

CITY OF ALAMEDA PLANNING BOARD
RESOLUTION NO. PB 95-57

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA GRANTING
USE PERMIT, UP-95-23, AND MINOR DESIGN REVIEW, 1716 WEBSTER STREET

WHEREAS, an application was made on October 23, 1995 by A and S Engineering on behalf of Tosco Northwest Company, for a Use Permit, UP-95-23, to allow 24 hour operation in an expanded gasoline station and convenience market, within the C-M Commercial Zoning District; and for Minor Design Review.

WHEREAS, the application was accepted as complete on November 6, 1995; and

WHEREAS, the subject property is designated Community Commercial on the General Plan Diagram; and

WHEREAS, the subject property is in the C-M Commercial Zoning District; and

WHEREAS, the site is in the Business and Waterfront Improvement Project, on which plan it is designated Commercial; and

WHEREAS, the Planning Board has been advised that, subject to meeting City standards and requirements, the proposed use would conform to the adopted Community Improvement Plan (CIP) for the Business and Waterfront Improvement Project and General Plan policies incorporated by reference within the CIP; and

WHEREAS, the project is Categorically Exempt under Section 15301 of the CEQA Guidelines, minor alterations of existing private structures; and

WHEREAS, the Planning Board held a public hearing on this application on November 27, 1995 and has examined pertinent maps, drawings, and documents; and

WHEREAS, the Planning Board has made the following findings:

1. The location of the proposed use is compatible with other land uses in the area. The location of the proposed use is compatible with other land uses in the area, due to the commercial character of the Webster Street district, as well as to the demand for gasoline in the Webster Street corridor.
2. The installation would not increase parking or transportation demand. The site is on Webster Street at

Buena Vista, both being heavily traveled streets, near the entrances to the tunnels to Downtown Oakland and the freeway onramps to US 880. The street improvements provide adequate ingress and egress from the site for customers.

3. The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other properties in the vicinity. Several commercial uses along Webster Street operate in the late evening hours. Residential uses are 500 or more feet distant from the site, except to the northeast where residential uses are approximately 100 feet distant. Few residences would be affected by evening hours for the station. The convenience store portion of the use consists of minor and incidental space in the station attendant office.
4. Relationship to General Plan. The site is located within an area designated as Community Commercial. The proposed use favorably relates to the General Plan as well as being consistent with the Business and Waterfront Improvement Project Community Improvement Plan.

THEREFORE BE IT RESOLVED that the Planning Board of the City of Alameda hereby grants Use Permit 95-23, and Design Review, subject to the following conditions:

1. The project shall be constructed in substantial compliance with the plans titled "Proposed Site Plan, 1716 Webster Street & Buena Vista Avenue," dated April 10, 1995, prepared by A & S Engineering, and marked "Exhibit A," on file in the Planning Department.
2. The Use Permit approval shall terminate one (1) year from November 27, 1995, unless actual construction or alteration under valid permits has begun, or the applicant applies for and is granted an extension prior to said expiration.
3. No liquor, beer or wine sales are approved as part of this Use Permit.
4. The improvements shall conform to the Uniform Building Code and to the requirements of the Fire Department.

NOTICE. No judicial proceedings 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 or final action on any appeals 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 ten (10) days of the decision by completing and submitting an appeal form paying the required fee.

PASSED AND ADOPTED by the Planning Board of the City of Alameda on the 27th day of November, 1995 by the following vote:

AYES: (6) Harris, Johnson, Thomas, Fee, Gilmore and Rossi

NOES: (0)

ABSENT: (0)

ATTEST:

Colette Meunier
Colette Meunier, Secretary
City Planning Board

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