

Planning Application #: 22-013

Date Received: 2/9/22

Fee Paid: \$2,571

Urban Village by the Bay

ALBANY CALIFORNIA

PLANNING APPLICATION FORM NON-RESIDENTIAL

Please complete the following application to initiate City review of your proposed project. 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 in advance of application submittal.

Submit all applications and supporting documents via email or file share to planning@albanyca.org

Fee Schedule (FY 2020 - 2021)

<input type="checkbox"/> Design Review*	\$3,165 / Admin. \$1,385
<input type="checkbox"/> Parking Exceptions/Reductions	\$1,385
<input type="checkbox"/> Parking Survey	\$2,176
<input type="checkbox"/> Sign Permit	\$791 / Admin \$198
<input checked="" type="checkbox"/> Conditional Use Permit (major)*	\$2,571
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,187
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$1,187/\$396
<input type="checkbox"/> Lot Line Adjustment*	\$2,373
<input type="checkbox"/> Parcel/Subdivision Map	\$2,373
<input type="checkbox"/> Condo Conversion	\$3,956
<input type="checkbox"/> Variance*	\$4,747
<input type="checkbox"/> Wireless Facility Zoning Clearance	\$1,187
<input type="checkbox"/> Minor Changes to Project with 2 Years of original approval	\$1,187
<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.

****If applying for a Conditional Use Permit, please complete the Supplemental Questionnaire****

Job Site Address: <u>1057 Solano Ave, Albany CA</u>		Zoning District: <u>Solano Commercial</u>
Property Owner(s) Name: <u>Don Gravestock D+HG trust</u>	Phone: <u>510-867-5463</u> Fax:	Email: <u>Don@Gravestockrecht.com</u>
Mailing Address: <u>P.O. box 32387</u>	City: <u>Oakland</u>	State/Zip: <u>CA 94604</u>
Applicant(s) Name (contact person): <u>Moises Mendez</u>	Phone: <u>510-620-4086</u> Fax:	Email: <u>Moetattoo20@gmail.com</u>
Mailing Address: <u>2209 Costa ave</u>	City: <u>Richmond</u>	State/Zip: <u>CA 94806</u>

PROJECT DESCRIPTION (Please attach plans)

Convert it to a Tattoo Parlor

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 the 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.

D+H D Permit
by *[Signature]* *1200 Environmental Project* *9 Feb 2022*

Signature of Property Owner Date

Moises Mendez

Signature of Applicant (if different) *02/07/2022*
Date



ALBANY CALIFORNIA

CONDITIONAL USE PERMIT SUPPLEMENTAL QUESTIONNAIRE

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 Commissioners (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?
Advertising signage company
2. What are you proposing?
A private tatto studio, i want to create a space where its a little more personal with my client. Not the typical walk in tattoo parlor, would be more appointments only.
3. Are you proposing a massage establishment? Yes No
If "Yes" please be sure to provide the additional requirements:
 - Copies of all massage therapists valid California identification cards/driver's licenses
 - Copies of California Massage Therapy Council (CAMTC) certificates
 - Floor plan of proposed business space
4. What is the official business name proposed to operate on site?
Great Wave Tattoo Parlor
5. Proposed hours/days of operation? Tuesday-Saturday from 12pm-9pm
6. Maximum number of employees expected on site at any one time? 4
(include owners/partners)
7. For instructional uses/assemblies of people/classes, etc. what is the maximum number of participants expected on site at any one time? 4
8. How large is the space your business will occupy? 1,145 SF
9. Do you have off-street parking? If so, how many spaces? No

Section 20.100.030 (D)
Required Findings for Approving Conditional Use Permits

The following findings must be made in order to approve all Conditional Use Permits. Please provide explanations as to how your project complies with the following findings as required per the Albany Municipal Code. Failure to provide an explanation to each finding may result in project delay and/or denial.

<i>Required Finding</i>	Explanation
<p>1. <i>Necessity, Desirability, Compatibility.</i> <i>The project's size, intensity and location of the proposed use will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.</i></p>	<p>-Currently, there are no private tattoo studios in the area that goes by appointments only.</p> <p>-There is a high demand of clients wanting to get tattooed.</p>
<p>2. <i>Adverse Impacts.</i> <i>The project's use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or physically injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:</i></p> <p>a. <i>The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;</i></p> <p>b. <i>The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;</i></p> <p>c. <i>The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;</i></p> <p>d. <i>Treatment given, as appropriate, to such aspects as landscaping, screening,</i></p>	<p>- there will be no major changes to the building structure, only thing that i would do is build a wall up to close a part of a room. Also i would add a sink to the area.</p> <p>- Great wave tattoo will have the same impact on accessibility and traffic patterns as the business around the area.</p> <p>-noise level will be respectful during the entire day with the local businesses around the building.</p> <p>-the maintainance of the building will be maintain immaculate during the contract of the lease.</p>

<p><i>open spaces, parking and loading areas, service areas, lighting and signs;</i></p>	
<p>3. Consistency with Zoning Ordinance, General Plan and Specific Plan. <i>That such use or feature as proposed will comply with the applicable provisions of this Chapter and will be consistent with the policies and standards of the General Plan and any applicable specific plan.</i></p>	<p>Spoke with the owner of the building, about my plans on adding to the structure that i would like to add. he approved and said it was eligible to be used at a tattoo parlor. As long as the city approves.</p>

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM – 7:00 PM, Tuesday – Thursday, 8:30 AM – 5:00 PM
Friday, 8:30 AM – 12:30 PM Closed for lunch from 12 PM – 1:15 PM daily

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Email: com-dev@albanyca.org