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CT OF OAKLAND Ciektand, Galicarnia 94612 City Planning Department K Gity Planning Commission CASE HO: (740 85-252 APPLICAL . WEINSTRIN. Alchard Over Huyer x Lesses \_\_ Agent REPORT DATE: June 26, 1985 IOCATIONY 1422 Broadway APPLICATION: Major Condicional Une Permit and FILING DATE: June 11, 1985 PROPOSAL: To establish a restaurant. STAFF RECOMMENDATION: CONCESSION ACTION: Approved X Conditions Attached Vote: 6 aves, 6 noss Date: June 26, 1985 3081MG: C-55/8-8 Central Core Commercial Orban Street Combining Sone, PROPERTY DESCRIPTION: Vacant storetrent on ground floor of multi-story rotail commordistoffice building, site is surrounded by commercial uses. ENVIRONMENTAL STATEMENT: Negative Declaration X Categorically Exempt (Class 1: Existing Pacifity) DISCUSSION: The applicant has relocated his restaurant from the solel II wite at 1100 supercostor; the applicant may relocated his restaurant from the fotel it site at 100 Bradway to this vacant communicial space. The S-U Urban Street Combining Zone requires a Major Conditional Use Permit For all General Pend Sales Activities located on the ground floor of a building within 30 feet of the frost property line. Tassign Review is required for the awaing and sagns. With appropriate conditions of approval, All the findings of Section 5461 Uso Permit Criteria and Section 9204 General Use Permit Criteria of the Zoning Regulations can be made in favor of this application for the following reasons: saction 6401 (a) The restaurant will not detract from the compact character of the downtown corn area. the proposal preserves a continuous building facade along this blockface. (d) The exercition occupied by the restaurant comprised only a very small per-centage of this retail blockface. Therefore, this proposal will act weaken the retail continuity of thic area of Rebaiway. tees reverse side)

Crista Mo., (3)7 35-752

- (d) The rentaurant will not interfere with per, mician movement along Arcadway.
- (a) The hesponal in conditions with the finiteria duntage plateter plan-

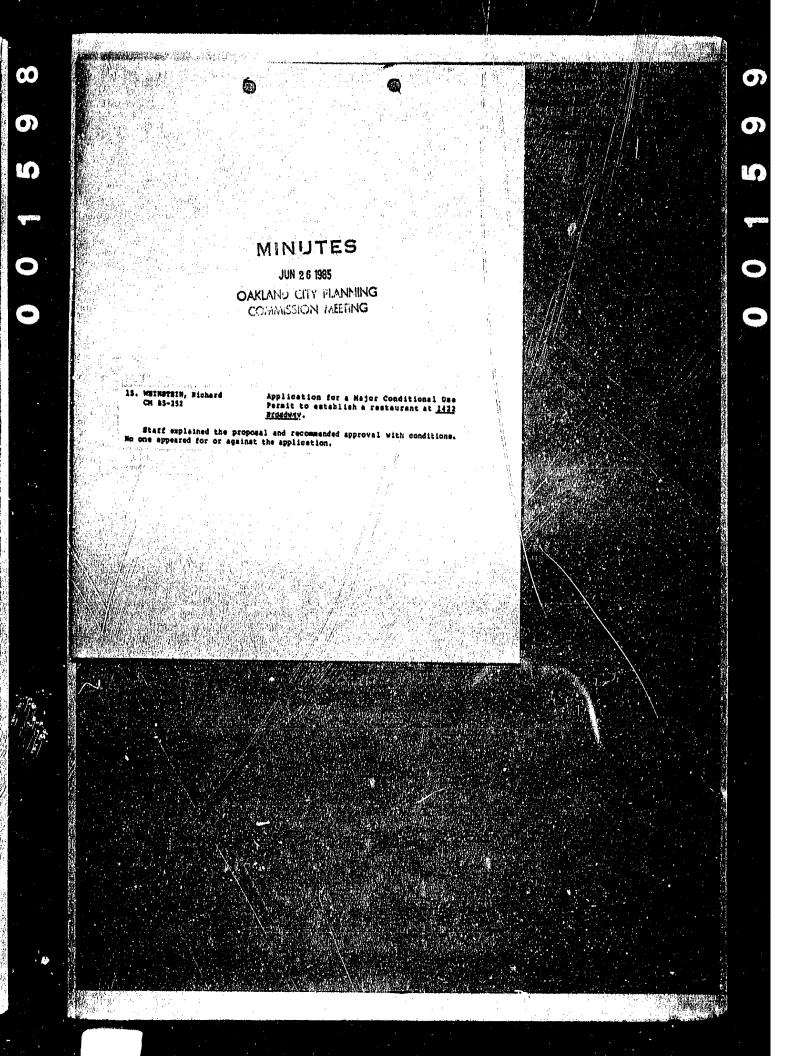
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- (a) The index in . size / (triph and ept ating characteristics of the rostaugent should not edversely affect the existing or future land use development forfoul-tion.
- thi The religious will be a convenient and functional commercial operation in an abstractive secting. However, the wrinkles in the againg tabels should be resource.
- (a) The entourant will provide in additional eating service to the surrounding area,
- (d) The proposal is consistent with the caking central District Plan,

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00 COMMITTEENS OF APPROVAL ATTACHED TO AND HADE A PART OF SONLING CASE NO. CHE 83-252 to that the wrinkles in the awing fabric be removed. 9 7. That all new signs be approved by the Director of City Planning prior to installation. That this points shall become effective upon satisfactory compliance with the above conditions. Failure to obtain required building poralts by Juna 30, 1986 and I invalidate thin approval, provided further that upon written requires the Director of City Planning may grant a une year extension of this date, with additional extension subject to deproval by the City Planning Commission.



CITY OF OAKLAND



CITY HALL . ONE CITY HALL PLAZA . DAKLAND, GALIFORNIA HABLE

Planning Department

TTY 819-6451

Richard Weinstein 958 Scott Street Oakland, CA. 94610

in the contract of the contrac

DATE: June 26, 1985

RE: Application for a Major
Conditional Use Permit to
establish a restaurant at
1422 Broadway in the
G-33/8-8 Central Core

Commercial and Urban Street Combining zones. Case File CH85-252.

Your application as noted shows was considered at the City Planning Commission

Commission action is indicated below. This action becomes final unless an appeal to the City Council is filed by July 8, 1985

Appeals may be made to the City Council, at any time before that date on a form provided by the Commission and filed with the City Clerk.

If there is an appeal, Council members or citizens may have questions regarding this case. It is therefore advisable that you inquire of the City Clerk, on the above data or an soon thereafter as possible, whether or not the matter is set to be raviewed by the City Council.

Granted in accordance with plans submitted

Dented

Granted with required nonditions

Very truly yours,

Thom N. Dicti

Thomas H. Doctor, Secretary City Planning Commission

THO:alj

ed: Central Business District Assoc.
North Cakland District Community Council
OCD-Chinatown/Central
Julius Thomas, Nowsing Conservation

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MOTES TO ALL PARTIES.
The bring with a wholl indictat review must be rought of the sectors of the Phinhing Commerce in a met by Section 10316 of the Code of the Propodure of the State of California. With cariolis receptions, the time is among thold as such the date of the decision.

#### TONING REPORT

City Planning Department City Planning Commission

APPLICANT: WEINSTEIN, Richard

Owner Buyer X Lesses Agent

REPORT DATE: June 26, 1985

CASE NO: (MD 85-252

CT : OF CARLAND O'land, Gallfornia 94612 Texaphone: 273-3911

LOCATION: 1423 Broadway

APPLICATION: Major Conditional Use Purmit and

FILING DATE: June 11, 1985

PROPOSAL: To outablish a restaurant,

STAFF ARCOFORNOATION: Approve

COMMISSION ACTION: Approved Vote: 6 ayes, 8 noes Date: June 26, 1985

20MING: 5-55/8-8 Central Core Commercial Urban Street Combining Zone.

PROPERTY DESCRIPTION: Vacant atorefront on ground floor of multi-story retail commercia faffice building; site is nurrounded by commercial uses.

### THE COPY

#### ENVIRONMENTAL STATEMENT:

EIR Negative Declaration X Categorically Exempt (Class I: Existing Sacility)

DISCUSSION: The applicant has relocated his restaurant from the Hotel II site at 1100 Broadway to this vacant commercial space. The 8-8 Orben Street Combining Zone conjures a Major Conditional Use Fermit for all General Food Sales Activities located in the ground Cloor of a building within 20 feet of the front property line. Design Seview is required for the awaing and signs.

With appropriate conditions of approval, all the findings of Section 5461 Uso Permit Criteria and Section 9204 Coneral Use Permit Criteria of the Zoning Regulations can be made in favor of this application for the following reasons:

#### Section 6-161

- (a) The rentaurant will not detract from the compact character of the downtown
- (b) The proposal preserves a continuous building facade along this bloomface.
- (d) The storefront occupied by the restaurant comprises only a very small percontage of this retail blockface. Therefore, this proposal will not weaken the retail continuity of this area of Broadway.

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Case No. CHD 85-252 Page -2-

- (d) The restaurant will not interfere with padeatrian powement along Broadway.
- (e) The proposal is consistent with the Central Business District Han,

#### Suction 9204

- (a) The location, size, disign and operating characteristics of the restaurant should not adversely affect the existing or future land use development or disculation.
- (b) the restaurant will be a convenient and functional commercial operation in an attractive setting. However, the wrinkles in the awning fabric should be removed.
- itel the restaurant will provide an additional eating service to the surrounding area.
- (d) The proposal is consistent with the Oakland Central District Plan.

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COMDITIONS OF APPROVAL ATTACHED TO AND MADE A PART OF ZONING CASE NO. CHO 85-252

- i. That the wrinkles in the awing fabric by removed.
- 2. That all new migna be approved by the Director of City Planning prior to installation.
- 14. That this permit shall become effective upon satisfactory compliance with the shows conditions. Pailure to obtain required building permits by June 30, 1986 shall invalidate this approval, provided further that upon written request the Objector of tity planning may great a one year extension of this date, with additional expension subject to approval by the City planning Commission.

Tand, California 94612

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#### KONING REPORT

City Planning Department X City Planning Commission

CASE NO: CMD H5-353

APPLICANT: WEINSTEIN, Richard

Omer Buyer & Lesens Agent

REPORT DATE: June 25, 1985 .

LOCATION: 1427 Broadway

APPLICATION: Major Conditional Use Permit and FILING DATE: June 11, 1965 Douling Hoview

PROPOSALT To establish a restaurant.

STAFF RECOMMENDATION: Approvo X Conditions Attached

COMMISSION ACTION: Approved Vote: 6 aves, 0 norse Date: 'one 26, 1985

20MING: G-55/8-B Contral Core Commercial Urban Street Combining Louis.

PROPERTY DESCRIPTION: Vacant sto cial/office building; site is sur.

of ground floor of aulti-story stall commarconnectal maes.

#### ENVIRONMENTAL STATEMENT:

ZIR Negative Declaration X Categorically Exempt (Class 1: Existing Pacility)

DISCUSSION: The applicant has retocated his restaurant from the Motel II site at 1100 Broadway to this variant commercial space. The 3-8 Urban Street Combining Zone requires a Major Conditional Use Permit for all General Food Sales Activities located on the ground floor of a building within 20 feet of the front property line. Design Review is required for the sweing and signa.

With appropriate conditions of approval, all the findings of Section 6461 Use Point Criteria and Section 9204 Comeral Une Permit Criteria of the Wonling Regulations can be made in favor of this application for the following reasons:

#### Section 6461

- (a) The restaurant will not detract from the compact character of the downtown coru area. Franklik (17
- to the proposal pressives a continuous building facade along this blockface.
- id) The atorefront occupied by the restaurant comprises only a very small per-refrequency, this rebail blockface; Therefore, this proposal will not weeken the retail continuity of this area of Broadway

(soo reverso side)

(d) The restaurant will not interfere with pedestrian movement along Broadway. (a) The proposal in consistent with the Central Business District plan. section 9204 (a) The location, size, disign and operating characteristics of the restau-zant should not adversely affect the existing or future land use develop-ment or circulation. (b) the restaurant will be a convenient and functional commercial operation in an attractive setting. However, the wrinkles in the awning fabric should be removed. (c) The restaurant will provide an additional eating service to the surround-(d) The proposal is consistent with the Oaklami Central District Plan.

COMPLETIONS OF APPROVAL ATTACHED TO AND MADE A PART OF MONTHS CASE NO. CMD 85-252 In That the wrinking in the awing Eabric be reproved. That sil new signs be approved by the Director of diry Planning prior to installation. I That this permit shall become affactive upon satisfactory compliance with the shows conditions, failure to obtain jaquired building fermits by June 10, 1986 shall invalidate this approval, provided further that upon written request the Director of City Flancius may great a one year extension of this date, with additional extension subject to approval by the Ciny Planning Community.

CITY OF CANAAND Sand, California 9461; phone: 273-3911

#### ZONING REPORT

Cicy Planning Department X City Planning Commission

CASE NO: CMD 85-252

APPLICANT: WEINSTEIN, Bichard

Owner Buyer & Leaten Agen

REPORT DATE: June 29, 1985

LOCATION: 1422 Hroadway

APPLICATION's Hajor Conditional the Permit and

FILING DATE: June 11, 1985

PROPOSALI To entablish a restaurant.

STAFF RECOMMENDATION: Approve

COMMISSION ACTION: Approvad Vote: G Ayes, 0 ndes Date: June 20, 1985

ZONING: 0-95/S-B Contral Core Commercial Urban Street Combining Home.

PROFESTY DESCRIPTION: Vocant storefront on ground floor of multi-story retail commercial/office building; site is surrounded by commercial uses.

FILE CORY

#### ENVIRONMENTAL STATEMENT!

BIR Negative Declaration X Categorically Exempt (Class 1: Existing Pacifity)

DISCUSSION: The applicant one relocated his restaurant from the Hotel II site at 1100 Broadway to this vacant commercial upace. The S-8 Urban Street Combining Zone requires a Major Conditional Use fermit for all General Food Salen Activities located on the ground floor of h building within 20 feet of the front property Line. Design Review is required to the swaling and signs.

With appropriate conditions of approval, all the findings of Section 6461 Use Permit Criteria and 400,000 9204 General Use Permit Criteria of the Zoning Regulations can be made in finite child application for the following reasons:

#### Section 6461

- (a) The restaugunt will not de raut from the compact character of the downtown
- (b) the proposal preserves a continuous building factor along this blockface.
- (\*) The storefront occupied by the reutaurant comprises only a vary small peruentage of this retail blockfood: Therefore, this proposal Will not whaken the istail continuity of this area of stoadway.

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Case No. CHD 85-252 Page -2-

- (d) The reactivent will not interfere with pedautrian movement along Broadway.
- (e) The propos I Ta abnalatent with the Central Builness District plan.

#### Section 0304

- (a) The logation, wire, disign and operating characteristics of the restaurant should not adversely affect the existing or future land use development or circulation.
- (b) The restaurant will be a convenient any functional commercial operation in an attractive meting. However, the weighted in the aunity fibric should be removed,
- (c) The rentaurant will provide an additional pating service to the surround-
- (d) The proposal is consistent with the Oakland Central Platrick Plan.

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COMPLETONS OF APPROVAL ATTACHED TO AND MADE A PART OF SOMERIC CASE NO. CHE 85-243

- In that the wrinkles in the awing cabric be believed.
- 3. That all new highs be approved by the Director of City Planning prior to the thatallation.
- the shore conditions. Failure to obtain required building paralts by June 20, 1985 shall invalidate this approval, provided further that upon written required the threatest of City Planning may grant a one year extension of this date, with additional extension outpet to approval by the City Planning Commission.

CITY OF OAKLAND and, California 94612 Teauphone: 273-3911 SORING REPORT City Planning Department Z City Planning Commission CASE NO: CHO 85-252 APPLICANT: WINSTEIN, Richard Owner \_\_\_ Buyer \_X Lessee \_\_\_ Agent REPORT DATE: June N. 1985 LOCATION: 1422 Broadway APPLICATION: Major Conditional Use Permit and FILING DATE: June 11, 1985 Design Review PROPOSAL: To establish a restaurant. STAFF RECORDENDATION! Approve CONSISSION ACTION: X Conditions Attached 20MING: C-55/8-B Central Core Commercial Urban Street Combining Zone. PROPERTY DESCRIPTION: Vacant storefront on ground floor of multi-story retail commer-cial/office building; site is surrounded by commercial uses. ENVIRONMENTAL STATEMENT: EIR \_\_\_ Negative Declaration X Categorically Exempt (Class 1: Existing Facility) DISCUSSION: The applicant has relocated his restaurant from the Hotel II site at 1100 Streedway to this vacant commercial space. The S-8 Urban Street Combining Zone requires a Major Conditional Use Fermit for all General Food Cales Activities legated on the ground floor of a building within 20 feet of the front property line. Design Review is required for the awning and signs. With appropriate conditions of approval, all the findings of Section 6461 Use Permit Criteria and Section 9204 General Use Permit Criteria of the Zoning Regulations can be made in favor of this application for the following reasons: Section 6461 (a) The restaurant will not detract from the compact character of the downtown COTO ATOS. (b) The proposal preserves a continuous building facade along this blockface. (e) The atgrefront occupied by the restaurant comprises only a very small per-dentage of this retail blockface. Therefore, this proposal will not weaken the retail continuity of this area of Broadway. (see zeverse side)

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Case No. CHD 85-252

- (d) The restaurant will not interfere with pedestrian movement along Broadway.
- (e) The proposal is consistent with the Central Business District plan.

#### Section 9204

- (a) The location, size, disign and operating characteristics of the restaurant should not adversely affect the existing or future land use development or circulation.
- (b) The restaurant will be a convenient and functional commercial operation in an attractive setting. However, the wrinkles in the awing fabric should be removed.
- (e) The restaurant will provide an additional eating service to the surrounding erea.
- (d) The proposal is consistent with the Oakland Central District Plan.

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CONDITIONS OF APPROVAL ATTACHED TO AND HADE A PART OF ZONING CASE NO. CHD 85-252 1. That the wrinkles in the awing fabric be removed. 2. That all new signs be approved by the Director of City Planning prior to installation. j. That this permit shall become effective upon satisfactory compliance with the above conditions. Pailure to obtain required building permits by June 30, 1986 shall invalidate this approval, provided further that upon written request the Director of City Planning may grant a one year extension of this date, with additional extension subject 'so approval by the City Planning Commission.

CITY OF OAKLAND
O end, California 94612
Telephone: 273-3911

#### PONING REPORT

Y City Planning Department City Planning Commission

CASE MO: CMD 85-352

APPLICANT: WEINSTEIN, Richard

\_\_\_ Owner \_\_ Buyer \_X Lesses \_\_ Agent

REPORT DATE: June 18, 1985

LOCATION: 1422 Broadway

APPLICATION: Major Conditional Use Permit and Design Roview FILING DATE: June 11, 1985

PROPOSAL: To establish a restaurant.

COMMISSION ACTION: Vote: Dete:

EONING: C-55/S-8 Central Core Commercial Urban Street Combining Zone.

PROPERTY DESCRIPTION: Vacant storefront on ground floor of multi-story retail commercial/office building; site is surrounded by commercial uses.

FILE COPY

ENVIRONMENTAL STATEMENT:

EIR Regative Declaration X Categorically Exempt (Class 1: Existing Facility)

DISCUSSION: The applicant has relocated his restaurant from the Hotel II site at 1100 Broadway to this vacant commercial space. The 5-8 Urban Street Combining Zone requires a Major Conditional Use Permit for all General Food Sales Activities located on the ground floor of a building within 20 feet of the front property line. Design Review is required for the awning and signs.

With appropriate conditions of approval, all the findings of Section 6461 Use Permit Criteria and Section 9204 General Use Permit Criteria of the Zoning Regulations can be made in favor of this application for the following reasons:

#### eastion 6461

- (a) The restaurant will not detract from the compact character of the downtown
- (b) The proposal preserves a continuous building facade along this blockface.
- (c) The storefront occupied by the restaurant comprises only a very small percentage of this retail blockface. Therefore, this proposal will not weaken the retail continuity of this area of Broadway.

(see reverse mide)

Case No. CHD 85-252 Page +2-

- (d) The restaurant will not interfere with pedestrian movement along Broadway.
- (a) The proposal is consistent with the Central Business District plan.

#### Section 9204

- (a) The location, size, disign and operating characteristics of the restaurant should not adversely affect the existing or future land use development or circulation.
- (b) The restaurant will be a convenient and functional commercial operation in an attractive setting. However, the wrinkles in the awning fabric should be removed.
- (c) The restaurant will provide an additional eating service to the surrounding area.
- (d) The proposal is consistent with the Oakland Central District Plan.

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CONDITY '18 OF APPROVAL ATTACHED TO AND MADE A PART OF ZONING CASE NO. CHD 85-252

- 1. That the wrinkles in the awing fabric be removed.
- That all new signs be approved by the Director of City Planning prior to installation.
- That this permit shall become effective upon satisfactory compliance with the above conditions. Failure to obtain required building permits by June 30, 1986 shall invalidate this approval, provided further that upon written request the Director of City Planning may grant a one year extension of this data, with additional extension subject to approval by the City Planning Commission.

CLTY OF CAKLAND
O and, California 94612
Telephone: 273-3911

#### BONING REPORT

x City Planning Department City Planning Commission

CASE NO: CHD 85-252

APPLICANT: WEINSTEIN, Richard

\_\_\_ Owner \_\_\_ Buyer \_X Lesses \_\_\_ Agent

REPORT DATE: June 18, 1985

LOCATION: 1422 Broadway

APPLICATION: Major Conditional Use Permit and Design Paview

FILING DATE: June 11, 1985

PROPOSAL: To establish a restaurant.

STAFF RECONSTENDATION: Approve
X Conditions Attached

CONHIBSION ACTION:

Date

ZONING: C-55/5-8 Central Core Commercial Urban Street Combining Zone.

FROPERTY DESCRIPTION: Vacant storefront on ground floor of multi-story retail commercial/office building; site is surrounded by commercial uses.

THE COPY

ENVIRONMENTAL STATEMENT:

EIR \_\_\_ Negative Declaration X Categorically Exempt (Class 1: Existing Facility)

DISCUSSION: The applicant has relocated his restaurant from the Hotel II site at 1100 Broadway to this vacant commercial space. The S-8 Urban Street Combining Zono requires a Major Conditional Use Permit for all General Food Sales Activities located on the ground floor of a building within 20 feet of the front property line. Design Review is required for the awning and signs.

With appropriate conditions of approval, all the findings of Section 6461 Use Permit Criteria and Section 9204 General Use Permit Criteria of the Zoning Regulations can be made in favor of this application for the following reasons:

#### Section 6461

- (a) The restaurant will not detract from the compact character of the downtown core area.
- (b) The proposal preserves a continuous building facade along this blockface.
- (c) the storefront occupied by the restaurant comprises only a very small percentage of this retail blockface. Therefore, this proposal will not weaken the retail continuity of this area of Broadway.

(mae reverse side)

CHD 85-252

- (d) The restaurant will not interfere with pedestrian movement along Broadway.
- (e) The proposal is consistent with the Central Business District plan.

#### Section 9204

- (a) The location, size, disign and operating characteristics of the restaurant should not adversely affect the existing or future land use development or circulation.
- (b) The restaurant will be a convenient and functional commercial operation in an attractive setting. However, the wrinkles in the swning fabric should be removed.
- (c) The restaurant will provide an additional eating service to the surrounding area.
- (d) The proposal is consistent with the Cakland Central District Plan.

CONDITIONS OF APPROVAL ATTACHED TO AND MALE A PART OF ZONING CASE NO. CHD 85-252 1. That the wrinkles in the awing fabric be removed. 3. That all new signs be approved by the Director of City Planning prior to installation. 3. That this permit shall become effective upon satisfactory compliance with the above conditions. Failure to obtain required building permits by June 30, 1986 shall invalidate this approval, provided further that upon written request the Director of City Planning may grant a one year extension of this date, with additional extension subject to approval by the City Planning Commission.

CITY OF CARLAND
O" and, California 94612
Telephone: 273-3911

#### ZONING REPORT

X City Planning Department
\_\_\_\_\_ City Planning Commission

CASE NO: CND 85-252

APPLICANT: WEINSTEIN, Richard

\_\_\_ Owner \_\_\_ Buyer \_X Lesses \_\_\_ Agent

REPORT DATE: June 18, 1985

LOCATION: 1422 Broadway

APPLICATION: Major Conditional Use Permit and

FILING DATE: June 11, 1985

PROPOSAL: To establish a restaurant.

STAFF RECOMMENDATION: Approve
X Conditions Attached

COMMISSION ACTION: Vote: Date:

ZOWING: C-55/8-8 Central Core Commercial Urban Street Combining Zone.

PROPERTY DESCRIPTION: Vacant storefront on ground floor of multi-story retail commercial/office building; site is surrounded by commercial uses.

FILE COPY

ENVIRONHENTAL STATEMENT:
\_\_\_\_\_ RIR \_\_\_\_ Negative Declaration \_X \_ Gategorically Exampt (Class 1) Existing Facility)

DISCUSSION: The applicant has relocated his restaurant from the Hotel II site at 1100 Broadway to this vacant commercial space. The S-8 Urban Street Combining Zone requires a Major Conditional Use Permit for all General Food Sales Activities located on the ground floor of a building within 20 feet of the front property line. Design Raview is required for the awning and signs.

With appropriate conditions of approval, all the findings of Section 6461 Use Permit Criteria and Section 9204 General Use Permit Criteria of the Zoning Regulations can be made in favor of this application for the following reasons:

#### Section 6461

- (a) The restaurant will not detract from the compact character of the do intown core area.
- (b) The proposal preserves a continuous building facede along this blockface.
- (c) The storefront occupied by the restaurant comprises only a very small percentage of this retail blockface. Therefore, this proposal will not weaken the retail continuity of this area of Broadway.

(see reverse side)

- (d) The restaurant will not interfere with pedestrian wovement along Broadway.
- (e) The proposal is consistent with the Central Business District plan.

#### Section 9204

- (a) The location, size, disign and operating characteristics of the restaurant should not adversely affect the existing or future land use development or circulation.
- (b) The restaurant will be a convenient and functional commercial operation in an attractive setting. However, the wrinkles in the awning fabric should be removed.
- (q) The restaurant will provide an additional eating service to the surrounding area.
- (d) The proposal is consistent with the Oakland Central District plan.

COMDITIONS OF APPROVAL ATTACHED TO AND HADR A PART OF ZONING CASE NO. CHD 85-252

- 1. That the wrinkles in the awing fabric be removed.
- 2. That all new signs be approved by the Director of City Planning prior to installation.
- J. That this permit shall become effective upon satisfactory compliance with the above conditions. Failure to obtain required building permits by June JO, 1986 shall invalidate this approval, provided further that upon written request the Director of City Planning may grant a one year extension of this date, with additional extension subject to approval by the City Planning Commission.

# 0 1 6 2 1

## NOTICE OF PUBLIC HEARING

## ZONING

NOTICE IS HEREBY GIVEN THAT

WEINSTEIN, Richard

Case No. CM 85-252

APPLICATION FOR A MAJOR CONDITIONAL UES PERMIT TO ESTABLISH A RESTAURANT AT 1422 BROADWAY IN THE C-55/S-8 CENTRAL CORE CONMERCIAL U BAN STREET COMBINING ZONES.

THE PUBLIC HEATING FOR THIS APPLICATION WILL BE HELD ON MEDNESDAY, JUNE 26, 1985,  $\odot$  ROOM 115, CITY HALL, ONE CITY HALL PLAZA, CAKLAND. THE MEETING WILL BESIN AT 1:30 P.M.

PLEASE TELEPHONE 273-3911 FOR FURTHER INFORMATION.

AT SUCH HEARING, facts may be presented favoring or opposing such proposel.

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE:

Such an act is punishable by a fine of not more than five hundred dollars, or by imprisonment in the City Jail for not more than six menths, or by the more if the six menths, or by the more if the six menths in the city is the common than the city is the common than the city is the city in the city in the city is the city in the city in the city is the city in the city in the city is the city in the

1544: 1-6,01 O.M.C.)

Secretary City Flanning Commission

M1-18 (3/44)

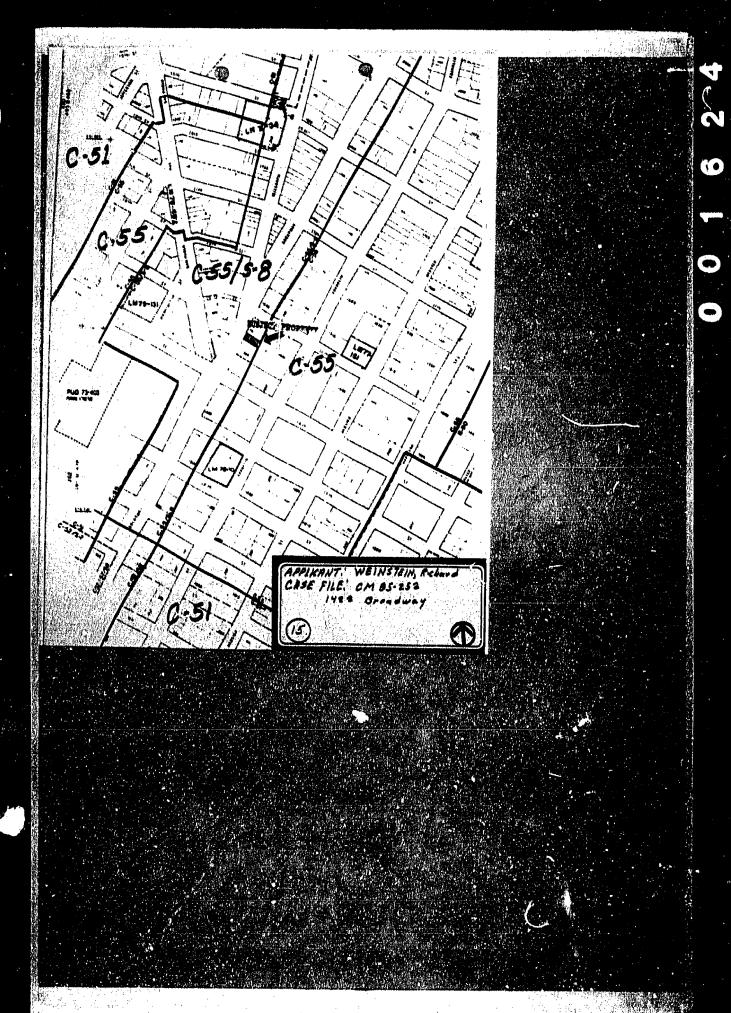
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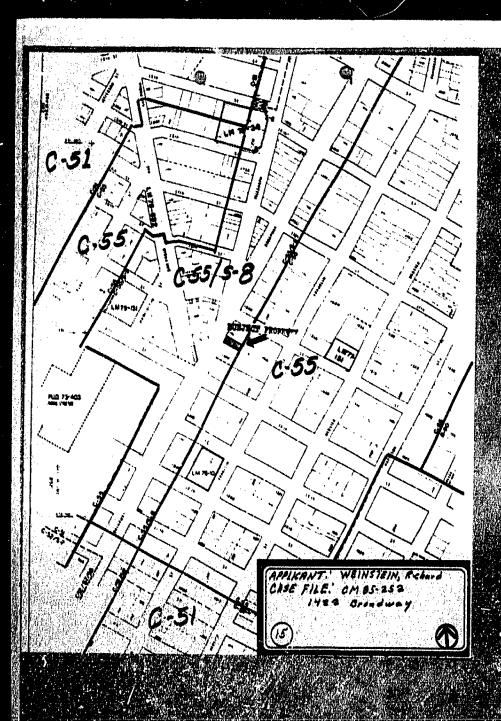
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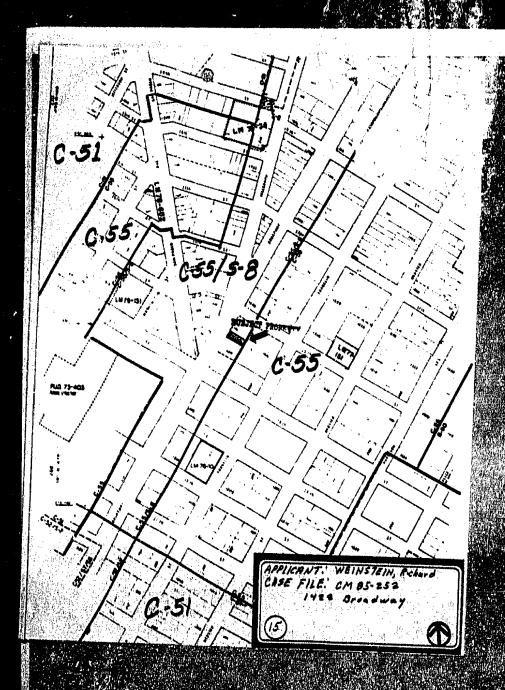
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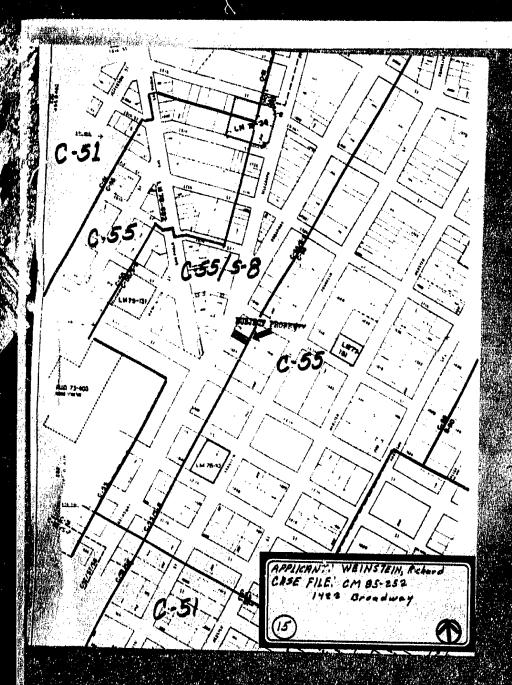
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APPLICATION ALOR/NINGE CONDITIONAL USE PERME	1.
A. This application is for:	
New Consequention	
Autiding Addition	
Change of Use	
Other(s) please specify.	
tring and design on the design of the second	
1. Terror that the manufacture of the state	
B. Baseribe items checked above, (Please give exact measurements where applicable).	
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for the state of t	
The state of the s	- 12
JUSTIFICATIONS FOR GRANTING MAJOR/MINOR CONDITIONAL USE PERMIT	
APPLICATION REMAIRS WEINSTEIN CASE NO. 1	
Please state below in spaces provided the way in which the proposal meute criteria.	
SECTION 9204 GENERAL DEE PERMIT CRITERIA. A conditional use permit may be granted unly if the proposal conforms to all of the following general use permit criteria, as well as to all other applicable use permit criteria:	
(4) That the location, wise, design, and operating characteristics of the proposed development will be compatible with ani will not adversely affect the livestility 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 meighboring character; to the generation of traffic and the capacity of surrounding streets; and to any other televant impact of the development.	
This is a very small (8500) retail much t	,
a hydrise, "dovatami" location. It will not	•
unformerbly impact the incen in you wan. It was	den
a product not correctly available.	ury
(b) That the location, design, and size planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be attractive as the nature of the use and its location and setting warrant.	,
The location was very mudous and at	
assuppled. The renovation is to another if	*****
sil cones as well as he as he	eria in i
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\$4 - 15 j	of the transfer of the second
(e)	that the proposed development will enhance the successful operation of the suprounding area in its basic community function, or will provide an essential service to the community or region.
	This restaurant offers a product (prism)
4,35	that is set available in the immediate
	626
(d) .	that the proposal conforms in all significant respects with the light and comprehensive plan and with any other applicable plan or development control man which has been adopted by the City Council.  This project is what acced with the City council.  City's plan to upgracle the downtown.  RRSA.
Spec	ial use permit criteria applicable to this permit. Section
(1140	reverse side for Additional statements)
	above statements represent to the best of my knowledge the justifications for ting my zoning permit request.
	1 6/11 85 SIGNATURE: All late
AVIE	Applicant (asse as appears on application form)

(REVISED: 4/3/85)

DESTRUCTION OF THE PROPERTY OF	CITY OF OAKLAND	
TimePraire	Application under the Zoning Regulations-Planning Code	
- 1	PLEASE PRINT OR TYPE	
Application is hereby made for at MAJOR CONTINUAL USE MAJOR VARIANCE		
in ecceptance with the attempt by	lans and any after exhibits. Applicable Section	
1. Name of Applicant KICLY		
2. Location of Property 143	12 BROAN LONG THE THE PARTY THE PART	
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Restauran	[, This   Open   1 approve   1	
S. Present use of the preparty:	Clothing STORE - VACANT!	
a decades Tentes Beardastans	posens which, in the opalizant's opinion, justify operated of this opplication (NOTE) The legal requirements for operated are discussed in the "GENERAL DURES FOR ZOHING APPLICATIONS"!! This is a major that the complete that the	hluck.
There are mi	a objections -	, pres
any ether City regulations. I i private restrictions or covern	this application does not constitute approval for variances or exceptions from undaratend further than it common responsible for eatisfying requirements of any into appurement to the property.	
herawith is in all respects to I am the pener or purchaser or agent fully outlantsed by t	can't named herein and that the information given above and on any submission rue and assurete to the best of my innavious and belief. I further cently that (se eption belief) of the property involved in this application, or the Issae the evency to make this submission.	
10. 1 activavistic proventing of a pr	max of the "General Information and Procedures for Zaning Applications."	
Adding 958 Seat Oakland, C	# 51.   Am the   Owner   Owner	;
Tolophone No. (415) 4	165-4030	
Owner's Hone	MYROW ZIMMERMAND (If other then applicant)	
Owner's Address 1440	BROADWAY Tolophono No. 444-1440	
INTERESTED PARTIES		
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ZONING

CITY OF CARLAND Oakland, California 94612 Telephona: 273-3911

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City Planning Department K City Planning Commission

CASE NO: CND 85-252

APPLICANT: WEINSTEIN, Richard

LOCATION: 1422 Broadway

REPORT DATE: June 26, 1985

APPLICATION: Major Conditional Use Permit and Dauign Review PROPOSAL: To establish a restaurant,

Owner \_\_\_ Suyer X Lesses \_ Agent

FILING DATE: June 11, 1985

STAFF RECONGUNDATION: Approve X Conditions Attached

COMMISSION ACTION: Approved Vote: 6 ayes, 0 noes Date: June 26, 1985

ZONING: C-55/8-8 Central Core Commercial Urban Street Combining None.

PROPERTY DESCRIPTION: Vacant storefront on ground floor of multi-story retail commercial/office building; sits is surrounded by commercial uses.

ENVIRONMENTAL STATEMENT:

EIR \_\_\_ Megative Declaration x Categorically Exempt (Class 1: Existing Facility)

DISCUSSION: The applicant has relocated his rectaurant from the Hotel II site at 1100 Procedury to this vacant commercial upace. The S-8 Urban Street Combining Zone requires a Major Conditional Use Permit for all General Food Sales Activities located on the ground floor of a building within 20 feet of the front property line. Design Raview is required for the awning and signs.

With appropriate conditions of approval, all the findings of Section 6461 Use Permit Criteria and Section 9204 General Use Permit Criteria of the Zoning Regulations can be made in favor of this application for the following reasons:

# Section 6461

- (a) The restaurant will not detract from the compact character of the downtown
- (b) The proposal preservos c continuous building faunde along this blockface.
- (a) The storefront occupied by the restaurant comprises only a very small percentage of this retail blockface. Therefore, this proposal will not weaken the retail continuity of this area of Broadway.

(see reverse side).

(d) The restaurant will not interfere with pedestrian movement along Broadway. (a) The proposal is consistent with the Central Business District plan. Section 9204 (a) the location, size, disign and operating characteristics of the ristaurant should not adversely affect the existing or future land use divelopment or circulation. (b) The restaurant will be a convenient and functional commercial operation in an attractive setting. However, the wrinkles in the awning fabric whould be removed. (c) The restaurant will provide an additional eating service to the surround-(d) The proposal is consistent with the Oakland Central District Plan.

CONDITIONS OF APPROVAL ATTACHED TO AND MADE A PART OF ZONING CASE NO. CHD 83-252

- 1. That the wrinkles in the awing fabric be removed.
- That all new signs be approved by the Director of City Planning prior to installation.
- 1. That this permit shall become effective upon satisfactory compliance with the above conditions. Failure to obtain required building permits by June 30; 1986 shall invalidate this approval, provided further that upon written request the Director of City Planning may grant a one year extension of this date, with additional extension subject to approval by the City Planning Commission.

( / OF OARLAND O (land), California 94612 .phone: 273-3911

#### ZONING REPORT

City Planning Department City Planning Commission

CASE NO: CHO 85-252

APPLICANT: WEINSTEI', Richard

\_\_\_ Owner \_\_\_ Suyer \_X Leasee \_\_\_ Agent

REPORT DATE: June 26, 1985

LOCATION: 1422 Brondway

APPLICATION: Major Conditional Use Permit and Dealon Review

FILING DATE: tune 11, 1985

PROPOSAL! To entablish a restaurant.

STAFF RECOMMENDATION: Approve

COPMISSION ACTION: Approved Vote: 6 aver, 6 noes Dute: June 26, 1983

Duce: June 26, 1983

ZONING: C-95/8-8 Contral Core Commercial Orban Street Comb Didney Zone.

PROPERTY DESCRIPTION: Vacant storefront on ground floor of multi-story rotail commercial/office building site is surrounded by commercial user.

# ENVIRONMENTAL STATEMENT:

EIR Negative Declaration X Categorically Exempt (Class 1: Existing Facility)

DISCUSSION: The applicant has relocated his restaurant from the Robel II size at 1100 Broadway to this vacant commercial mane. The 3-6 Orban Street Combining Zone requires a Major Conditional Bas Germit for all General Food Sales Activities located on the ground floot of a building within 30 Sect of the front property line. Design Review is required for the aumine and signs.

With appropriate conditions of approvel, all the findings of Section 6461 the Permit Criteria and Section 9204 General the termit Criteria of the Souing Regulations can be made in favor of this application for the following reasons:

## Section 3461

- (a) The restaurant will not detract from the compact character of the desertown core area.
- (b) The proposal preserves a continuous building facade along this blockface.
- (d) The storefront occupied by the restaurant comprises only a very small percontage of this retail blockface. Therefore, this proposal will not weaken the rotail continuity of this area of Broadway.

(sue reverse side)

Case No. CHD 85-25

- (d) The restaurant will not interfere with pedestrian movement along Broadway.
- (a) The proposal is consistent with the Control Rusiness District plan.

#### Section 9204

- (a) The location, size, disign and operating characteristics of the rostaurant should not adversely affect the existing or future land use development or circulation.
- (b) The restaurant will be a convenient and functional commercial operation in an attractive matting. However, the wrinkles in the swaling falues should be removed.
- (c) The restaurant will provide an additional eating service to the surrounding stea.
- (d) The proposal is consistent with the Onkland Central Sistrict Plan.

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CONDITIONS OF APPROVAL ATTACHED TO AND MADE A PART OF ZONING CADE NO. CMD-85-252

- 1. That the wrinking in the awing fabric on removed,
- 2. That all new migns be approved by the Director of City Planning prior to installation.
- 3. That this permit shall become effective upon satisfactory compliance with the above conditions. Failure to obtain required building permits by June 30, 1996 shall invalidate this approval, provided further that upon written requires the Director of City Planning may great a one year extension of this date, with additional extension subject to approval by the City Planning Commission.

CITY OF CARLAND Cakingd, California 94612 Telephone: 273-3911

#### BOXING BEFORE

City Planning Department City Planning Commission

CASE NO: CND 85-252

APPLICANT: WEINSTEIN, Michard

Owner \_\_\_ Suyer \_\_ Lessee \_\_\_ Agent

REPORT DATE: June 26, 1985

LOCATION: 1422 Breadway

APPLICATION: Major Conditional Las permit ind

PILING DATE: June 11, 1985

PROCOSAL! To watchillan a centaurant.

STAIT LICOPGENDATING Approve

COMMISSION ACTION: Approved Vote: 6 nyon, 0 most Date: June 26, 1985

200100: C-55/S-6 Control Core Communical Orbin Street Combining Zone.

PROPERTY DESCRIPTION: Vacant stormer, on ground floor of multi-story retail commervial/office building, sits in surrounded by commercial uses.

# ENVIRONMENTAL STATEMENT:

Elk Negative Desigration Y Categorically Exempt (Class to Existing Facility)

DISCUSSION: The applicant has relocated his restaurant from the Fotel II site at 1100 Broadway to this vacant commercial space. The S-8 Urban Street Combining Jone required a Major Conditional Use Permit for all General Poud Sales Activiting located on the ground floor of a building within 20 feet of the front property to be Design Review is required for the awning and signs.

With appropriate conditions of approval, all the findings of Section 6451 Use Permit Cribals and Section 9204 Ceneral New Permit Cribals of the Zoning Regulations can be me >0 favor of this application for the following reasons:

### Seqt on 6061

- ta) The sustancent will not detrack from the compact character of the downtown core area.
- On the proposal proservey a continuous building facade along this blockface,
- (v) Abdraffront occupied by the restaurant comprises only a very small perinviting of this retail blockface. Therefore, this proposal will not weaken the revell continuity of this area of Oroschway.

(... rosures elde)

CHRISTING OF APPROVAL ATTACHED TO AND MADE A PAST OF BONING CASE NO. CHO 35-251

- i. That the wrinkles in the awing Cabric te removed.
- a, That all new signs be approved by the Director of Ciry Flanning prior to installation.
- To that this parmit shall become effective upon natisfactory compilance with the shows conditions. Failure to obtain consisted building parmits by June 10, 1986 shall invalidate this approval, provided determentation withten fequent the Director of City Planning may grant a one year extension of this date, with additional extension subject to approval by the City Planning Commission.

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CITY OF CAKLAND Oakland, California 94612 Telaphone: 273-3911

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# TONING REPORT

City Planning Department City Planning Conviscion

CASE NO: CHO 85-252

APPLICANT: WEINSTEIN, Richard

\_\_\_ Owner \_\_\_ Buyer X Lessee \_\_\_ Agent

REPORT DATE: June 25, 1985

LOCATION: 1422 Broadway

APPLICATION: Major Conditional Use Pormit and

FILING DATE: June 11, 1985

Design barries

PROPOSALI. To establish a restaurant,

STAFF RECOPPENDATION: Approve a Conditions Attained

COMMISSION ACTIONS Approved Vote: 6 syes, 0 nous Date: June 26, 1985

20MING: C-35/S-2 Central Core Commercial Urban Street Combining Zone.

PROPERTY DESCRIPTION: Vacant storefront on ground floor of multi-story retail commorcial/office building; site is surrounded by commercial uses.

#### ENVIRONMENTAL STATEMENT: Megative Declaration X Categorically Exempt (Class 1: Existing Facility) RIR

DISCUSSION: The applicant has relegated his routaurant from the Hotel II nite at 1100 Broadway to this vacant commercial space. The S-B Orban Street Combining Zone requires a Major Conditional Use Permit for all General Food Sales Activities located on the ground floor of a building within 20 feet of the front property line. Design Review is required for the awing and signs.

With appropriate consistions of approval, all the findings of Section 6461 Use Permit Critaria and Section 2004 General Use Permit Criteria of the Zoning Regulations can be used in favor of this application for the following reasons:

# sention £461

- (a) The remtaurant will not detrant from the compact character of the downtown deze Area.
- (b) The proposal preserves a continuous building facade along this blockface.
- of the storefront occupied by the restaurant comprises only a very small per-centage of this sysail blockface. Therefore, this proposal will not weaken the retail continuity of this area of Broadway;

(see reverse side)

CHD 85-252 Section 9304

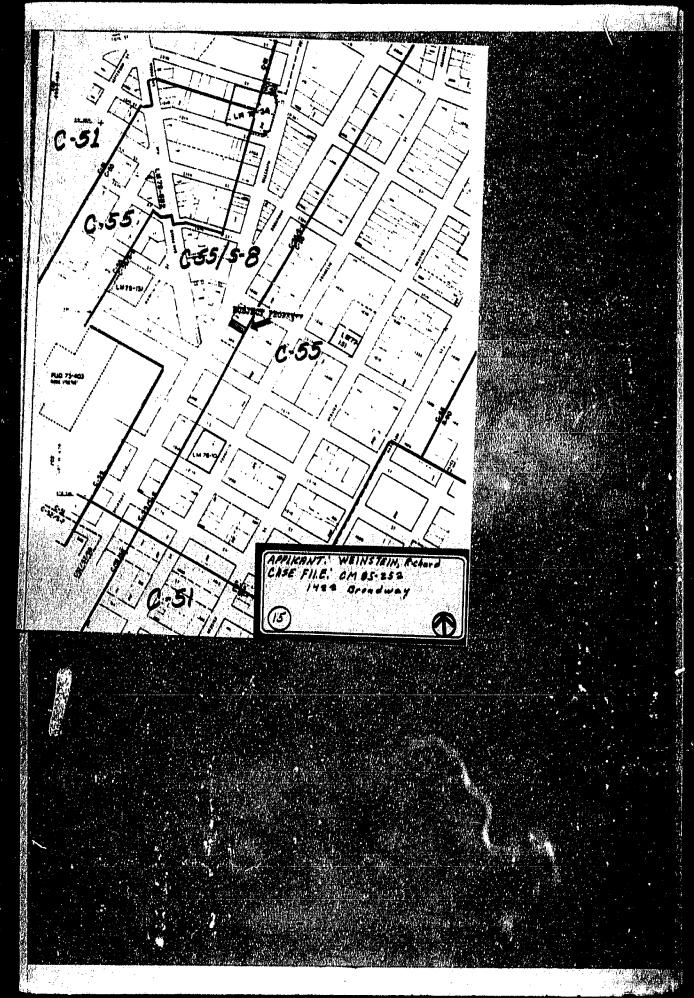
(d) The restaurant will not interfere with pedeutrian movement along Broadway.

(e) The proposal is consistent with the Central Business District plan.

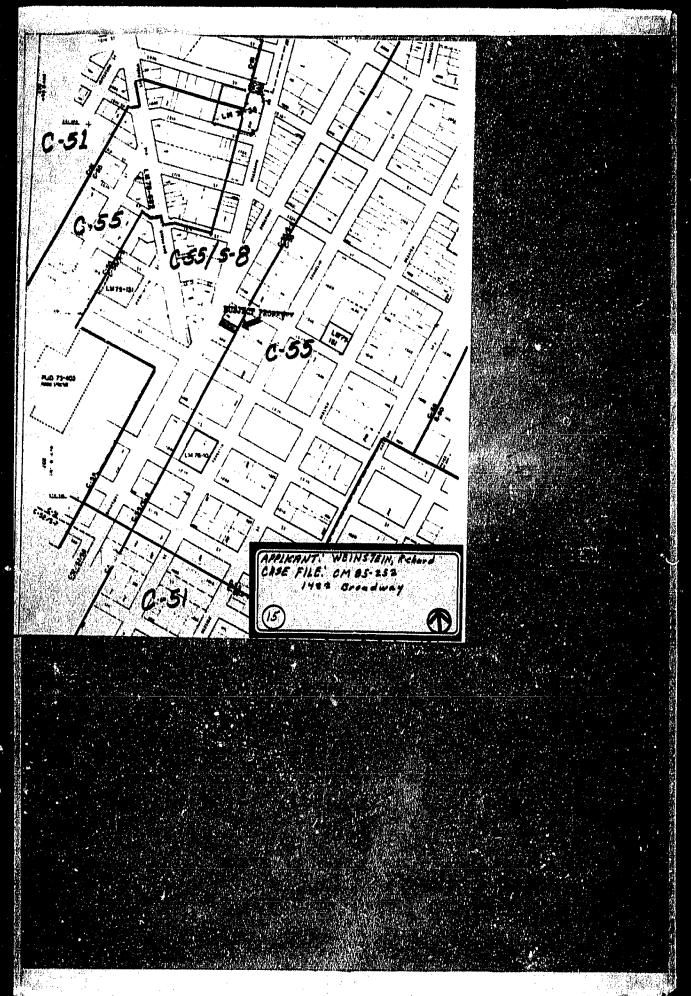
- (a) The location, size, disign and operating characteristics of the restau-rant should not adversely affect the existing or future land use develop-ment or circulation.
- (b) The restaurant will be a convenient and functional commercial operation in an attractive metting. However, the wrinkles in the awning fabric should be removed.
- (d) The restaurant will provide an additional making acryice to the surrounding area.
- (d) The proposal in consistent with the Oakland Central District Plan,

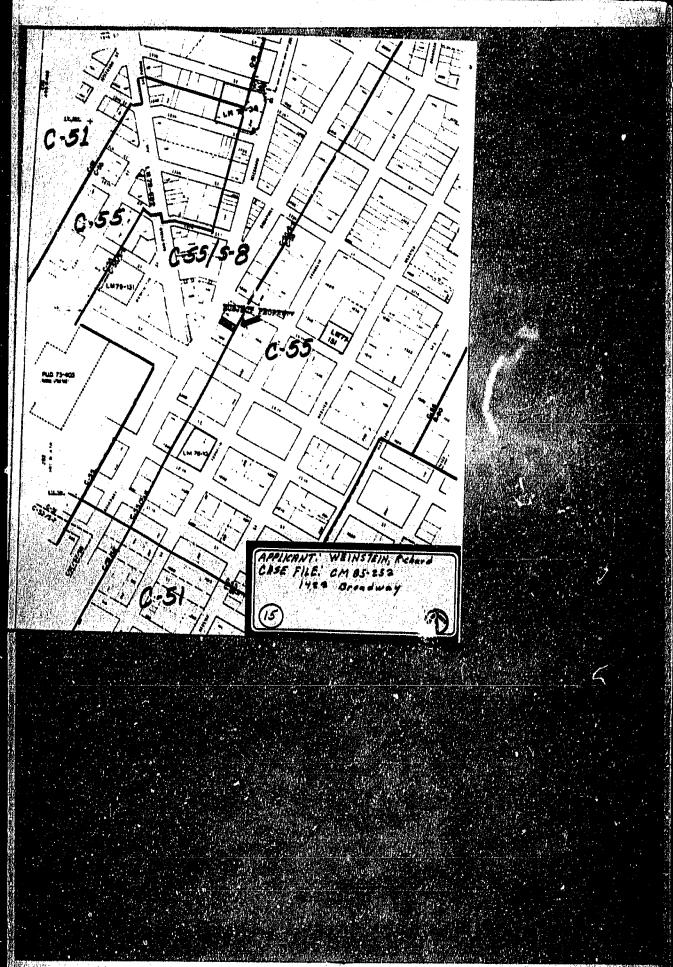
CONDITIONS OF APPROVAL ATTACHED TO AND MADE A PART OF JOHING CASE NO. CMD 85-252 i. That the wrinkles in the awing fabric be removed, That all new migns be approved by the Director of City Planning prior to installation, 3. that this permit shall become effective upon satisfactory compliance with the above conditions. Failure to obtain required building permits by June 30, 1986 shall invalidate this approval, provided further that upon written request the Director of City Planning may great a one year extension of this data, with additional extension subject to approval by the City Planning Commission.



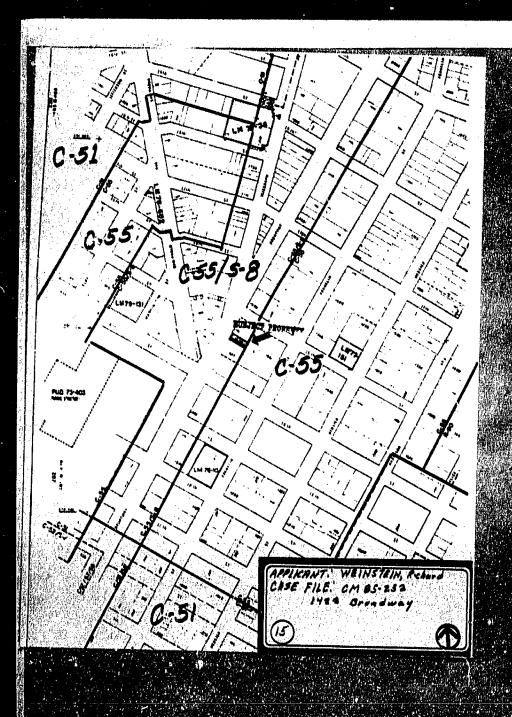


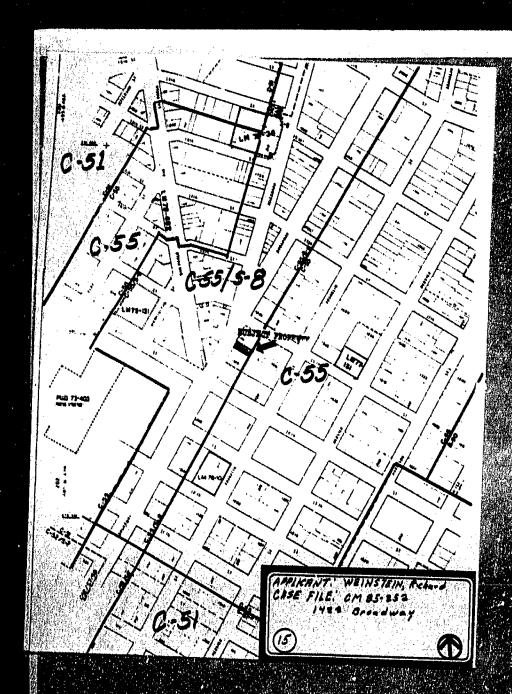
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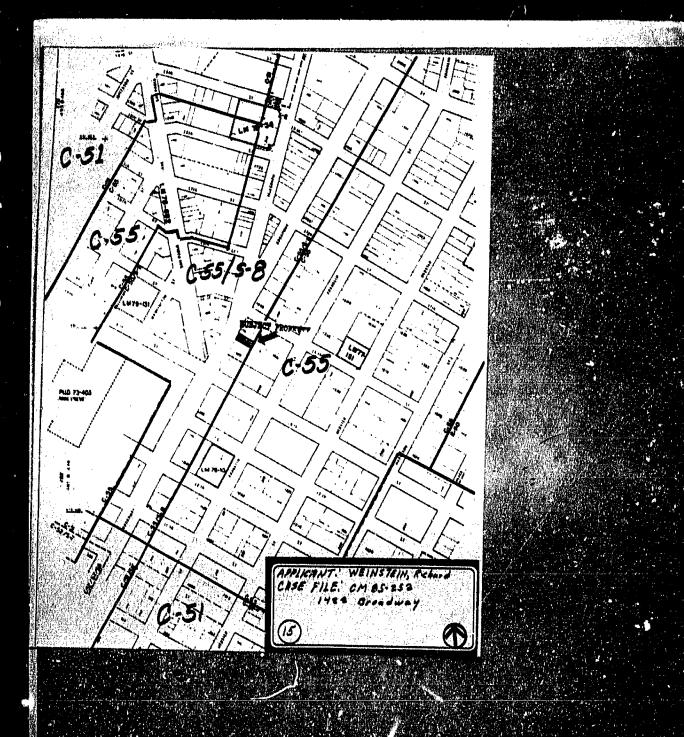




APPICANT! WEINSTEIN, Robard CASE FILE: OM 05-252 1422 Grandway









# MATERY "AGENDA" 6/14/43 POF

Regident 1421 Strondway Oakland, CA. 94612

1425 Broadway

1416 Broadway

1430 Brondway

1415 Franklin St.

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