

Planning Application #: 11-047

Date Received 9/1/11
 Fee Paid: 2653.50
 Receipt #: 72362



City of Albany

PLANNING APPLICATION FORM

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760

Fee Schedule (FY 2009-2010)

<input type="checkbox"/> Design Review*	\$1,784 / Admin. \$639
<input checked="" type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$1,784
<input checked="" type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$1,784
<input type="checkbox"/> Conditional Use Permit (minor)*	\$620
<input type="checkbox"/> Sign Permit	\$1,185/\$423 Admin
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$300
<input type="checkbox"/> Parcel/Subdivision Map; Lot Line Adjustment; Condo Conversion*	\$Actual Cost/Min \$1,784
<input type="checkbox"/> Secondary Residential Unit*	\$455
<input type="checkbox"/> Planned Unit Development*	\$1,784
<input type="checkbox"/> Variance*	\$1,784
<input type="checkbox"/> Other(s): _____	\$ _____

*When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 fee will be charged for any other ones. General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: <u>TASSAN PABLO AVE ALBANY, CA. 94706</u>		Zoning District:
Property Owner(s) Name: <u>FARAMARZ (FARA) PAKZAD</u>	Phone: <u>510-5241782</u> Fax: <u>510-5249710</u>	Email: <u>FARAPAK@AOL.COM</u>
Mailing Address: <u>915 OXFORD ST.</u>	City: <u>BERKELEY</u>	State/Zip: <u>CA. 94707</u>
Applicant(s) Name (contact person): <u>FARA PAKZAD</u>	Phone: <u>510-5241782</u> Fax: <u>510-5249710</u>	Email: <u>FARAPAK@AOL.COM</u>
Mailing Address: <u>915 OXFORD ST.</u>	City: <u>BERKELEY</u>	State/Zip: <u>CA. 94707</u>

PROJECT DESCRIPTION (Please attach plans if required) CREATING A BEER PUB

PROJECT ADDRESS: 745 San Pablo

GENERAL INFORMATION (Please fill out this Chart or attach separate plans with information)

Item	Existing	Proposed
Lot Size? (Express in square feet)	7500 SF	SAME
Gross square footage of all building area (including detached & accessory buildings, garages, etc)	1834 SF.	SAME
What is the Floor Area Ratio (FAR) (see handout on how to measure for residential projects)		
What is your lot coverage?		
What is the amount of impervious surface on the lot?		
What is the maximum height of the building? (see handout on how to measure for residential projects)		
How many dwelling units are on your property?	NONE	
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	NONE	
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	NONE ___ ft X ___ ft	___ ft X ___ ft
What is the narrowest width of your driveway?	—	
Minimum setbacks from structure to property line Front yard: Side yards: 10' Rear Yard		

TERMS AND CONDITIONS OF APPLICATION

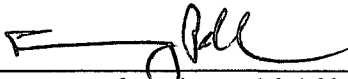
I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City's ordinances, and I hereby certify that the information given is true and correct to the best of my knowledge and belief

I understand that the requested approval is for my benefit (or that of my principal) Therefore, if the City grants the approval with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge I therefore agree to accept this responsibility for defense at the request of the City and also agree to defend, indemnify and hold the City harmless from any costs, claims, penalties, fines, judgments, or liabilities arising from the approval, including without limitation, any award or attorney's fees that might result from the third party challenge.

For this purposes of this indemnity, the term "City" shall include the City of Albany, its officers, officials, employees, agents and representatives. For purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including any action alleging a failure to comply with the California Environmental Quality Act or other laws

The signature of the property owner is required for all projects By executing this form you are affirming that you are the property owner.

 8-31-11
Signature of Property Owner Date

 8-31-11
Signature of Applicant (if different) Date



City of Albany



SUPPLEMENTAL QUESTIONNAIRE

CONDITIONAL USE PERMIT

(e.g., commercial, institutional, assembly uses
& non-administrative home occupations)

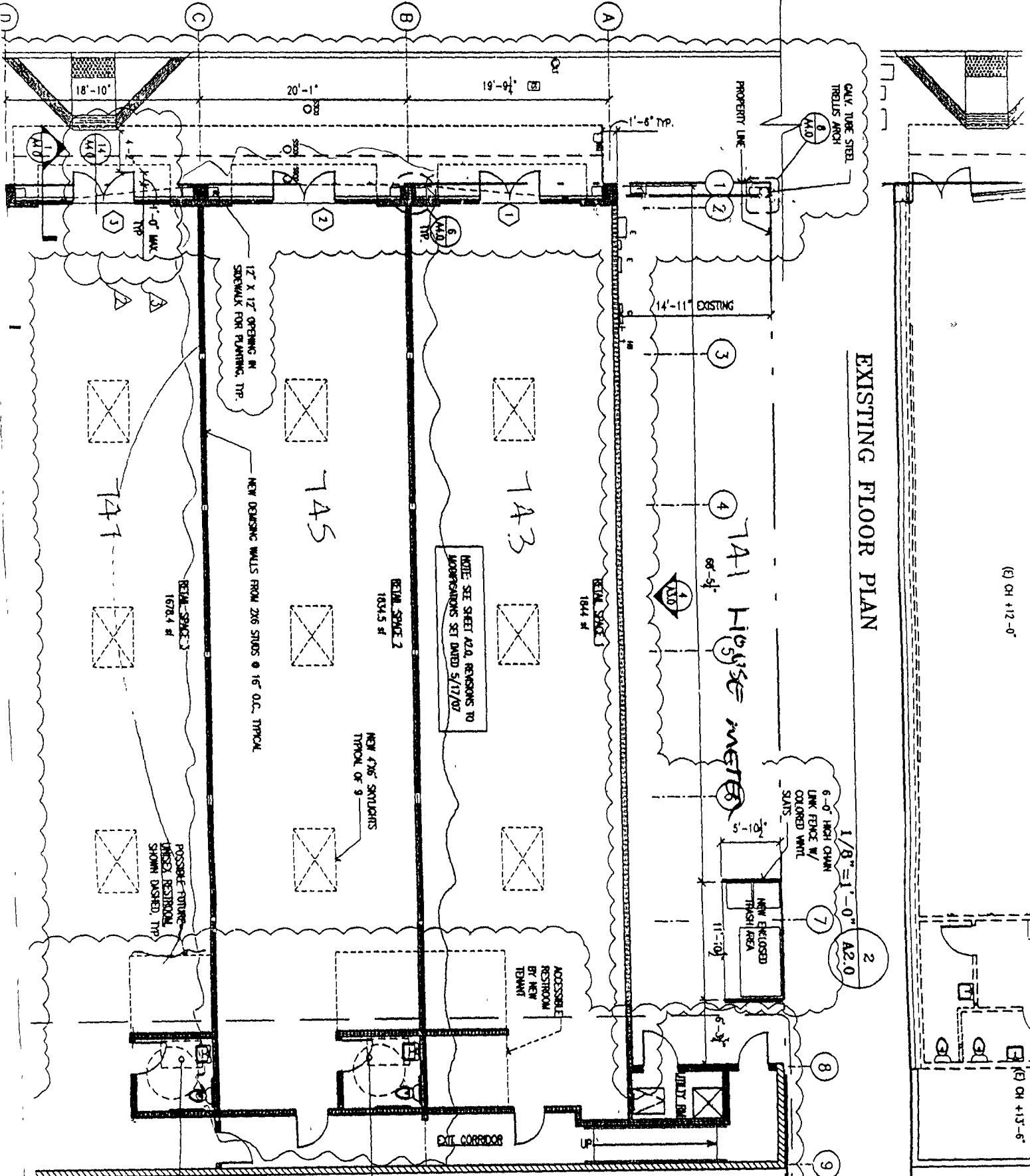
The City of Albany Municipal Code has certain requirements for approving Conditional Use Permits. Your answers to these questions will help staff assess how to process your application. Please understand that this supplemental questionnaire will help staff to further work with you. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissions (if applicable) will likely make at least one field visit to the Site and neighborhood.

1. What is (was) the use in this building/tenant space prior to your proposal?
GROCERY STORE
2. What are you proposing? BEER PUB
3. Proposed hours/days of operation? 7 DAY 11 A.M. - 2 A.M.
4. Maximum number of employees expected on site at any one time? 4
(include owners/partners)
5. For instructional uses/assemblies of people/classes, etc. what is the maximum number of participants expected on site at any one time? _____
6. For restaurants and cafes, will beer/wine/liquor be served? BEER

Community Development Department staff is available between 8:30 a.m. and 7:00 p.m., Mondays, 8:30 a.m. through 5:00 p.m. Tuesday through Thursday, and 8:30 a.m. to 12:30 p.m. on Fridays at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.



SAN PABLO AVENUE



EXISTING FLOOR PLAN

(B) CH +12'-0"

(E) CH +13'-6"

NOTE: SEE SHEET A2A. REVISIONS TO MODIFICATIONS SET DATED 5/17/07

RETAIL SPACE 2
1834.5 sf

RETAIL SPACE 3
1844 sf

RETAIL SPACE 3
1872.4 sf

1/8" = 1'-0" A2.0
6'-0" HIGH CHAIN LINK FENCE W/ COLORED WHITE SLATS
NEW ENCLOSED TRASH AREA
11'-10"

ACCESSIBLE RESTROOM BY NEW ID UNIT

EXIT CORRIDOR

12' X 12' OPENING IN SIDEWALK FOR PLUMBING, TYP.

NEW DESKING WALLS FROM 206 STOPS @ 16" O.C. TYPICAL

NEW 42x6 SQUIGLANTS TYPICAL OF 9

POSSIBLE-TYPICAL UNISEX RESTROOM SHOWN DASHED, TYP.

741 *Highrise meters*
6'-5"

743

745

747

