



CITY OF HAYWARD

PLANNING DEPARTMENT
22300 FOOTHILL BOULEVARD
HAYWARD, CA. 94541
581-2345 EXT.241

APPLICATION
NUMBER UP 77-90

DISPOSITION OF PERMIT APPLICATION

DO NOT M.F.

APPLICANT **Ignatius Roberto**
ADDRESS **629 Jefferson Street, Hayward, CA 94544** ZIP CODE PHONE **582-4173**
OWNER **Same as above.**
ADDRESS ZIP CODE PHONE
LOCATION OF PROPERTY **629 Jefferson Street**
ASSESSOR'S MAP **452** BLOCK **68** PARCEL **13**

ON **May 12, 1977** APPLICANT APPLIED FOR **a use permit**

IN ORDER TO: **Expand an existing automotive specialty shop facility (Roberto's Machine Shop) by constructing an 1800-square-foot, single-story, concrete block detached building.**

Subject property is located at 629 Jefferson Street, south side, approximately 120 feet west of Mission Boulevard in a CG (General Commercial) District.

REFERRED TO	ACTION TAKEN	DATE
1. BOARD OF ADJUSTMENTS	<i>Approval w/14 Conditions</i>	<i>6/20/77</i>
2.		
3.		
4.		
5.		

FINAL ACTION ON APPLICATION WAS **approval per Exhibit "A"** BY **Board of Adjustments**
TO PERMIT **construction of an 1800 square foot, single-story, concrete block, detached building at 629 Jefferson Street.**

DATE ISSUED **7/14/77**
JUNE 20, 1977

REGULAR MEETING, HAYWARD BOARD OF ADJUSTMENTS

It was moved (Little/Lepore) and unanimously carried that Use Permit Application No. 77-90 to expand an existing automotive specialty shop facility by constructing an 1800-square-foot, single-story, concrete block, detached building be **APPROVED** with improvements to be constructed as outlined on the plans entitled, "Site Development Plan for Barton Ringstrom drawn by Pedersen & Daly, Consulting Engineers on Sheets 1 & 2, dated April 26, 1977" as amended by staff and market Exhibit "A", with the finding that, subject to the conditions imposed, the proposed use will not be detrimental to the public health, safety and general welfare. The conditions of approval are:

1. All improvements indicated on the approved site and landscape plan, as amended by staff and labeled Exhibit "A", must be installed prior to authorization for gas or electric meter service.

(SEE REVERSE)

CONDITIONS ATTACHED TO USE PERMIT APPLICATION NO. 77-90 (Continued):

2. After initial installation, all plantings must be maintained, including replacement where necessary.
3. Within all required landscape areas, a complete automatic sprinkler system with an automatic on/off mechanism shall be installed.
4. The existing solid wood fence along the south and west property lines shall be repaired and repainted or stained a dark brown color.
5. The existing fence along the front property line shall be removed and replaced with a new chain-link fence with redwood slats located 10 feet from the front property line.
6. Any lights provided to illuminate the development/paved parking area shall be arranged so as to reflect the lights away from the premises in the abutting residential district.
7. All proposed signs must be reviewed by the Planning Director prior to issuance of a sign permit.
8. All open storage must be adequately screened from the street or located behind the existing or proposed structures.
9. All existing paved areas shall be resurfaced with a durable asphalt materials.

PUBLIC WORKS CONDITIONS:

10. Prior to issuance of a building permit, applicant shall submit a sanitary sewer plan.
11. Prior to issuance of a building permit, applicant shall submit a storm drainage plan.
12. Prior to issuance of a building permit, an irrigation plan shall be submitted for approval by the Parks Superintendent.
13. Prior to connection of utilities, developer shall improve the frontage to the City standards with curb, gutter, sidewalk, and paving to meet existing paving.
14. At the option of the City Engineer, owner may enter into an agreement to install such improvements when requested by the City of Hayward.

Weed all planting areas,
and treat with pre-emergent
herbicide prior to application
of wood chip or bark mulch.

- Plant 3-15 gallon trees
between existing shrubs.
Genus and species:
Robinia 'Idahoensis'

JEFFERSON STREET
(30' wide)

INSTALL 6 FT SOLID WOOD, DARK BROWN,
OR CHAIN LINK WITH REDWOOD INTER-
WOVEN SLATS.

Exist. Drop Inlet.
E = 56.02

An automatic irrigation system should be installed in all landscaped areas taking care to preserve existing plant material. The system should incorporate water conservation in its design either by supplying a single low pressure header head to each individual plant, or by installation of a drip irrigation system. The automatic system should incorporate the use of automatic controller with manual on-off switch and electric remote control valves.

Submit a completed irrigation plan for approval. (ROOM 2100 PARK HALL)

No irrigation plan or system required, after discussion with applicant. B. Abbe

Mulch all planting areas with 2" of wood chips or edwood bark as a mulch. 8/24/77

Exist redwood fence on
concrete block retaining
wall.

Due to the fact that there are some bare spaces in the existing planting bed, additional plants should be installed until the strip has plants ~ 6 ft. c. Use 5 gal. container

Plants should have a berm of soil formed around the base to serve as a water basin.

→ *Escallonia montevideensis*

Set nail + shiner. G.
(White escallonia)
KOPNR AND PAINT,
DARK BROWN, EXISTING
Notes: FENCE.

Note: **FENCE.**
Upper elev. on flags, final grade
Lower " " " , est. grade

Plant materials existing in planting strip are not *Pinus chinensis* but rather *Prunus laurocerasus* and *Xubama congestum*.

DWM BY S.P.A.

Driveway paving to conform to existing
paving and water gutter flow line

Distance in Land, Water and Air (miles)

6' CHAIN LINK GATE TO
ROLL BACK BEHIND PROPOSED
FENCE.

2000年1月1日 星期一 10:00

NOT A PART OF THIS AGREEMENT

Existing panel studies (1974-1987) are

$\phi = \arcsin(0.6)$ - purple line

629 Jefferson

52473

Wm. J. Owen
Parke Street
5/31/77

-3 Pittosporum acenioides.

PLANTING SCHEDULE

☐ Botanical Name	Common Name	Size	Spacing	Quantity
☒ <i>Crotalaria retusa</i>	Lilly of the Valley tree	5 gal	10' x 6'	3
☒ <i>Samanea saman</i>	Samanea saman	5 gal	10' x 6'	10

Date: Irrigation by hose

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 - 6) Any lights provided to illuminate the development/paved parking area shall be arranged so as to reflect the lights away from the premises in the abutting residential district.
 - 7) All proposed signs must be reviewed by the Planning Director prior to issuance of a sign permit.
 - 8) All open storage must be adequately screened from the street or located behind the existing or proposed structures.
 - 9) All existing paved areas shall be resurfaced with a durable asphalt material.
- Public Works Conditions:
- 10) Prior to issuance of a building permit, applicant shall submit a sanitary sewer plan.
 - 11) Prior to issuance of a building permit, applicant shall submit a storm drainage plan.
 - 12) Prior to issuance of a building permit, an irrigation plan shall be submitted for approval by the Parks Superintendent.
 - 13) Prior to connection of utilities, developer shall improve the frontage to the City standards with curb, gutter, sidewalk, and paving to meet existing paving.
 - 14) At the option of the City Engineer, owner may enter into an agreement to install such improvements when requested by the City of Hayward.

MISSION BOULEVARD
(100' wide)

BUILDING PERMIT NO. 52473
BUILDING INSPECTION DIVISION
CITY OF HAYWARD

Date 6-2-78 by H. J. H.
 ORGANIZATION H. J. H.
 4-

This plan must be submitted to the Building Official for review and approval. Plans shall not be changed, modified or altered without notification to the Building Official. This set of plans must be kept at the building site for use by the Building Official. Do not mark, mutilate or destroy.

4/26/77 UPDATED TO SHOW PROPOSED
THORNTON POSITION FOR ROBERT'S
MARTIN SHOW

SITE DEVELOPEMENT PLAN &
TOPOGRAPHIC SURVEY
FOR MR. BARTON C. RINGSTROM
of property in City of Hayward, Calif.

SCALE : 1"=20' APRIL 1970

PEDERSEN & DALY CONSULTING ENGINEERS
225 W. WINTON AVE., HAYWARD, CALIF.
783-0511

629 Jefferson St

70130

UP 77-90 IGNATIUS LOAIZA

EXHIBIT "A"