

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION NO.

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

WHEREAS, Big O Tires requested that the Planning Board consider an amendment to UP-88-36 for Big O Tires; and

WHEREAS, an adjacent business requested that the Planning Board review Big O Tires' compliance with the existing Use Permit; and

WHEREAS, the Planning Board held a public hearing on this application on July 13, 2015, and November 9, 2015, to consider amendments to, and compliance with, the use permit and has examined pertinent maps, drawings, and documents; and

NOW THEREFORE BE IT RESOLVED THAT, 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 FURTHER RESOLVED that the Planning Board of the City of Alameda hereby approves amended UP-88-36, subject to the following conditions:

1. All outdoor parking areas shall be cleared of all cars on stationary or stabilizer jacks during evening hours and weekend hours when the business is closed.
2. The applicant shall continue to work to locate and secure a long-term parking site for customer cars, as well as for employees. Once a site is secured, the applicant shall notify the Community Development Department that this condition has been fulfilled.
3. Applicant's business vehicles(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.

Exhibit 1

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5. Applicant shall retain the 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.
9. Hold Harmless and Indemnification Agreement The developer/applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Community Development Department, Alameda City Planning Board, or City Council relating to this project. The City shall promptly notify the developer/applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.