



CITY OF ALAMEDA • CALIFORNIA

CITY HALL • SANTA CLARA AT OAK STREET 94501 • (415) 522-4100

PLANNING DEPARTMENT

February 3, 1989

Henry C. Cohen
4 Chatham Pointe
Alameda, CA 94501

Re: 1200 Park Street/2407 San Jose Avenue; Big-O Tires

Dear Mr. Cohen:

Enclosed please find a copy of Resolution No. 1926 approving the Use Permit for the above captioned address. Please note that Condition No. 4 requires that you submit materials for Design Review of proposed and existing landscaping, treatment of garbage area and area for old and used tires, the number and placement of tire displays during business hours, and signage, no later than February 17, 1989. Approval of a Minor Design Review Application, and Sign Permit are required and applications are enclosed. Further, Condition No. 2 requires that leasing arrangements for long-term overflow parking must be found within sixty (60) days of approval, and is to be reviewed and approved by the Planning Director. Please submit a copy of the lease or other arrangement to the Planning Department by March 30, 1989.

During the Planning Board meeting, there was some discussion regarding expansion of the existing buildings at the Big-O Tire site. Section 11-153 of the Zoning Ordinance prohibits the enlarging, extension, reconstruction or structural alteration of any non-conforming building or use. As your use is non-conforming with respect to the C-2, General Business District in which your business is located, no expansion of the existing buildings is possible.

If you have any further questions, please do not hesitate to call me at 748-4554.

Sincerely,

Judith Altschuler
Assistant Planner

JA/eec

enclosures

CITY OF ALAMEDA PLANNING BOARD
RESOLUTION NO. 1926

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA APPROVING USE PERMIT, UP-88-36, AT 1200 PARK STREET/2407 SAN JOSE AVENUE.

WHEREAS, the Planning Board of the City of Alameda has considered UP-88-36 to allow the continuation of a non-conforming use pursuant to Zoning Ordinance Section 11-152.

WHEREAS, the Board has held a public hearing on this application and has examined pertinent maps, drawings, and documents; and

WHEREAS, the Board has made the following findings:

1. The proposed use, as conditioned below, is compatible with other land uses in the general neighborhood area.
2. The site for which the use is proposed is served by adequate public transit lines, and as conditioned below will have adequate parking provided in the vicinity.
3. The use will not adversely affect other property in the vicinity upon compliance with imposed conditions.

THEREFORE BE IT RESOLVED that the Planning Board of the City of Alameda hereby grants UP-88-36 subject to the following conditions:

1. All work to be conducted within enclosed structures.
2. Within 60 days of the date of approval of this Use Permit, applicant shall find an alternative long-term parking site for customer cars, as well as for employees. Leasing arrangements made by the applicant shall be reviewed and approved by the Planning Director.
3. Applicant's business vehicle(s) shall be stored on the site, not on adjacent residential streets.
4. The site plan, indicating proposed and existing landscaping, treatment of garbage area and area for old and used tires, the number and placement of tire displays during business hours, and signage shall be subject to Design Review, except no additional public notice to adjacent property is necessary. Applicant shall submit pertinent materials no later than February 17, 1989.
5. Applicant shall install a sign directing customers to turn right toward Park Street from the San Jose Avenue exit to alleviate traffic impacts on surrounding residential areas.
6. No recapping or retreading of tires on the premises.
7. No testing of vehicles in residential areas.
8. The Use Permit shall be reviewed by Planning Staff one year from the date of final approval, and their determination of compliance with conditions of approval shall be reported back to the Planning Board.

NOTICE. No judicial proceeding subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6.

The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within fifteen (15) days of the decision, by a Notice of Appeal stating the appellant claims that either the Board's decision is not supported by its findings or its findings are not supported by the evidence in the record.

PASSED AND ADOPTED by the Planning Board of the City of Alameda on the 30th day of January, 1989, by the following vote:

AYES: (5) Pritchard, Hodgkin, Beazley, Persoff, Wood

NOES: (0)

ABSENT: (2) Templeton, Whitehair

ATTEST:



Arnold B. Jonas, Secretary
City Planning Board



10 May 1990

Henry C. Cohen
4 Chatham Pointe
Alameda, CA 94501

RE: 1200 Park Street - Use Permit, UP-88-36

Dear Mr. Cohen:

In January 1989, the Planning Board approved Use Permit, UP-88-36, with eight conditions. As required, Planning Staff has made a determination of whether you have complied with all conditions. (Please see attached Resolution No. 1926).

As site inspection showed that all work is being conducted within enclosed structures, that there was no recapping or retreading of tires on the premises, that the area is adequately landscaped, and that the tire displays materially complies with the approved plan. There also have been no complaints to the Planning Department relative to the testing of vehicles in the adjacent residential areas.

However, the Planning Department has no record of the leasing of additional parking for customer cars as required by Condition No. 2. Please submit lease arrangements to the Acting Planning Director as soon as possible.

Staff has noted that your business vehicle was parked on adjacent residential streets several times a week. This is contrary to Condition No. 3. Please make sure that your employees are aware that this vehicle must be stored on your premises.

Condition No. 5 requires that a sign directing customers to turn right towards Park Street on the San Jose exist be installed. Staff could see no evidence of such a sign.

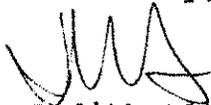
Planning Department, Room 102

City Hall
Santa Clara Avenue at Oak Street · 94501
415.748 4554

Non-compliance with Conditions of Approval for a Use Permit may result in a revocation hearing before the Planning Board. Staff will conduct an additional site inspection within one month to determine whether you are in compliance.

If you have any questions regarding this matter please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Altschuler', written over the typed name.

Judith Altschuler

encl.