

MAD OAK WEST ALAMEDA

1929 WEBSTER ST.
ALAMEDA, CA

studioKDA
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SEAL

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MAD OAK WEST ALAMEDA

1929 WEBSTER ST.
ALAMEDA, CA

MAD01 - USE PERMIT - 3/12/2021



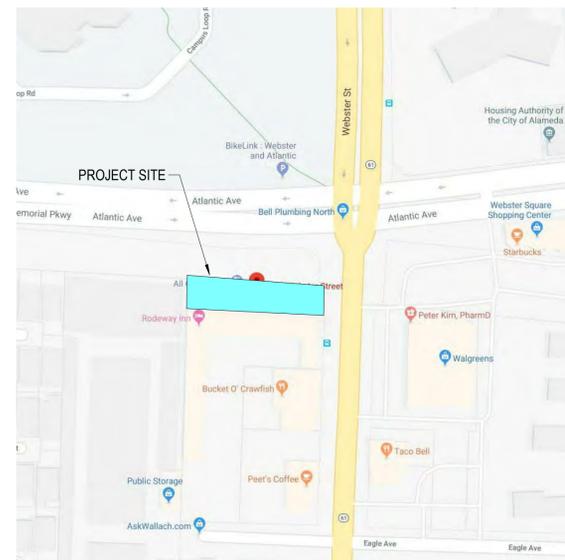
14 CONCEPT RENDERING

ZONING CODE INFORMATION				
SITE INFORMATION				
ADDRESS	1928 WEBSTER STREET, ALAMEDA CA 94501			
APN	74-433-1			
ZONING DISTRICT	C-C			
OVERLAY / SPECIAL DISTRICT	WEBSTER STREET COMMERCIAL			
BUILDING DATA PER PLANNING CODE				
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES / CODE REFERENCE
BUILDING / LOT INFO				
LOT AREA	7688 SF	7688 SF		
BUILDING FOOTPRINT	0	3795 SF		
LOT COVERAGE		49%		
AREAS				
GROUND FLOOR RETAIL/CAFE		1355 SF		INCLUDES BACK OF HOUSE/KITCHEN
GROUND FLOOR BAR		2300 SF		INCLUDES BACK OF HOUSE/STORAGE
GROUND FLOOR (PATIO)		1300 SF		OUTDOOR SEATING AREA
SECOND FLOOR (ENCLOSED)		580 SF		INCLUDES BACK OF BAR & BATHROOMS
SECOND FLOOR (ROOF DECK)		2845 SF		OUTDOOR SEATING AREA
HEIGHT				
# STORIES		2	3	
MAX BLDG HEIGHT		34'-7"	40'	
SETBACKS				
FRONT YARD SETBACK		15'	0	
SIDE YARD SETBACKS		5'	0	WHEN ADJACENT TO NON-RESIDENTIAL
REAR YARD SETBACK		0	0	WHEN ADJACENT TO NON-RESIDENTIAL
PARKING				
CAR PARKING	0	0	48	SEE TRAFFIC REPORT G041
BIKE PARKING (SHORT TERM)	0	24	7	
BIKE PARKING (LONG TERM)	0	4	4	

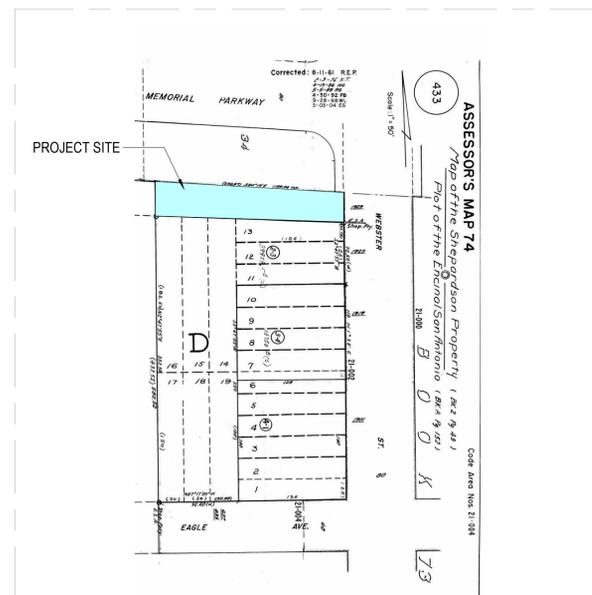
6 PROJECT INFORMATION

SHEET #	SHEET NAME	USE PERMIT 3/12/21
GENERAL		
G000	PROJECT INFO	•
G021	CONTEXT PHOTOS	•
		•
		•
G051	PERSPECTIVE VIEW	•
SURVEY		
S1.0	SITE SURVEY	•
ARCHITECTURAL		
A100	EXISTING & PROPOSED SITE PLAN	•
A111	GROUND FLOOR PLAN	•
A112	SECOND FLOOR & ROOF PLAN	•
A201	BUILDING ELEVATIONS & MATERIAL BOARD	•
A301	BUILDING SECTIONS	•
A501	WINDOW SCHEDULE	•

2 SHEET LIST



13 VICINITY MAP
NTS



9 ASSESSOR'S MAP
NTS

Exhibit 1 Item 7- C, June 28, 2021 Planning Board Meeting

OWNER:
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BENJAMIN CUKIERMAN

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TEL: (510) 841-3555
FAX: (510) 841-1225

SURVEYOR:
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1930 SHATTUCK AVE, STE A
BERKELEY, CA 94704
TEL: (510) 848-1930

TRAFFIC CONSULTANT:
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5 PROJECT TEAM

THE PROPOSED PROJECT IS A TWO-STORY COMMERCIAL SPACE ON AN EXISTING VACANT LOT AT 1929 WEBSTER ST. THE PROJECT SITE IS ADJACENT TO THE CROSS ALAMEDA TRAIL AND SEEKS TO ACTIVATE BOTH THE PARK AND SERVE AS A GATEWAY TO THE WEBSTER STREET COMMERCIAL CORRIDOR. THE GROUND FLOOR INCLUDES A STREET FRONT COMMERCIAL SPACE DESIGNED TO OPEN EARLY IN THE DAY AND OPERATE SEPARATELY FROM THE CENTRAL BAR AND RESTAURANT SPACE. BIKE PARKING FOR AT LEAST 24 BIKES WILL BE PROVIDED ALONG WEBSTER STREET. GENDER-NEUTRAL BATHROOMS WILL SERVE THE BAR/RESTAURANT SPACE. BACK-OF-HOUSE SUPPORT ROOMS ARE BEHIND THE BAR AREA, WITH LONG-TERM BICYCLE PARKING AND TRASH ROOM LOCATED IN THE BACK OF THE LOT. THREE STAIRS PROVIDE ACCESS TO THE SECOND FLOOR ROOF DECK.

THE SECOND FLOOR INCLUDES A SECOND OUTDOOR BAR WHICH WILL SERVE THE OUTDOOR SEATING AREAS. ALONG THE WEBSTER STREET FRONT, AN ANGLED, OPEN TRELLIS WILL CREATE AN ARTICULATED CORNER TO HELP SIGNIFY THE ENTRANCE TO THE WEBSTER STREET COMMERCIAL CORRIDOR.

THE LONG NARROW PROPORTIONS OF THE SITE DO NOT MAKE PARKING ON THE SITE FEASIBLE AND PATRONS WILL BE ENCOURAGED TO WALK, BIKE, AND TO USE MASS TRANSIT, RIDESHARING SERVICES, AND OTHER ALTERNATIVE METHODS TO ACCESS THE SITE. IN ADDITION TO THE ON-SITE BICYCLE PARKING, THE PROJECT WILL PROVIDE TRANSIT PASSES TO ALL EMPLOYEES.

1 PROJECT DESCRIPTION

PROJECT ISSUE RECORD:	

PROJECT #: MAD01
ISSUE DATE: 02/28/21
PROJECT STATUS: USE PERMIT
SCALE: As indicated
PROJECT INFO

G000



6 CONTEXT WEBSTER 1



5 CONTEXT WEBSTER 2



4 CONTEXT WEBSTER 3

SOUTH

NORTH

VIEWS ALONG WEBSTER ST.



3 CONTEXT ATLANTIC 1



2 CONTEXT ATLANTIC 2



1 CONTEXT ATLANTIC 3

EAST

WEST

VIEWS ALONG ATLANTIC/MEMORIAL PARKWAY

PROJECT ISSUE RECORD:	

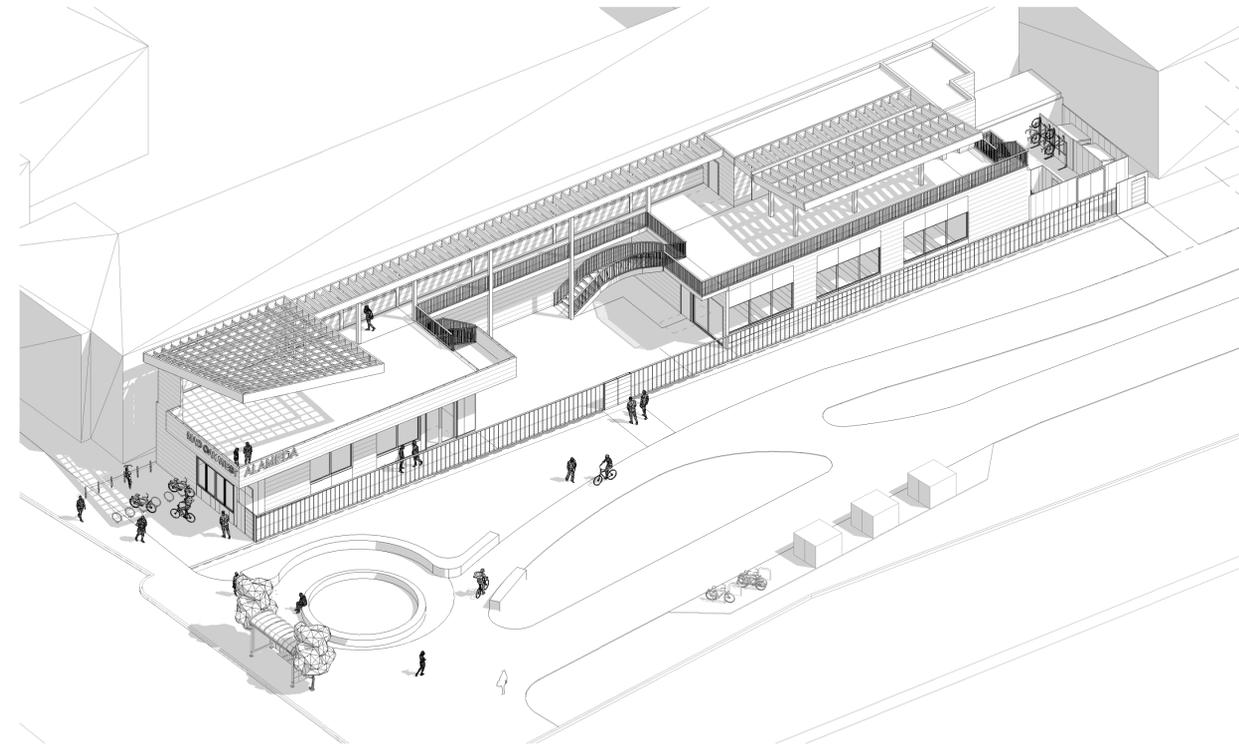
PROJECT #: MAD01

ISSUE DATE: 02/26/21

PROJECT STATUS: USE PERMIT

SCALE: 3/4" = 1'-0"

CONTEXT PHOTOS



2 OVERALL AXONOMETRIC VIEW



1 PERSPECTIVE VIEW FROM WEBSTER ST.

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ISSUE DATE: 02/26/21

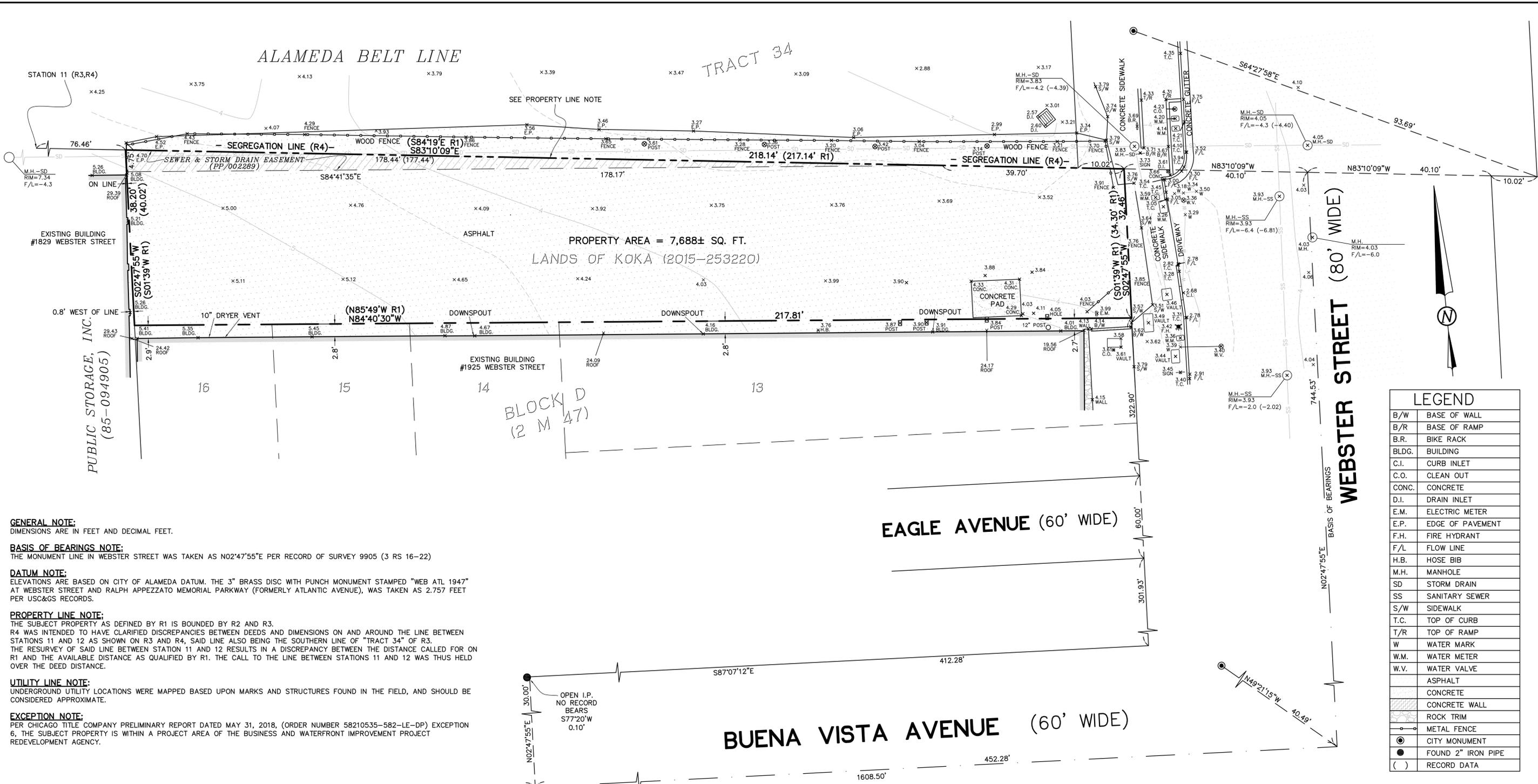
PROJECT STATUS: USE PERMIT

SCALE: 1" = 1'-0"

PERSPECTIVE VIEW

ALAMEDA BELT LINE

TRACT 34



GENERAL NOTE:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

BASIS OF BEARINGS NOTE:
THE MONUMENT LINE IN WEBSTER STREET WAS TAKEN AS N02°47'55"E PER RECORD OF SURVEY 9905 (3 RS 16-22)

DATUM NOTE:
ELEVATIONS ARE BASED ON CITY OF ALAMEDA DATUM. THE 3" BRASS DISC WITH PUNCH MONUMENT STAMPED "WEB ATL 1947" AT WEBSTER STREET AND RALPH APPEZZATO MEMORIAL PARKWAY (FORMERLY ATLANTIC AVENUE), WAS TAKEN AS 2.757 FEET PER USC&GS RECORDS.

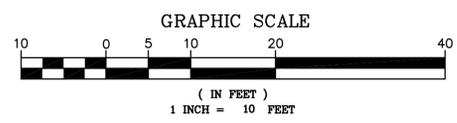
PROPERTY LINE NOTE:
THE SUBJECT PROPERTY AS DEFINED BY R1 IS BOUNDED BY R2 AND R3. R4 WAS INTENDED TO HAVE CLARIFIED DISCREPANCIES BETWEEN DEEDS AND DIMENSIONS ON AND AROUND THE LINE BETWEEN STATIONS 11 AND 12 AS SHOWN ON R3 AND R4, SAID LINE ALSO BEING THE SOUTHERN LINE OF "TRACT 34" OF R3. THE RESURVEY OF SAID LINE BETWEEN STATION 11 AND 12 RESULTS IN A DISCREPANCY BETWEEN THE DISTANCE CALLED FOR ON R1 AND THE AVAILABLE DISTANCE AS QUALIFIED BY R1. THE CALL TO THE LINE BETWEEN STATIONS 11 AND 12 WAS THUS HELD OVER THE DEED DISTANCE.

UTILITY LINE NOTE:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD, AND SHOULD BE CONSIDERED APPROXIMATE.

EXCEPTION NOTE:
PER CHICAGO TITLE COMPANY PRELIMINARY REPORT DATED MAY 31, 2018, (ORDER NUMBER 58210535-582-LE-DP) EXCEPTION 6, THE SUBJECT PROPERTY IS WITHIN A PROJECT AREA OF THE BUSINESS AND WATERFRONT IMPROVEMENT PROJECT REDEVELOPMENT AGENCY.

LEGEND	
B/W	BASE OF WALL
B/R	BASE OF RAMP
B.R.	BIKE RACK
BLDG.	BUILDING
C.I.	CURB INLET
C.O.	CLEAN OUT
CONC.	CONCRETE
D.I.	DRAIN INLET
E.M.	ELECTRIC METER
E.P.	EDGE OF PAVEMENT
F.H.	FIRE HYDRANT
F/L	FLOW LINE
H.B.	HOSE BIB
M.H.	MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
T/R	TOP OF RAMP
W	WATER MARK
W.M.	WATER METER
W.V.	WATER VALVE
	ASPHALT
	CONCRETE
	CONCRETE WALL
	ROCK TRIM
	METAL FENCE
⊙	CITY MONUMENT
●	FOUND 2" IRON PIPE
()	RECORD DATA

- REFERENCES:**
- R1 GRANT DEED TO ELLEN KOKA (2015-253220)
 - R2 MAP OF THE SHEPARDSON PROPERTY MASTICK STATION (2 M 47)
 - R3 MAP OF ALAMEDA MARCH LAND AS PORTIONED AMONG THE OWNERS THEREOF IN THE SUIT NUMBERED 8923 AND ENTITLED 'PACIFIC IMPROVEMENT COMPANY, PLAINTIFF, VS. JAMES A. WAYMIRE, ET AL., DEFENDANTS' SUPERIOR COURT, ALAMEDA COUNTY, STATE OF CALIFORNIA' (22 M 74)
 - R4 RECORD OF SURVEY 9905 "OFFICIAL RESURVEY OF PORTION OF SEGREGATION LINE AND VICINITY," (3 RS 16-22)
 - R5 TRACT 7035 "THE GARDENS" (241 M 80)



BOUNDARY AND TOPOGRAPHIC SURVEY

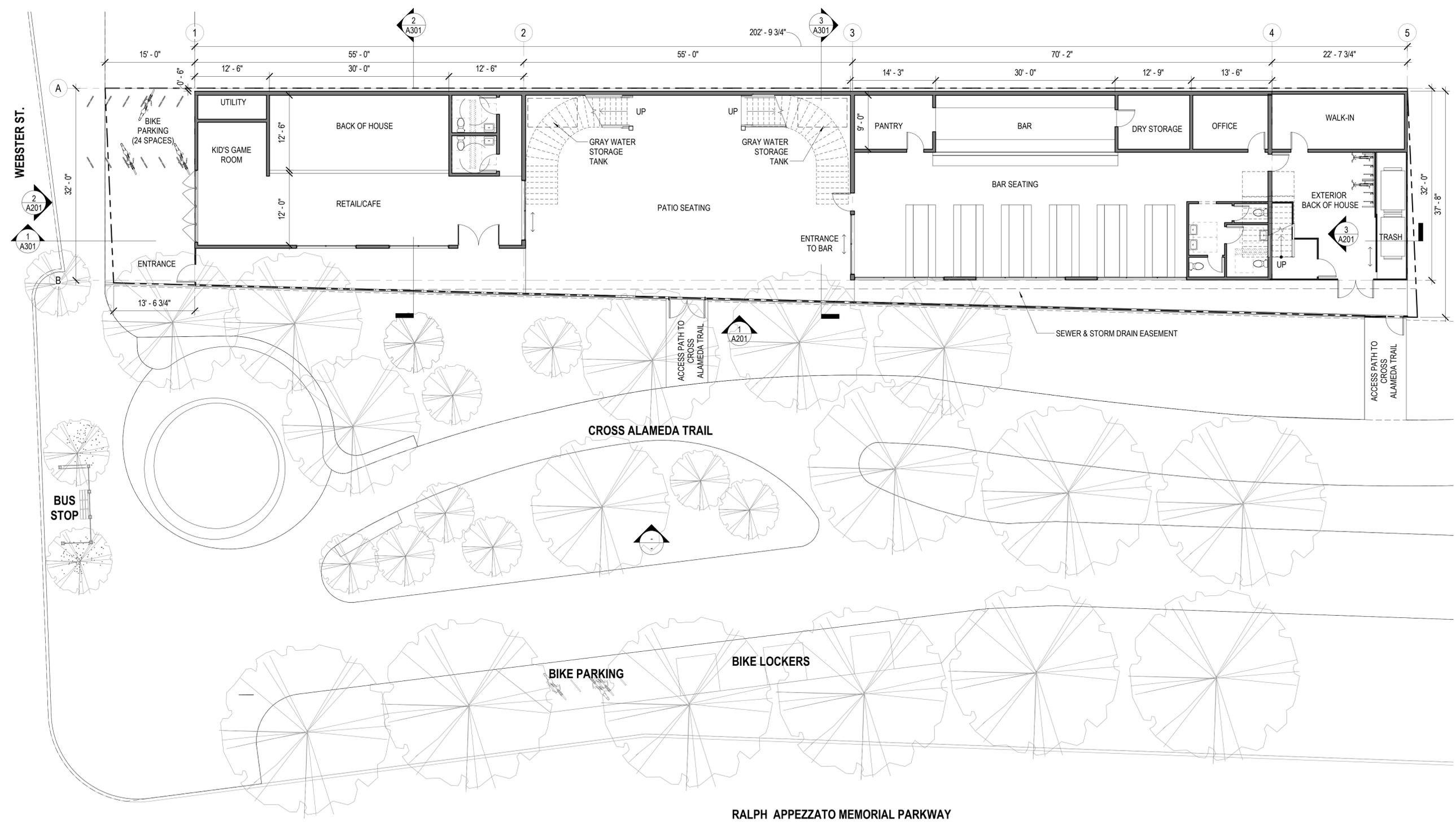
LANDS OF KOKA (2015-253220)
LOCATED AT 1929 WEBSTER STREET
CITY OF ALAMEDA, COUNTY OF ALAMEDA, CALIFORNIA

MARCH 28, 2019 SCALE: 1" = 10'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 1720 WEBSTER-TOPO.DWG JOB 19-10154



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

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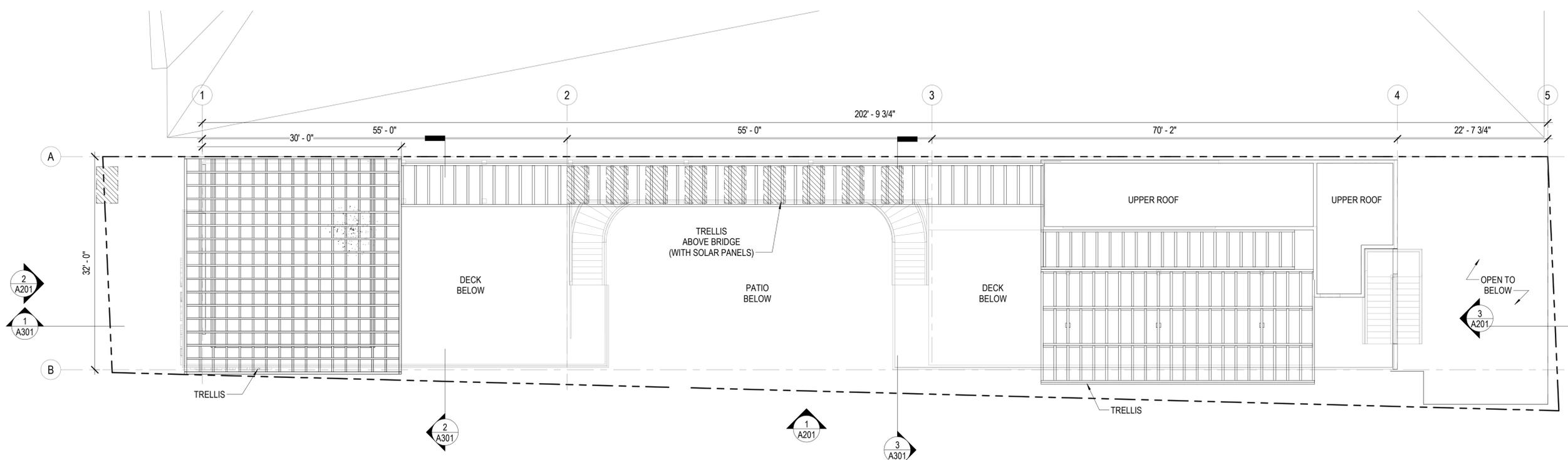
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GROUND FLOOR PLAN

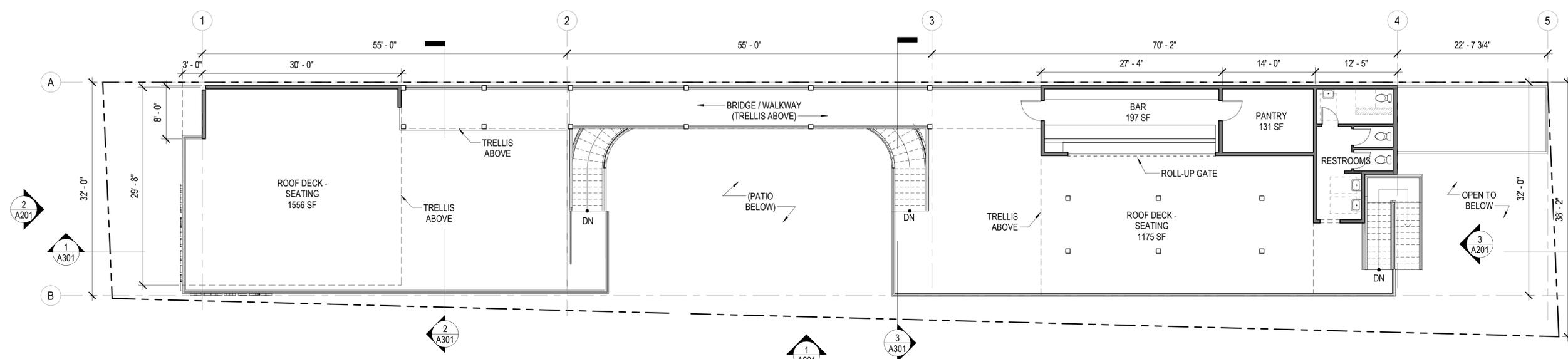
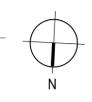
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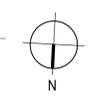




2 PROPOSED ROOF PLAN
 1/8" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"



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SECOND FLOOR & ROOF PLAN

A112

