



CITY OF ALAMEDA • CALIFORNIA

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

PLANNING DEPARTMENT

January 28, 1982

Henry C. Cohen
4789 Belfast Avenue
Oakland, CA

Dear Mr. Cohen:

Thank you for responding to my request to clarify your operation and what your firm proposes to do on property located at 2407 San Jose and 1200 Park Street, Alameda. The following summarizes our discussion Tuesday, January 26, 1982.

1. Your firm specializes in four areas of auto service and repair. They are tires, brakes, shocks and front end alignment. These are the same services, among others which are now carried on at the above addresses.
2. You will have a single office to be located in the "Wrenchouse".
3. You will use the Park Street premises primarily to sell and to install tires.
4. You have a copy of UP-79-8 applicable to the tire sales and installation use at 1200 Park Street and are aware that it expires five (5) years after June 18, 1979. At that time you will seek a renewal of the permit.
5. You are aware of the conditions of approval of the use permit which are as follows:
 - a. The building at 1200 Park Street be refurbished and landscaping added. The site plan, landscaping and signage be reviewed by the Design Review Board.
 - b. The parking be restricted to the approved site plan and those spaces marked.
 - c. Cars not be permitted to be parked for extended periods of time or advertised for sale or sold.
 - d. All work to be conducted within enclosed structures.
 - e. No recapping or retreading of tires on the premises.

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- f. No testing of vehicles in residential areas.
 - g. No nite-time or weekend outdoor displays or storage.
 - h. Promotions and advertisements in windows limited to 20% of each window.
 - i. Lot entranceways will be chained during non-operational hours.
 - j. No banners to be displayed.
 - k. Garbage area to be enclosed.
 - l. The area for old or used tires to be shielded from view from the traveled way.
 - m. The number and placement of tires displayed during business hours to be presented to the Planning Director for prior approval.
 - n. Zoning Administrator to review permit after one year if complaints are received.
 - o. This Use Permit is granted for a period of five (5) years.
6. You will meet with our Design Review Staff for a sign permit and for review of all exterior improvements to the buildings and grounds.
 7. You are aware of the community's concern and will see that the building and grounds are well maintained.
 8. You will direct cars exiting to San Jose Avenue from the site to make right turns so as to reduce any traffic burden on residences on Park Avenue.

Attached you will find your application and check for \$150 filing fee for a use permit for 1200 Park Street and 2407 San Jose.

We have reviewed your application with the City Attorney. It is his opinion that UP-79-8 for 1200 Park Street is valid to June 18, 1984. He further states that 2407 San Jose does not require a use permit if the character of the use is not changed and continues in the same or a more restrictive operation.

Since you have stated to our Staff that if you move in, you will continue the same operation, we find you will not need a use permit.

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Unless we hear from you to the contrary, we expect that you find these terms acceptable for the operation you contemplate.

If you have any further questions, please do not hesitate to call me.

Sincerely yours,



Minnie S. Ruth
Zoning Administrator

cc: John Barni, Jr.