

Planning Application #: 12-014

Date Received: 3/20/12
 Fee Paid: \$1,784.00
 Receipt #: 74878



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 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>533 San Pablo Ave, Albany CA 94706</u>		Zoning District: <u>SPC</u>
Property Owner(s) Name: <u>Benny Fong</u>	Phone: <u>510 432 3196</u> Fax:	Email: <u>CBFong@AOL.com</u>
Mailing Address: <u>1021 Talbot Ave</u>	City: <u>Albany</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>Benny Fong</u>	Phone: <u>510 432 3196</u> Fax:	Email: <u>CBFong@AOL.com</u>
Mailing Address: <u>Same</u>	City: <u>Same</u>	State/Zip: <u>Same</u>

PROJECT DESCRIPTION (Please attach plans if required) Open a table tennis club in San Pablo Ave.

1. Two employees and about 10 students.

2. HOURS of operation M-F 3:30PM - 10PM. Sat-Sun 10AM - 6PM

PROJECT ADDRESS: 533 San Pablo

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

Item	Existing	Proposed
Lot Size? (Express in square feet)	3750	-
Gross square footage of all building area (including detached & accessory buildings, garages, etc.)	3546	-
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?		
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	0	0
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	_____ 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: Rear Yard:		

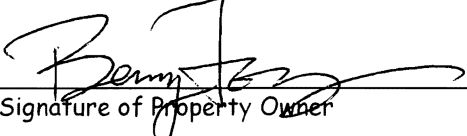
TERMS AND CONDITIONS OF APPLICATION

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.


3/20/12

Signature of Property Owner Date Signature of Applicant (if different) Date



March 20, 2012

Ms. Anne L. Hersch
City Planner, City of Albany
1000 San Pablo Avenue,
Albany, CA

Re: 533 San Pablo Avenue, Albany, CA

Dear Anne:

The 533 San Pablo building is in escrow and Benny Fong is the buyer. The sale is contingent upon Benny receiving the parking exception so that he can use the building for ping pong instruction. Please call or email with any additional questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Matt Gondak', with a long, sweeping horizontal line extending to the right.

Matt Gondak
MRE Commercial R.E.
CA DRE 00832220
510-450-1434

Aerial Showing 500 ft. from 533 San Pablo Ave.

Observed at 4pm on Monday March 26, 2012





March 20, 2012

Ms. Anne L. Hersch
City Planner, City of Albany
1000 San Pablo Avenue,
Albany, CA

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Thank you,

A handwritten signature in blue ink that reads 'Matt Gondak'. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Matt Gondak
MRE Commercial R.E.
CA DRE 00832220
510-450-1434