPACE

SPUR OAKLAND

1544 BROADWAY, OAKLAND, CA 94612

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#	DATE	ISSUES & REVISIONS	BY

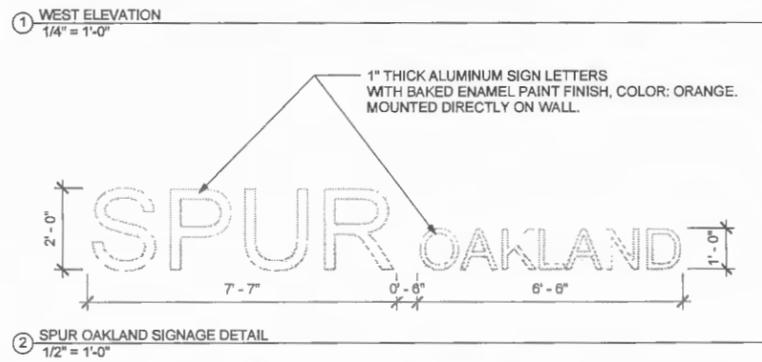
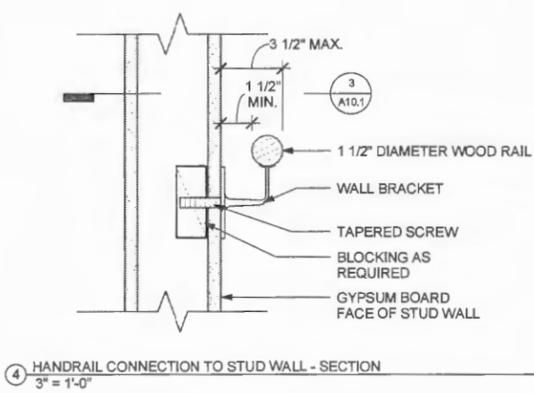
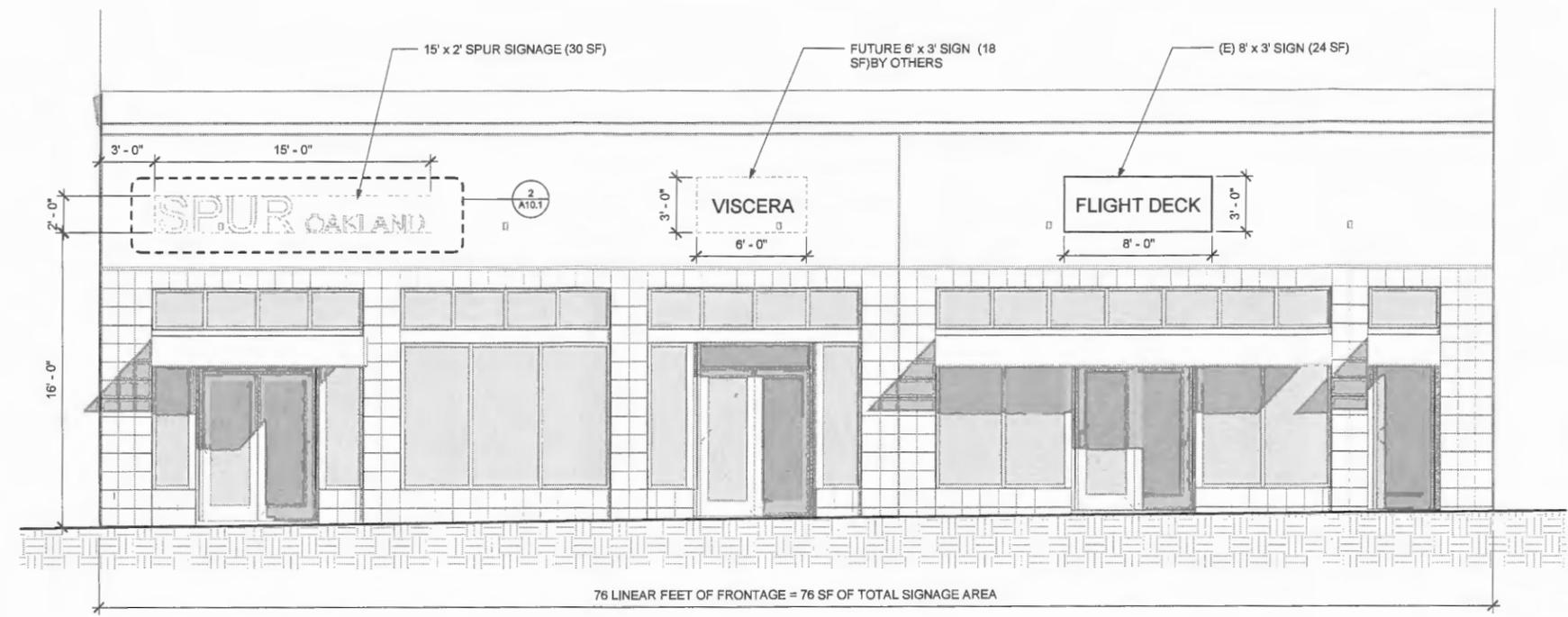
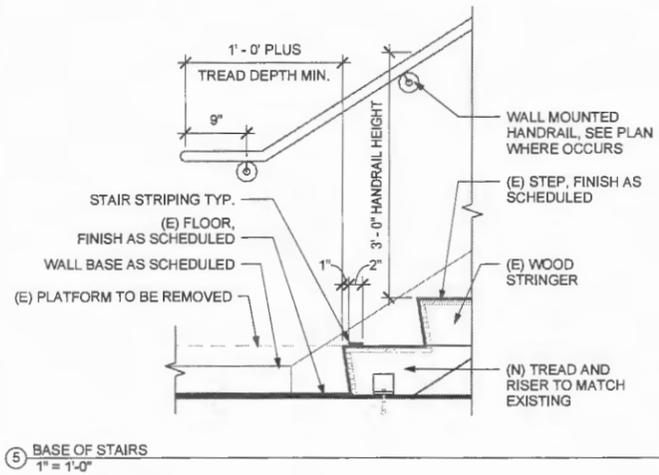


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PROJECT NUMBER: 15-026
SHEET ISSUE DATE: 6/19/15
SHEET TITLE:

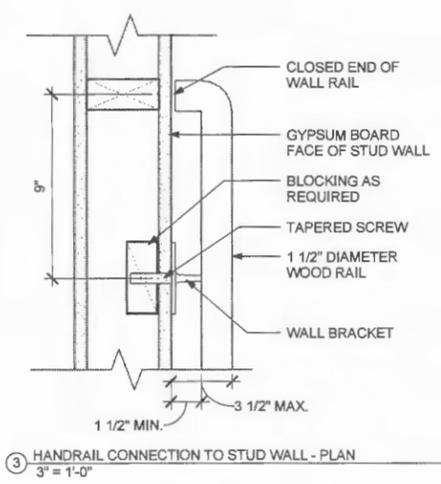
DETAILS

SHEET NUMBER
A10.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



SIGNAGE AREA:	1 SF SIGNAGE PER 1 LF OF FRONTAGE
SIGNAGE AREA RATIO:	76 LF
BUILDING FRONTAGE:	76 SF
ALLOWABLE SIGNAGE AREA:	76 SF
"FLIGHT DECK" SIGNAGE AREA:	24 SF
FUTURE "VISCERA" SIGNAGE AREA:	18 SF
ALLOWABLE "SPUR" SIGNAGE AREA:	34 SF
PROPOSED "SPUR" SIGNAGE AREA:	30 SF
TOTAL SIGNAGE AREA:	72 SF



6/19/2015 12:55:57 PM




AMATO
 ARCHITECTURE

1544 PARK AVENUE
 EMERYVILLE CA, 94608
 TELE 510.420.0210
 CELL 510.499.2080



PROJECT PROGRESSION:	DATE:
ISSUE FOR CUP	03.28.16

**E V E N T
S P A C E**

1544 BROADWAY
OAKLAND, CA 94612
APN NO. 8-622-7

SHEET TITLE:	
NEIGHBORHOOD PHOTOGRAPHS	
SCALE	N/A
DRAWN BY	RAM
JOB #	2015-24
PLOT PLAN	

SHEET NO.: **A-0.0**

**SPUR**

San Francisco | San Jose | Oakland

July 6, 2016

City of Oakland Zoning and Planning Commission
250 Frank H. Ogawa Plaza
Oakland, CA 94612

Dear Planning Commissioner:

We are writing to urge you to approve a conditional use permit for a new Downtown Oakland event space at 1544 Broadway (PLN16084) for which you have scheduled a review on July 20, 2016. This is a space that SPUR is sharing with Steady Hand Venues, llc. (DBA 1544 Events). We are already offering a regular schedule of day-time seminars and events, and Steady Hand Ventures plans to schedule evening and weekend events. This will be a good fit for us and for the space.

From the perspective of the SPUR, this event space is a needed addition to Downtown Oakland because it will provide a high-quality gathering place for local constituents and Oakland visitors. Customers will include local businesses, non-profits, arts and educational organizations, families and individuals. The events will include everything from product launches and company retreats, to fundraisers and holiday parties.

The new event space will include a modern kitchen and will be licensed to serve alcohol, enabling it to accommodate gatherings featuring meals and beverages. With SPUR operating during weekdays and Steady Hand Venues operating on evenings and weekends the 1544 Broadway event space will have to potential to attract much needed foot traffic and activity to the Downtown Broadway corridor on a more regular basis. We think this will be good for Downtown and good for Oakland.

Should you have any questions, please do not hesitate to contact me at rogilvie@spur.org. We hope that you move this legislation forward.

Sincerely,

Robert S Ogilvie
Oakland Director



July 5, 2016

City of Oakland Planning Commission
250 Frank Ogawa Plaza
Oakland, CA 94612

RE: PLN 16084, 1544 BROADWAY

Dear Planning Commissioners:

Visit Oakland writes to you in strong support of 1544 Events, which is seeking a conditional use permit from you on July 20, 2016 for a new Downtown Oakland events-only venue at 1544 Broadway.

Visit Oakland sees 1544 Events as a major benefit to the City's efforts to attract tourists and locals to Downtown neighborhoods because it addresses an unmet need: A space that caters to special events in a way that restaurants and bars cannot.

Downtown Oakland's reputation as a destination has increased dramatically in recent years, based on the addition of new restaurants, bars and art galleries. But, Oakland continues to suffer from a shortage of hotels and other locales suited for events, which are an important component of downtowns that are lively and dynamic in the evening.

Activity tends to beget more activity and we believe 1544 events, which will locate near two BART stations and on a major bus route, will bring much-welcomed foot traffic, particularly in the evening. As a result, we expect that a mutually-beneficial relationship will develop between 1544 Events and existing businesses.

The fact that 1544 Events will share space with SPUR gives the new venue a high profile and likelihood of success. It's also good for the neighborhood. SPUR typically sponsors several daytime discussions each month and an occasional evening gathering. With day and evening business, 1544 Events will create a more continuous buzz.

We urge you to approve 1544 Events' conditional use permit application on July 20. Doing so will make an important contribution to enlivening and improving Downtown Oakland.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Everton", written in a cursive style.

Mark Everton
President & CEO
Visit Oakland

OAKLAND

CHAMBER of COMMERCE

July 5, 2016

City of Oakland Planning Commission
250 Frank Ogawa Plaza
Oakland, CA 94612

Dear Planning Commissioners:

The Oakland Chamber of Commerce is writing to urge you to approve a conditional use permit for a new Downtown Oakland event space at 1544 Broadway (PLN16084), which you are scheduled to review on July 20, 2016. From the Chamber's perspective, the venue is a welcome addition to Downtown Oakland because it will provide a high-quality gathering place for local customers and Oakland visitors seeking a place that caters to their specific needs and interests. Such a venue is good for Oakland commerce and will enhance the surrounding neighborhood.

The proposed event space serves an unmet need because many Oakland venues are secondary to a bar, restaurant, or nightclub, in which events must account for existing conditions, such as the presence of other groups, a fixed menu or a pre-arranged music schedule. In addition, although Oakland is gaining popularity as a destination, Downtown is often quiet at night. We expect that nearby businesses, restaurants and bars will benefit from the new event space, which will attract foot traffic and activity to the Downtown Broadway corridor, primarily in the evening.

The event venue's success will be bolstered by sharing the space at 1544 Broadway with the Oakland office of SPUR, an urban planning and good government think tank, which opened an Oakland office last year. Much like the Chamber, most of SPUR's events are lunchtime forums, which creates a symbiotic opportunity for evening events at this location.

The venue's operators have an impressive track record at their long-standing gallery and event space, TERRA, in San Francisco. They feel strongly that the 1544 Broadway location works well for their concept, and as stated above, we agree.

Based on our review, the proposed event venue will improve the quality of life in the community and will enhance the surrounding area. The Chamber of Commerce strongly supports the new event venue at 1544 Broadway and asks that you approve its conditional use permit application.

Sincerely,



Barbara Leslie
President & CEO



UPTOWN DOWNTOWN

Downtown Oakland and Lake Merritt/Uptown Community Benefit Districts

July 6, 2016

CITY OF OAKLAND PLANNING COMMISSION
250 Frank H. Ogawa Plaza Ste. 3315
Oakland, CA 94612

Dear Planning Commissioner:

We are writing to urge you to approve a conditional use permit for a new Downtown Oakland event space at 1544 Broadway (PLN16084), which you are scheduled to review on July 20, 2016. From the perspective of the Downtown Oakland Association, the event space is a welcome addition to Downtown Oakland because it will provide a high-quality gathering place for local constituents and Oakland visitors seeking a locale that will cater to their specific needs and interests. Expected customers are businesses, non-profits, arts and educational organizations, families and individuals. Events will include everything from product launches and company retreats to fundraisers and holiday parties.

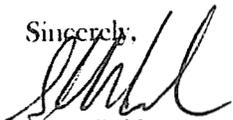
The proposed new event space serves an unmet need identified by the Downtown Oakland Association because many Oakland venues are secondary to a bar, full service restaurant, or nightclub, in which events must account for existing activities, such as the presence of other groups, a fixed menu or a pre-arranged music schedule. The new event space will include a modern kitchen and will be licensed to serve alcohol, enabling it to accommodate gatherings featuring meals and beverages.

While Oakland is gaining popularity as an event destination Downtown Oakland between 10th Street and 17th Street is often still quiet at night. We expect that nearby businesses, restaurants, and bars will benefit from the new event space, which will attract foot traffic and activity to the Downtown Broadway corridor.

The event venue's prospects are bolstered by sharing the space at 1544 Broadway with the Oakland office of SPUR, an urban planning and good government think tank, which opened an Oakland office just last year. SPUR already has had a positive impact on the neighborhood by offering a regular schedule of seminars and events during the day and evening that attract individuals from around the Bay Area.

As an organization, we support the new event venue at 1544 Broadway and feel it will make a positive contribution to Downtown Oakland. We ask that you approve its conditional use permit application.

Sincerely,



Steve Snider
Executive Director

388 19th Street • Oakland, CA 94612

DOA Office: 510-238-1122 • LMUDA Office: 510-452-4529 • Fax: 510-452-4530

info@downtownoakland.org • info@lakemerritt-uptown.org • www.downtownoakland.org • www.lakemerritt-uptown.org



Oakland Fire Department, Fire Prevention Bureau
 250 Frank H. Ogawa Plaza, Ste. 3341
 Oakland, CA 94612-2032



(510) 238-3851
 TTY (510) 238-6884

Operational Fire Permit

Post Permit in Conspicuous Location

<u>Occupancy Mailing Address</u>	
1544 Events	
1544 Broadway	
Oakland	94612

Effective 4/27/2016 Expires 4/27/2017
 Inspection Ref # 2016-29178
 Permit Ref # FP16GARF-00014

Facility Address
 1544 BROADWAY OAKLAND CA 94612

This operational **Assembly (101-299)** permit is here by granted and is effective 4/27/2016 and expires on 4/27/2017. The holder of this permit agrees to maintain the building/business compliant with City, State, and Federal standards associated with the business operations. Failure to do so will result in the termination of this fire permit. At the time this permit was issued, the facility was in compliance with the City of Oakland Fire Code. The permit holder understands this permit must be renewed prior to the expiry date indicated above. Below is a list of specific permit conditions:

Not Valid If Permit Fees Not Paid

<u>Code</u>	<u>Requirements</u>
	<u>Specifics</u>
	max ooc.250

AFM Arika For Garrett
 Garrett, Flanoy Inspector
 Oakland Fire Prevention Bureau

Teresa Deloach Reed, Fire Chief
 Office of the Fire Marshal



