

Sena, Jennifer

From: Tem Kiflit <temkiflit@gmail.com>
Sent: Monday, December 08, 2014 3:38 PM
To: Minor, Gregory
Subject: Re: Excessive Noise at Bella

Greg,
Going beyond our agreement we've hired a patrol security car that continuously drives around the block non stop. We've instructed him to stand at corner & 10th and listen for any noise coming from Bella. Non was heard & putting on "ear plugs" is nonsense at best. We have no such system that would slightly come close to causing that. Enough is enough, you will continually get these ridiculous claims.

Best
Tem

On Dec 8, 2014 9:54 AM, "Minor, Gregory" <GMinor@oaklandnet.com> wrote:

Good morning Tem-

Good news and bad news:

- Good news is our office has not received any noise complaints related to patrons of Bella since you reopened;
- Bad news is we received a complaint that the amplified music coming from Bella was so loud this past Saturday night/Sunday morning that neighbors were not able to sleep without using earplugs.

In order to avoid fines and/or permit suspension please take additional steps to ensure that the amplified sound does not disturb your neighbors. I believe some of the noise abatement strategies you and your attorneys have proposed, such as closing windows, having management limit the sound level via a mother board and limiting DJ access to mother board, can help if implemented appropriately.

Best,

Greg Minor

Assistant to the City Administrator

Nuisance Abatement/Special Activity Permits Division

1 Frank H. Ogawa Plaza, 11th Floor

Oakland, CA 94612

Phone: (510)238-6370

Fax: (510) 238-7084

gminor@oaklandnet.com

**CRIME PREVENTION THROUGH
ENVIRONMENTAL DESIGN**

**Bella Ultra Lounge
561 11th St, Oakland, CA**

November 07, 2014

Prepared by: OFC J. Sena, 8375

Introduction:

Crime prevention through environmental design (CPTED) techniques are utilized to manipulate the physical environment naturally and mechanically to improve the quality of life for the public.

Bella Ultra Lounge is located at 561 11th St., Oakland, CA. The premise is located on the south side of 11th Ave., on the south-west corner of Clay St and 11th St. The premise is located in a two-story building and occupies the 2nd story with an office and large seating area, and bar (unused) located on the 3rd story. There is metered street parking in which customers can park directly in front of and on the side of the property.

The front entrance is located on Clay Street by way of two separate glass doors. The doors are located in-between two ground level businesses located at 1015 Clay Street and 1019 Clay Street. Directly inside of the glass doors is an elevator and a set of stairs leading up to the second story.

The premise is designed to be used as a full service restaurant, with a single bar, lounge seating, and a dance floor. The premise provides on-sale (type 47) sales of beer, wine, and distilled spirits. Minors under the age of 21 years old are allowed to enter the premise; however the operators state that minors are not allowed to enter the premise during cabaret events. The manager of the business is Temesghen "Tem" Kiflit. The listed license with the Department of Alcoholic Beverage Control (47-519517) is Arsimona LLC with Haile, Almaz G listed as the (manager).

The Oakland Police Department has determined that if CPTED recommendations are implemented throughout the property, it is likely to assist the owners and managers with providing a safer environment for their guests, employees, and neighboring community.

I. Access Control

Access Control is the use of natural and mechanical barriers to define the property, restrict prohibited areas, and to define the areas of ingress/egress.

A. Fencing

Not Applicable, the business does not have fencing.

B. Egress and ingress of premise

The main entrance is located on Clay Street. The sidewalk in front of the main entrance is approximately 14 feet wide. According to the manager, temporary rope barriers are set up at about 4 ½ feet from the building to allow for patrons to line up in front of the building to enter during cabaret events. The line starts just north of the front door on the sidewalk and then wraps around to 11th

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Street on the side of the building in a west direction. According to security who works at Bella, patrons are searched and their identifications are checked within view of a camera above the front door prior to entering the premise. This appears to be an appropriate ingress plan.

It is recommended that once the premise reaches its full occupancy that any remaining patrons in line be advised that "the club is full and no other patrons will be allowed entry". Patrons should then be asked to leave the area so they do not create a disturbance to the surrounding neighborhood.

Egress to the club should be made through the front doors on Clay Street during normal business hours. Patrons stepping outside to smoke cigarettes should be directed to 11th Street in a designated smoking area that is beyond 25 feet of any open doors or windows as required by 8.30.060 (B) OMC. Patrons smoking should be re-checked by security to ensure that weapons or illegal items are not brought into the club.

C. Egress and ingress of parking lot

Not Applicable, Bella Ultra Lounge does not rent or own parking lots.

**There is a parking lot located adjacent to the building occupied by Bella Ultra Lounge. The parking lot is located at 577 11th St. This parking lot appears to be operated by Central Parking, 1624 Franklin St. Suite 1110, Oakland, CA 94612. The lot is open 24 hours a day and has insufficient lighting, broken fencing, and is unattended. It is recommended that a CPTED Assessment be conducted at the parking lot to assist the parking lot operator and owner with recommendations to abate nuisance activity associated with its operation.*

D. Addressing

The physical address for Bella Ultra Lounge is 561 11th Street. The address number is located on a canvass canopy with "Arsimona Bar & Grill" affixed to the front. This doorway is not used as an entrance to the premise and is an emergency exit only.

It is recommended to remove "Arsimona Bar & Grill" affixed to the canopy and create a sign that states "Bella Ultra Lounge, entrance on Clay Street" with an arrow directing around the corner. This will assist both patrons and emergency personnel with easy identification of the front entrance location which is located on Clay Street. The street address numbers "561" should remain clearly visible and affixed to the canopy or relocated to the side of the door on a back lighted addressing mount. The numbers located on the addressing mount should be large enough to be clearly visible from the street.

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E. Lighting-Exterior

The current lighting which is affixed to the building appears to be adequate to illuminate the front of the premise when working in conjunction with city street lamps which are on two sides of the building (east and north). There are three additional lights located on the west side of the building which faces the parking lot. These lights illuminate the side of the building and a portion of the private parking lot operated by Central Parking. The lighting which faces the parking lot appears to be adequate to illuminate persons within 20 feet of the building.

The current lighting of the sidewalks appear to allow for the visible presence of any person near the premises during the hours of darkness. All lights should be maintained in good working order.

F. Landscaping

There is no landscaping on the exterior of the premise.

G. Visibility-Exterior

There are glass windows that are located on the second story of the premise. The visibility is clear from the windows looking outside. There is limited visibility from the outside looking in due to the height of the windows and the presence of canopies affixed to other windows and doorways of businesses located on the ground level. It is recommended to avoid signage on the 2nd story windows that would block the line of sight.

H. Signage

It is recommended that an illuminated sign displaying the business name be affixed near the front door (on Clay Street) that states "Bella Ultra Lounge Entrance". This sign should be affixed so guests and first responders can determine the entrance of the premise by viewing the sign.

It is required to post two permanent signs, not less than 12" x 24" in size with lettering at least two inch in height, black lettering, with a white background reading:

No Loitering Is Allowed On Or In Front Of These

Premises 602 (L) PC

Oakland Police Department

(510) 777-3333

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Signs must be at least 12" x 24" in overall size, with a white background and a minimum of 2" of black lettering.

The signs must be posted at or near the entrance of the premise and at a prominent place near the physical address of 561 11th Street.

An additional sign must be posted near the entrance with a phone number to call to register complaints regarding the business.

A sign should be posted in the interior of the premise within public view of the maximum occupancy number of the premise, currently at 145 persons. (1004.3 CFC)

A sign should be posted near the exterior of the premise during cabaret activity which displays the "code of conduct" expected of the patrons. The sign should include the following items however not limited to:

- Dress Code (if required)
- Prohibition of weapons [including guns, knives, electronic weapons (taser), and pepper spray]
- Reminder to respect the neighborhood when leaving the establishment.

I. Trash Receptacle

Not Applicable

J. Graffiti

There was graffiti located on the canopy at 561 11th Street. Any graffiti affixed to the building, including the side facing the parking lot should be painted over within 72 hours.

II. Surveillance

Surveillance when used appropriately through both mechanical and natural devices can provide good visibility and enhance security.

A. Closed Circuit Television Cameras (CCTV)

There is currently good coverage of the interior of the premise which records to a hard drive for 72 hours. There is a single camera located on Clay Street near the glass doors.

It is recommended that additional cameras be installed on the exterior of the premise. A minimum of 3 cameras should be installed on the exterior of the building to capture footage of the sidewalk and parking lot adjacent to the building. One camera should be affixed to the west side of the

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building facing the parking lot at 577 11th Street operated by Central Parking. The 2nd camera should cover sidewalk on 11th Street facing Clay Street, and 3rd camera should cover the sidewalk on 11th Street facing Jefferson Street. Cameras should have the ability to provide good color rendition during daylight; cameras should be able provide footage during the hours of darkness.

All security camera footage should be stored on a recording device. The recordings should be retained for a minimum of 10 days and be made available to law enforcement for review as requested.

Prior to the placement of security cameras the lights and cameras should be tested during the hours of darkness to ensure that the lights do not create halos and/or blind spots on the CCTV feed.

B. Security Guards

Security guards are currently being utilized at the premise during cabaret events. It is recommended that guards utilize a security plan to minimize potential nuisance effects caused by patrons entering and exiting the premise.

Security is responsible for keeping an accurate count of the number of patrons inside of the premise by using a hand held mechanical counting device.

Security is responsible for ensuring that patrons do not enter the premise with prohibited weapons of any type. In the event that a prohibited weapon is discovered, security should contact OPD to report the incident.

Immediately after cabaret activity has ceased, it is recommended that one guard monitor foot traffic on Clay Street, one guard monitor foot traffic on 10th Street, and one guard monitor traffic on 11th Street including the parking lot area (577 11th Street). Guards should walk the surrounding block as necessary in an effort to disburse patrons safely. Guards should immediately report any suspicious activity, loud disturbances, fights, etc. to the Oakland Police Department (OPD). Guards should not leave their respective areas until the crowds have disbursed; unless it is required that they leave the area to assist another guard or employee with a disruptive patron.

In the event that a patron or individual becomes disruptive, security should take steps to diffuse the situation as necessary. In the event that security conducts a citizen's arrest, OPD should be contacted for a police officer to respond and record the incident. Security should be available to assist OPD with investigations related to the incident by giving statements and directing the officer to any other involved patrons or witnesses.

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The security supervisor should keep written daily logs of any activity occurring during cabaret events. Included in the logs should be the count of the number of patrons who attended the cabaret. The management of Bella Ultra Lounge should review the security logs and retain them for 1 year. Security logs should be made available to OPD upon request.

III. Misc.

A. Sound Level (audio level)

Currently there is a free standing podium in the front of the dance floor in which a Disc Jockey can access amplified sound to play music during cabaret events. There is a door next to the podium in which a mother sound board is installed.

It is recommended that management control the decibel level of amplified music in order to prevent sound from being audible beyond the area of control of the premise and becoming a nuisance to the area residents. Management should calibrate the maximum level of sound on the mother board and not allow Disc Jockey's access to the mother board by locking the door in which it is located.

IV. Conclusion

Preventative measures listed in this report serve as suggestions that can reduce or deter criminal activity around this property. It is recommended that all of the provisions of this report be implemented at the above listed premise.

Officer Jennifer Sena, 8375

Oakland Police Department, Alcoholic Beverage Action Team

November 7, 2014

CPTED

Residential Rates	Hours	*48.10/hr Reg Rate	*72.15/hr OT Rate
Site Assessment	1.5	72.15	108.225
Report Preparation	3	144.3	216.45
Photo Processing	0.5	24.05	36.075
Sub-Total	5.00	240.50	360.75
Central Service Overhead	13.64%	32.83	49.24
Grand Total	5 hours	273.33	409.99

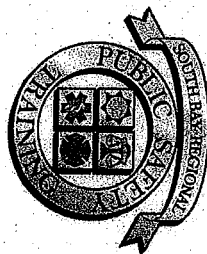
Commerical Rates	Hours	*48.10/hr Reg Rate	*72.15/hr OT Rate
Site Assessment	2	96.2	144.3
Report Preparation	5	240.5	360.75
Photo Processing	1	48.1	72.15
Sub-Total	8.00	384.80	577.20
Central Service Overhead	13.64%	52.53	78.79
Grand Total	8 hours	437.33	655.99

*Billed at OPD MOU top step Officer hourly rates effective 07/01/14

Amount Due

P. Swa
11/07/14

The ACADEMY



This is to certify that

JENNIFER J. SENA

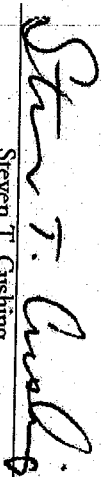
has successfully completed

CRIME PREVENTION / ENVIRONMENTAL DESIGN

May 24, 2010 - May 28, 2010

TRANSCRIPTING COLLEGE

Gavilan College (408) 848-4733
Course # JLE 121 / Section # 41127
36 Hours / 0.5 Units
P.O.S.T. Control # 2540-31312-09001


Steven T. Gushing
President/CEO

South Bay Regional Public Safety Training Consortium



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Trans Ref: Departmental Invoice