

Department of Alcoholic Beverage Control
LICENSED PREMISES DIAGRAM (RETAIL)

State of California

1. APPLICANT NAME (Last, first, middle) ARSIMONA, LLC	2. LICENSE TYPE 47
3. PREMISES ADDRESS (Street number and name, city, zip code) 561 - 11th Street, Oakland, CA 94607	4. NEAREST CROSS STREET Clay Street

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).
DIAGRAM



It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required) 	DATE SIGNED 02/09/2012
FOR ABC USE ONLY	
CERTIFIED CORRECT (Signature) ANNEATA WILLIAMS	PRINTED NAME G. WILSON
INSPECTION DATE Completed	

SUPPLEMENTAL DIAGRAM

Instructions to Applicant:

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. If this is an event for a daily license, catering authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.

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ARSIMONA, LLC

2. LICENSE TYPE

47

3. PREMISES ADDRESS (Street number and name, city, zip code)

561 - 11th Street, Oakland, CA 94607

4. NEAREST CROSS STREET

Clay Street

DIAGRAM



I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

APPLICANT SIGNATURE

DATE SIGNED

02/09/2012

FOR ABC USE ONLY

CERTIFIED CORRECT (Signature)

PRINTED NAME

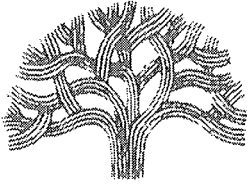
INSPECTION DATE

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



CITY OF OAKLAND
OFFICE OF THE CITY ADMINISTRATOR
SPECIAL BUSINESS PERMITS
1 FRANK H. OGAWA PLAZA—11th Floor
OAKLAND, CA 94612
510-238-3294

CABARET PERMIT CA14-011

DATE ISSUED: January 22, 2014

This permit is subject to the appeal provisions of Section 5.02 of the Oakland Municipal Code. An appeal may be filed against the granting of this permit within 14 days of the posting of this permit in the United States mail.

BELLA
561 11th Street
Oakland, CA 94607

SPECIAL BUSINESS PERMIT FOR: ARSIMONA LLC (Almaz Haile)

TO: OPERATE A CABARET

AT: 561 11th Street

UNDER THE NAME OF: BELLA

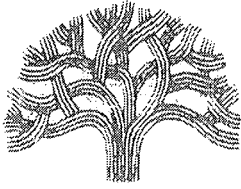
Conditions of Approval: *In accordance with the provisions of existing city ordinances, this permit is issued with the following conditions:*

1. Permittee shall comply with all the conditions in the attached "Conditions of Approval," including any supplemental conditions already on file with the office of the City Administrator.
2. Permittee shall comply with all applicable City, County and State laws and regulations pertaining to the operation of a cabaret.
3. Permittee shall comply with all conditions contained in all permits issued by the Department of Alcohol Beverage Control, Alameda Certificate with the City of Oakland.
4. Your occupancy load as identified by the Oakland Fire Department is: **145**
5. **Permit is subject to annual submission of Fire, Health and Business Tax certificates and prompt payment of Deemed Approved Fees (License # 20, 21, 40 42 & 48) and Cabaret fees. All documents and fees are due by January 15th of each succeeding year.**

Greg Minor, Assistant to the City Administrator
For
Deanna J. Santana, City Administrator

cc: ABAT, OPD Area Captain
OPD Special Events
City Council Representative
Business Tax

This Permit is not Transferable



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CABARET PERMIT CA13-035

DATE ISSUED: February 6, 2013

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Oakland, CA 94607

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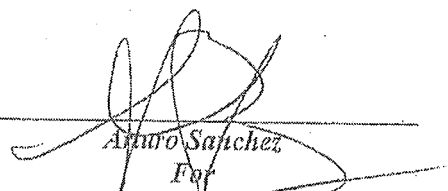
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AT: 561 11th Street

UNDER THE NAME OF: BELLA

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Deanna J. Santana, City Administrator

cc: ABAT, OPD Deputy Chief
OPD Special Events
City Council Representative



E-MAILED

30 OCT 14 J. Sore

Mandatory Conditions for Bella prior to re-opening on 11/13/14

1. Confirm that no events will exceed maximum occupancy set by Fire Department. 145- mechanical Counting device -
2. Ensure building has adequate air conditioning for maximum occupancy. O
3. Windows to be sealed and not able to open. O
- greg (4) Fire Department to do inspection prior to opening. Public Assembly / FIRE
5. All conditions of existing cabaret permit to be complied with.
6. All conditions of ABC license to be complied with.
7. ABC to audit books to insure compliance with at least 50% food sales prior to opening. State
8. All graffiti to be painted over on building including parking lot side within 2 days. 48 hrs
9. Parking lot to be lighted at night. 5 day cure provision after notice to repair issued. CURED L> Fix
10. Parking lot fences to be repaired. 5 day cure provision after notice to repair issued.
11. Video cameras covering parking lot 1 and sidewalks outside Bella to be installed. Lt. Steinbocker - City Responsibility
12. Shotspotter coverage to be verified prior to reopening. If not, a unit to be installed. ✓
13. ~~Bella to hire downtown ambassador staff for each night of special event to monitor parking lot and adjacent blocks.~~
14. OPD to be notified as existing permit conditions require for any cabaret event.
15. DJ entertainment should be categorized as a cabaret event.
16. Limit live entertainment to once monthly per ABC conditions. - Greg MINOR
17. Bella owners to meet with NCPC and OPD prior to opening.
18. City and OPD to commit to an enforcement plan with identified resources to monitor all conditions and events to ensure safety of residents.
19. Owner of property to provide assurance they will immediately terminate lease if any violence associated with the property occurs. - Greg MINOR
20. Change permitted cabaret activity hours to 11am to 12:30am.

6 months Probation

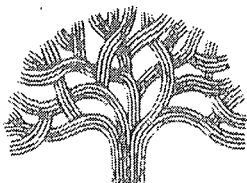
- 8:00
21. Bella Ultra shall, when in operation after ~~10:00~~ p.m., be responsible to provide security in the parking lot adjacent to its leased premises on 11th Street (APN 2-35-5-2). It shall also be responsible to maintain security in the parking lots abutting that lot and fronting on 10th Street (APN 2-35-9 and 2-35-11) if those lots are open during those hours. This responsibility shall extend until 45 minutes after Bella Ultra closes or until all ^{patrons} cars have left the lot(s), whichever occurs later. In arranging for this security, Bella Ultra shall enter into an appropriate written agreement with the owner(s) of the lot(s), specifying that Bella Ultra is required to provide this security and that the lot owner is required to do all things reasonably necessary to facilitate this. Security shall include: [NOTE we should rely on the experience of OPD to describe reasonable security (e.g. armed/not armed, number of people, etc.)]
22. Bella to comply with existing conditions mandating meeting with neighborhood representatives quarterly.
23. Bella to post security guards on adjacent blocks.
24. Bella to pay for costs incurred to comply with conditions
25. Failure to comply with the above conditions shall have consequences that eventually lead to closure if there is non-compliance
26. Bella to collaborate with the neighborhood in drafting the security plan
27. Bella to report all police incidents to the neighborhood group at quarterly meetings.
28. Bella to ensure that all security guards have a "guard card" registered with the California Consumer Affairs bureau.

1,00 feet
at closing

ask

guard log

manager



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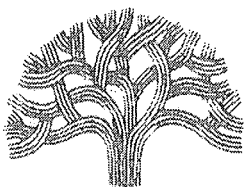
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Greg Minor, Assistant to the City Administrator
For
Deanna J. Santana, City Administrator

cc: ABAT, OPD Area Captain
OPD Special Events
City Council Representative
Business Tax

This Permit is not Transferable



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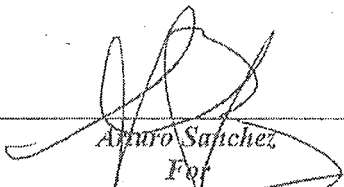
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Deanna J. Santana, City Administrator

cc: ABAT, OPD Deputy Chief
OPD Special Events
City Council Representative

CABARET PERMIT
CONDITIONS OF APPROVAL

1. Permittee shall not serve alcohol to any person who appears intoxicated or to minors. Further, the applicant shall take action to ensure that no alcoholic beverages are taken outside of the premises of the cabaret.
2. The occupancy of the premises shall not exceed the maximum occupancy level established and set forth in the Public Assembly Permit, issued by Oakland Fire Department and all conditions of the Public Assembly permit must be continuously enforced by Permittee.
3. Permittee shall comply with all General Use Permit Criteria, Special Use Permit Criteria, and Conditions of Approval of Conditional Use Permit Number **ZC130200**.
4. Any and all exterior remodeling, including exterior painting shall be approved by the Director of City Planning prior to the issuance of any building permits or the installation of any exterior remodeling. All exterior modifications or painting shall be of an architectural and visual quality and character that will harmonize and enhance the surrounding area.
5. Permittee shall not expand the premises either horizontally or vertically
6. Permittee shall post on the exterior of the cabaret, in a location that is clearly visible to people outside, a sign with a phone number to call to register complaints. This phone must be staffed during all operating hours and must be capable of taking messages during non-operating hours. Permittee shall maintain a log of the complaints listing date, time, nature of complaint, and, when possible, name of complainant. Unless complainant is anonymous or leaves no contact information, Permittee shall respond to after-hours complaints within 24 hours.
7. Permittee shall meet with representatives from any neighborhood associations or group if requested, and shall meet on at least a quarterly basis with the Neighborhood Crime Prevention Council for the area that includes the cabaret premises. Permittee shall report to the City Administrator's Office regarding discussions involving the cabaret at such meetings and action taken to resolve any complaints.
8. Within 30 days of the effective date of these conditions, Permittee shall submit to the City Administrator's Office a program to discourage loitering and to reduce littering, and the applicant shall put such program into effect. The litter control plan shall include at least the following:
 - a. The daily sweeping down, and washing as needed, of the frontage of the premises.
 - b. The daily collection of alcoholic beverage and fast food litter in the area immediately in front of and adjacent to the premises. All specifically designated off-street parking areas shall be kept litter free.
 - c. A plan to minimize potential nuisance effects created by exiting patrons.
9. Permittee shall, either jointly or severally with neighboring merchants, adequately

CABARET PERMIT
CONDITIONS OF APPROVAL

- illuminate the exterior of the premises. This lighting shall not disturb adjacent residents' quiet enjoyment of their residences.
10. Unless exempted by the Oakland Police Department, Permittee shall post **No Loitering** signs that cite the applicable City of Oakland regulation or law.
 11. Permittee or her/his designee shall take reasonable action to actively enforce the **No Loitering** plan inside and outside of the premises.
 12. Permittee shall provide adequate security, at no less than a ratio of **one security staff person to every 50 patrons**, to ensure the safety of patrons and the general public, and to secure the premises of the cabaret and adjacent businesses. Security staff shall be holders of **valid California guard cards** and Oakland watchman's permits. Should excessive Oakland police resources be required to maintain order in or around the cabaret, permittee shall be liable for the cost of these services.
 13. Permittee shall keep noise within the establishment and on the outdoor patio area, when it is being accessed by cabaret patrons, at a level that will not adversely affect other businesses or residents in the surrounding area.
 14. Permittee shall limit the cabaret activities to the following hours:

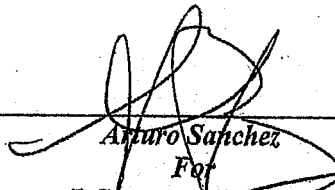
Monday – Sunday 11am – 1:30am.

If more restricted operating hours were established in the conditional use permit issued by the City Planning Commission and Zoning Division, such hours shall supersede the hours cited above. The violation of the cabaret permit condition pertaining to operating hours is an infraction, and a \$100.00 fine is assessed for this violation.
 15. At least one week prior to the end of each month Permittee shall submit to the **Special Events unit of the Oakland Police Department**, via fax at 510-777-8979 unless other arrangements are made, the schedule of planned cabaret activities for the following month. As soon as possible after scheduling, Permittee shall fax notice of any activities that are scheduled subsequent to submission of the monthly activities schedule.
 16. Should permittee plan an activity that would qualify as a Special Event, as defined by OMC chapter 9.52, either through their own scheduling or through that of a promoter, cabaret will provide at least **3 weeks notice to the OPD Special Events Unit**. OPD will confer with permittee regarding the size and demographics of the expected crowd, in regard for the need for private security, OPD resources, traffic control, and crowd control.
 17. Permittee shall establish a system to ensure that minors do not have access to alcohol.
 18. Permittee shall abide by and enforce the California state laws and Oakland Municipal Code sections pertaining to smoking and tobacco.
 19. Permittee shall not lease the premises to others for the purposes of conducting cabaret activities without first acquiring a Special Events permit and any other permits that may be necessary for the specific activity. Permittee shall notify the City of any such events according to term numbers 15 and 16.
 20. Permittee shall comply with all applicable state and local laws and with the terms of permittee's ABC license.

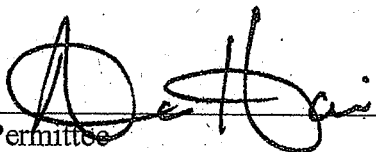
CABARET PERMIT
CONDITIONS OF APPROVAL

21. No pyrotechnic devices are allowed. Open flames, including candles, require a special permit issued by the Oakland Fire Department or conditions of the Public Assembly Permit.
22. Caterers utilized by Permittee must be licensed by the Alameda County Health Dept.
23. The City Administrator's Office shall retain the authority to suspend or revoke this permit or impose additional conditions after notice and public hearing and a finding that:
 - a. Permittee has violated any of the conditions contained herein.
 - b. The operation of the cabaret creates a public nuisance.
 - c. Violations of other applicable state laws and City regulations exist, including the Zoning Regulations and the Building Code.
 - d. The operation of the business has adversely affected police calls-for-service in the immediate area. This will be judged by reviewing calls-for-service to the level of calls in a six-(6) month period prior to the granting of this permit. Permittee understands that the City may, at its discretion, invoice for excessive police services.
 - e. The operation of the business creates a risk to public safety.
24. Whenever reference is made in these conditions to the City or City Administrator, the Hearing Officer shall be responsible for the City or City Administrator performing the actions required.
25. Whenever reference is made to any City Official in these conditions, that City Official may appoint a designee.
26. The City Administrator's Office shall review every ongoing permit every two years or on request to ensure compliance with the conditions contained therein. The primary basis for the revocation or suspension of the ongoing permit is whether the cabaret activities create substantial adverse impacts on the peace, order, and welfare of the public or police resources.
27. The applicant shall surrender the permit to the City Administrator's Office within seven (7) days of suspension or revocation thereof.
28. The conditions contained herein maybe added to, changed or modified by the City Administrator or his designee in response to findings made regarding complaints from neighboring residents, City agencies or the general public.
29. The applicant shall defend, indemnify, and hold harmless the City of Oakland, or its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City or its agents, officers, or employees to attack, set aside, void, annul, this approval by the City. The City may elect, in its discretion, to participate in the defense of any action.

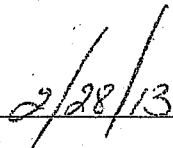
**CABARET PERMIT
CONDITIONS OF APPROVAL**



Arturo Sanchez
For
Deanna J. Santana, City Administrator



Cabaret Permittee



Date

Department of Alcoholic Beverage Control
PLANNED OPERATION (RETAIL)

SECTION I - FOR ALL RETAIL APPLICANTS

1. APPLICANT NAME(S) ARSIMONA, LLC				2. LICENSE TYPE(S) 47			
3. PREMISES ADDRESS (Street number and name, city, zip code) 561 - 11th Street, Oakland, CA 94607				4. NEAREST CROSS STREET Clay Street			
5. TYPE OF BUSINESS (Choose one that best describes the planned operation)							
<input checked="" type="checkbox"/> Full Service Restaurant		<input type="checkbox"/> Cafeteria/Hofbrau		<input checked="" type="checkbox"/> Cocktail Lounge		<input type="checkbox"/> Private Club	
<input type="checkbox"/> Deli or Specialty Restaurant		<input type="checkbox"/> Comedy Club		<input type="checkbox"/> Night Club		<input type="checkbox"/> Veterans Club	
<input type="checkbox"/> Cafe/Coffee Shop		<input type="checkbox"/> Brew Pub		<input type="checkbox"/> Tavern		<input type="checkbox"/> Fraternal Club	
<input type="checkbox"/> Bed & Breakfast		<input type="checkbox"/> Theater		<input type="checkbox"/> Wine Tasting Room			
<input type="checkbox"/> Supermarket		<input type="checkbox"/> Membership Store		<input type="checkbox"/> Service Station		<input type="checkbox"/> Swap Meet/Flea Market	
<input type="checkbox"/> Liquor Store		<input type="checkbox"/> Department Store		<input type="checkbox"/> Convenience Market		<input type="checkbox"/> Drive-in Dairy	
<input type="checkbox"/> Variety/Drug Store		<input type="checkbox"/> Gift Shop/Florist		<input type="checkbox"/> Convenience Market w/Gasoline			
<input type="checkbox"/> Other - describe:							
6. PATRON CAPACITY 145		7. SURROUNDING AREA <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other		<input type="checkbox"/> Rural <input type="checkbox"/> Industrial		8. PREMISES IS LOCATED IN <input checked="" type="checkbox"/> Free Standing Building <input type="checkbox"/> Shopping Center (Name): <input type="checkbox"/> 10 Units or Less <input type="checkbox"/> More than 10 Units	
9. FOOD SERVICE <input type="checkbox"/> None <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Full Meals		10. PARKING LOT? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		11. PATIO? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. WILL YOU HIRE A MANAGER? (Rule 57.5) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13. WILL YOU HAVE A FOOD LESSEE? (Rule 57.7) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
14. MEAL TYPE <input checked="" type="checkbox"/> Dinner House <input type="checkbox"/> Seafood <input type="checkbox"/> Fast Food/Deli <input type="checkbox"/> Other: <input type="checkbox"/> Pizza/Pasta		15. TYPE OF FOOD <input checked="" type="checkbox"/> American <input type="checkbox"/> Greek <input type="checkbox"/> Indian <input type="checkbox"/> French <input type="checkbox"/> Chinese <input type="checkbox"/> Korean <input checked="" type="checkbox"/> Italian <input type="checkbox"/> Thai <input type="checkbox"/> Japanese <input type="checkbox"/> Other:				16. HOURS OF FOOD SERVICE BREAKFAST HOURS From: 10:00 am To: 11:00 am LUNCH HOURS From: 11:00 am To: 3:00 pm DINNER HOURS From: 6:00 pm To: 11:00 pm	
17. OPERATING HOURS							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Opening Time	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am	10:00 am
Closing Time	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am
18. ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterisk (*) below)							
<input type="checkbox"/> None		<input type="checkbox"/> *Amplified Music		<input checked="" type="checkbox"/> Patron Dancing		<input type="checkbox"/> Card Room	
<input type="checkbox"/> Recorded Music		<input checked="" type="checkbox"/> *Live Entertainment		<input type="checkbox"/> Bikini/Topless/Exotic		<input type="checkbox"/> Movies	
<input type="checkbox"/> Juke Box		<input type="checkbox"/> *Floor/Stage Shows		<input type="checkbox"/> Pool/Billiard Tables		<input type="checkbox"/> "Hot Spot"/Lottery	
<input checked="" type="checkbox"/> *Other		<input type="checkbox"/> Karaoke		<input type="checkbox"/> *Amateur/Pro Sports Events		<input type="checkbox"/> Video/Coin-Operated Games	
*Description: <u>Other - DJ</u> <u>Live Entertainment - Once monthly</u>							
19. PREMISES IS LOCATED ON <input checked="" type="checkbox"/> Major Thoroughfare <input type="checkbox"/> Secondary Street <input type="checkbox"/> Other				20. TYPE OF STRUCTURE <input type="checkbox"/> Single Story <input checked="" type="checkbox"/> Two-Story <input type="checkbox"/> Multi-Story - Number of stories:			
21. PASS-THROUGH WINDOW? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		22. FIXED BARS? <input checked="" type="checkbox"/> Yes - how many: <u>ONE</u> <input type="checkbox"/> No		23. WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE ALCOHOLIC BEVERAGES? <u>40%</u>			
FOR ABC USE ONLY							
24. INFORMATION GIVEN (R-27, R-107, Sec. 25612.5, Sec. 23780.5, etc.)						25. DATE ENTERED INTO CABIN	

[REDACTED]

[REDACTED]

6. include cell # for register complaints

10.

use a clipboard

- tell people at capacity

10 am - Security Start

Carport = Security

10:30 -

[REDACTED]
[REDACTED]



Alcoholic Beverage Action Team
Crime Prevention Through Environmental Design

CPTED Site Audit Form

Date: 06 Nov 14

Time: 14:50

DBA: Bella Ultra Lounge

Address: 561 77th St Oakland, CA 946 07

AREA: (1) 2 3 Beat: _____

Person Contacted: Tem Kiflit

GENERAL IMPRESSIONS

Major design/security concerns identified:

- | | | |
|--|---|---|
| <input type="checkbox"/> No defensible space defined | <input type="checkbox"/> Territorial reinforcement | <input checked="" type="checkbox"/> Lighting concerns |
| <input type="checkbox"/> Landscaping issues | <input type="checkbox"/> Access controlled/restricted | <input type="checkbox"/> Line of sight issues |

Other Comments: Parking Lot is dark - NOT rented or
owned by Bella

LIGHTING

Impression of lighting

- | | | | | |
|------------------------------------|-------------------------------------|---------------------------------------|-------------------------------|------------------------------------|
| <input type="checkbox"/> Very Poor | <input type="checkbox"/> Poor | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Good | <input type="checkbox"/> Very Good |
| <input type="checkbox"/> Too Dark | <input type="checkbox"/> Too Bright | | | |

Is the lighting even? ☐ Yes ☐ No

How many lights are out? What proportions of lights are out? Describe: Three lights on
west side of Building next to parking lot need to
face down

-Need lights on NW corner of Building, ^{light} Near Fire escape
Facing down, Street Light ok
Near fire escape

Are you able to identify a face from 25 yards away? ☐ Yes ☐ No



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Crime Prevention Through Environmental Design

Is lighting obscured by trees or bushes? ☐ Yes ☒ No

Who is responsible for fixing broken lighting? _____

How well does the lighting illuminate pedestrian walkways and sidewalks?

☐ Very poor ☐ Poor ☒ Satisfactorily ☐ Well ☐ Very Well

How well does the lighting illuminate the parking lot?

☐ Very poor ☒ Poor ☐ Satisfactorily ☐ Well ☐ Very Well ☐ N/A

Parking lot is owned/Leased by

ADDRESSING

Are building numbers easily recognizable and visible to the public and emergency services?

☒ Yes ☐ No Comments: Located on avenue "ARSIMONA Name" may be confusing for responding OFFICERS

Are numbers lighted during the hours of darkness to allow visibility by illumination at night time hours?

☐ Yes ☐ No

SIGNAGE

Do exit doors have an illuminated exit sign above the door? ☐ Yes ☐ No

Are permits posted in view of the public? ☐ Yes ☐ No

Is there information posted describing the hours the business is legitimately open? ☐ Yes ☐ No

Are "No Loitering" signs posted in view of the public? ☐ Yes ☐ No

Is the DBA sign visible, in good working order, and free of graffiti? ☐ Yes ☐ No

Other comments: _____



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VISIBILITY

How is the line of sight from the premise looking outside the windows to the outside of the premise?

☐ Very poor ☐ Poor ☐ Satisfactorily ☐ Well ☐ Very Well ☒ N/A

How is the line of sight from the premise looking inside the windows from the outside of the premise?

☐ Very poor ☐ Poor ☐ Satisfactorily ☐ Well ☐ Very Well ☒ N/A

Is there excessive signage in the windows? ☐ Yes ☒ No

Comments: _____

SURVEILLANCE SYSTEM

Is there a CCTV system working on the premise? ☒ Yes ☐ No

Is the CCTV system recorded? ☒ Yes ☐ No

Name of employee who knows how to work the camera system: TEM

How is the coverage of the interior of the premise?

☐ Very poor ☐ Poor ☐ Satisfactory ☐ Good ☒ Excellent

How is the coverage of the exterior of the premise, including the sidewalk and front door?

☐ Very poor ☒ Poor ☐ Satisfactory ☐ Good ☐ Excellent

Is there a live feed of the CCTV to a monitor within view of the clerk? ☐ Yes ☐ No

Comments: Need camera covering parking lot
Need camera covering 11th St facing W/B



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SECURITY

Are doors and/or windows reinforced to prevent glass breakage during non business hours?

☐ Yes

☒ No

Comments: _____

Do adequate locks protect all entrances to the building?

☒ Yes

☐ No

Is the back office locked?

☒ Yes

☐ No

Is there a safe on the premise?

☒ Yes

☐ No

Is there an alarm system on the premise? _____

Has the business provided current subscriber information to OPD? _____

MAINTENANCE

Impressions of maintenance:

☐ Very poor

☐ Poor

☒ Satisfactory

☐ Good

☐ Excellent

Is there litter lying around inside the premise?

☐ Yes

☒ No

Is there a side yard? Is it free of trash? ☐ Yes ☒ No

Is there graffiti on the walls? ☒ Yes

☐ No

Canopy

Would other materials, tones, textures, or colors improve the sense of safety? ☐ Yes

☒ No

What improvements would benefit the business? _____



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CUSTOMER PROFILE

Name of business owner: Tem Kif Lt

Phone Number: _____

Clerk Name: _____

ABC License Number: 47-519517

BOE License Number: _____

Diagram of lot:



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You replied on 9/22/2009 12:18 PM.

From: [REDACTED]

Sent: Tue 9/22/2009 12:16 PM

To: Campos, Marcos

Cc:

Subject: Arsimona: FW: Incident #60 FRI, July 24 1:45 am

Attachments:

[View As Web Page](#)

Hi Marcos,

I am searching the email I received from residents regarding Arsimona, and forward them to you. Some dated back to 2008, will those be useful?

[REDACTED]
Neighborhood Services Coordinator
Oakland Police Department
510-238-7957

-----Original Message-----

From: [REDACTED]
Sent: Friday, July 24, 2009 2:04 AM
To: Vaquero, Daniel; Killey, Barbara; [REDACTED] Matti Surh
Cc: [REDACTED]
Subject: Incident #60 FRI, July 24 1:45 am

Hello all,

There is a huge van with lights on it, booming music fading in and out of it, trying to park on Clay St. in front of Lucky's Barbershop. There are lots of people exiting from Arsimona and congregating around this party vehicle. The voices are loud all over. I reported it right away as I thought that monster van might really get out of hand.

--- On Fri, 7/24/09, [REDACTED] wrote:

> From: [REDACTED]
> Subject: TH 7/23/09 11:40 p.m. - Arsimona IS OPEN!
> To: dvaquero@oaklandnet.com, bkilley@oaklandnet.com, ssze@oaklandnet.com
> Cc: [REDACTED]
> Date: Friday, July 24, 2009, 12:20 AM
> Dear
> Daniel:
>
> I am home sick with the flu and I was awoken by ARRIVING patrons starting
> around 11 pm tonight. I was so awake that I decided to
> see for myself which club the folks arriving were going to.
> At 11:40 p.m., I went outside and rounded the corner at Le
> Cheval and was completely dumbfounded! There was a
> line of folks that stretched from the open front door of
> Arsimona past the thai restaurant that almost reached the

> front door of Le Cheval. I estimate 50 people. I left a
> message for Barb immediately.
>
> Clearly, Arsimona is operating past the 11 pm curfew that
> you mentioned last week, and I and my neighbors are paying
> the consequences of that violation on a work/school
> night.
>
> Even if the City has not yet notified the owners of
> Arsimona of the change in their cabaret
> permit, I was present at a meeting about three weeks ago
> with one of the owners, Teddy, who assured Barb, myself and
> other neighbors that his club, Arsimona, did not operate
> late on Thursdays and hadn't for several months.
> This appears to be a flat out lie.
>
> Again, if the City has not yet limited their club hours on
> Thursdays as we are all assuming did already happen, I
> request that the City do so forthwith such that next
> Thursday is quiet. This is EXACTLY the type of
> noise/nuisance problem that we were all dreading with the
> advent of summer. I am very very disappointed with
> Arsimona's owners and angry that I am not able to have
> quiet enjoyment of my home on Thursdays when I must get up
> between 5:30 a.m. and 6:00 a.m. on Fridays for work.
>
> Sick, tired and not eagerly anticipating Arsimona's
> closing tonight,
>
> [REDACTED]

 Reply  Reply to all  Forward   X  Close  Help

From: [REDACTED]
 To: Campos, Marcos
 Cc:
 Subject: Arsimona: FW: Weekly noise report
 Attachments:

Sent: Tue 9/22/2009 12:17 PM

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FYI

[REDACTED]
 Neighborhood Services Coordinator
 Oakland Police Department
 510-238-7957

From: [REDACTED]
Sent: Monday, August 25, 2008 11:28 AM
To: Chew, Randall; Sze, Sun-Kwong (Michael)
Cc: Hoang Banh
Subject: Re: Weekly noise report

Dear Officer Chew,

Please find this week's noise report. For me, Arsimona is doing a much better job encouraging people leaving the club to move along. Most of the noise disturbances I am experiencing have been with people arriving to Arsimona before 11 pm.

Thursday, August 21, 2008

10:39 pm - 11:01 pm - car parked on 10th and Jefferson street playing loud music.
 11:08 pm - Loud shouting from two people in front of 555 10th Street
 11:21 pm - 11:26 pm - Loud music from two cars parked across 555 10th Street
 11:26 pm - Person urinated on building (578 10th St)
 12:05 am - Car parked on corner of 10th and Jefferson St. playing loud music
 1:00 am - Couple shouting in front of 555 10th Street
 - Loud music being played by one car directly outside 555 10th Street

Friday, August 22, 2008

7:50 pm - Loud music (enough to shake the walls of our apartment) coming from person parked

directly in front of 555 10th Street

- non-emergency number called and dispatcher said they would send someone by

8:15 pm - squad car drives by and noise ceases

10:48 pm - 11:05 pm - 15 people are gathered around two cars in the parking lot adjacent to 11th Street between Jefferson and Clay, loud music is played

Saturday, August 23, 2008

10:36 pm- eight motorcycles 555 10th Street with loud engines

10:59 pm - 11:13 pm - 1 car is parked on the corner of 10th and Jefferson streets playing loud music

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You forwarded this message on 9/22/2009 12:52 PM.

From: Sze, Sun-Kwong (Michael)

Sent: Tue 9/22/2009 12:18 PM

To: Campos, Marcos

Cc:

Subject: FW: Problems with Arsimona Bar and Grill

Attachments:

[View As Web Page](#)

FYI

Sun Kwong (Michael) Sze

Neighborhood Services Coordinator

Oakland Police Department

510-238-7957

From: Surh, Matilda, Superior Court [mailto:msurh@alameda.courts.ca.gov]

Sent: Friday, August 22, 2008 10:31 AM

To: Killey, Barbara

Cc: Sze, Sun-Kwong (Michael); [REDACTED] TC Duong; [REDACTED] Hoang Banh;

Subject: Problems with Arsimona Bar and Grill

This job requires more memory than is available in this printer.

Try one or more of the following, and then print again:

For the output format, choose Optimize For Portability.

In the Device Settings page, make sure the Available PostScript Memory is accurate.

Reduce the number of fonts in the document.

Print the document in parts.

Reply Reply to all Forward

Close Help

From: Sze, Sun-Kwong (Michael)
To: Campos, Marcos
Cc:
Subject: Arsimona: FW: Weekly noise report
Attachments:

Sent: Tue 9/22/2009 12:19 PM

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FYI

Sun Kwong (Michael) Sze
Neighborhood Services Coordinator
Oakland Police Department
510-238-7957

From: [REDACTED]
Sent: Monday, August 18, 2008 9:30 PM
To: Sze, Sun-Kwong (Michael)
Subject: Fwd: Weekly noise report

----- Forwarded message -----

From:

This job requires more memory than is available in this printer.

Try one or more of the following, and then print again:

For the output format, choose Optimize For Portability.

In the Device Settings page, make sure the Available PostScript Memory is accurate.

Reduce the number of fonts in the document.

Print the document in parts.

Reply Reply to all Forward Close Help

You forwarded this message on 9/22/2009 12:54 PM.

From: Sze, Sun-Kwong (Michael)

Sent: Tue 9/22/2009 12:21 PM

To: Campos, Marcos

Cc:

Subject: Arsimona: FW: Noise since June on Thursdays, Fridays, and Saturdays

Attachments:

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FYI

Sun Kwong (Michael) Sze
Neighborhood Services Coordinator
Oakland Police Department
510-238-7957

-----Original Message-----

From: [REDACTED]
Sent: Friday, August 22, 2008 12:20 AM
To: Chew, Randall
Cc: Hoang Banh; Sze, Sun-Kwong (Michael)
Subject: Re: Noise since June on Thursdays, Fridays, and Saturdays

Hello Officer Chew,

I did not hear back about this, so I thought i would check in. We are at the beginning of another Thursday night with now a third car parking outside our building blasting music. The last one sat outside on 10th St. for 10 minutes with extreme bass amplification shaking our apartment. This was with their doors open during club arrival time (11:05 PM).

Not an elevated "sounds of the city" noise, a furniture vibrating thud so loud it is distorted in their speakers. Again-- addressing the relevant City Codes, this meets the definition of "persistent," "excessive," and "annoying." I am hopng to work with neighborhood groups and OPD to better understand the role these ordinances play and how they are enforced.

We have now had a group of screaming bar-goers yelling obscenities and another person urinating in full public view on the side of the building at 578.

As I said below, I know it is a challenge. I just want to be on the record that noise problems continuethat substantially disturb the peace beyond what I and others have experienced living in city/urban areas.

This is not your typical city noise and behavior. It rarely happens on Sun-Wed and is astounding in its consistency and extremity the other nights.

It would be wonderful to receive a response and some information on actions OPD has been able to take to help curb this persistent public

nuisance.

For the record, I have seen no club personnel dealing with loitering or noise issues during arrival times.

Thank you for all the police do. I again share my hope that we can work together on this and appreciate your time. If there are steps I can take to clarify this need for OPD, please let me know. I am happy to speak with appropriate departments.

I close to note at 12:07 yet another bass-blasting, music blaring vehicle in the vicinity that has now been playing for 10 minutes, another pulling up outside 555, and now a third.

Help?

Thank you,

[REDACTED]

On Fri, Aug 15, 2008 at 10:50 PM, [REDACTED] wrote:

> Written Thursday Night -- 10:45 PM 8/14/08

>

> Officer Chew,

>

> I wanted to add my voice to the list of people letting OPD (and others) know
> about ongoing problems with Oakland Municipal Code violations and other
> significant and chronic noise nuisance problems occurring on Thursday,
> Friday, and Saturday nights between Clay and Jefferson on 10th and 11th
> Streets.

>

> It would be great to learn more about your role in helping solve problems
> like this and to hear who else should help us stop the recurring
> disturbances of the peace.

>

> The noise is significantly louder than I have ever heard after living in
> other urban areas. I have heard the same from multiple neighbors. My
> repeated calls to OPD since June are the first noise complaints I have ever
> filed. I have called with a license plate and location only to have the
> person still in their car, blaring pounding music for another hour.

>

> As I write this, a sustained, thumping, vibrating bass is again shaking the
> building at 555 10th St. I have made at least 6 calls to the non-emergency
> number since June and last week spoke with an Officer Wong who called me
> back to talk about the problems. He is aware and was very forthcoming that
> officers are spread thin sometimes, but said he would contact appropriate
> people.

>

> The problem continues. It is compounded by people urinating in the parking
> lot as well.

>

> This is a mild night so far with just three cars shaking the building.
> There will be more later. Often by this time we are hearing many people
> yelling and what seems to be 5-7 cars at any given time - music blaring at

> incomprehensibly loud levels.
>
> It seems to be worse from 10:15 pm to 11:30 pm or so and then again from
> 1:00 am to 2:00 am and sometimes up to 2:30 am. At that point the yelling
> and screaming is louder. I've called about impromptu street dance parties
> at 2:00 am, boom car cruising, and more.
>
> This is significantly beyond the occasional raised volume of downtown living
> or the occasional annoyance of a special event.
>
> I am new to Oakland, but believe these persistent noises and problems are
> repeated violations of the following sections of Oakland's Municipal Code:
>
> 8.18.010 Excessive and annoying noises prohibited.
>
> The noise problems we are having meet the definition of both excessive and
> annoying noise.
>
> 8.18.020 Persistent noises a nuisance.
>
> "The persistent maintenance or emission of any noise or sound produced by
> human, animal or mechanical means, between the hours of nine p.m. and seven
> a.m. next ensuing, which, by reason of its raucous or nerve-racking nature,
> shall disturb the peace or comfort, or be injurious to the health of any
> person shall constitute a nuisance."
>
> I would love to connect with the appropriate people on how OPD can help
> address these problems and appreciate your consideration.
>
> I expect tonight will be another rough night of loud partying and
> earth-shaking music amplified outside. Any way we can work to calm this
> would be wonderful.
>
> Working through a neighborhood group, I know Arsimona, the nearest club and
> where it appears a considerable number of those causing the problems go, is
> aware of the problem. The parking lot behind them (Jefferson and 11th) is
> one of the places the noise comes from the most.
>
> In addition to these nuisances, waste trucks are regularly visiting 10th and
> Clay Streets as late as 2:00 am. If we manage to make it through the club
> hours asleep, the waste trucks idling and emptying trash bins will do the
> job just fine.
>
> Happy to find ways to make things better here and thank you for your time.
>
> Sincerely,
>
> [REDACTED]
> [REDACTED]
>
> p.s. Today, Friday, I am writing this as yet another pounding, unbelievably
> loud car is circling. Again, never heard anything like this. If they are
> arriving this way, after visiting neighborhood clubs and restaurants, we
> know they will leave even louder. What can we do here?
>
>
>
>
>

