



# 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?

Hair Salon ("Salon on Solano")

2. What are you proposing?

Tattoo Studio - appointment based, custom tattooing

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?

Best Day Ever

5. Proposed hours/days of operation? 11a-9p, 7 days

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? 6

8. How large is the space your business will occupy? 800 sf

9. Do you have off-street parking? If so, how many spaces? n/a

**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.

Required Finding	Explanation
<p>1. <b>Necessity, Desirability, Compatibility.</b> <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>-The project's size, and overall business model, is comparable to that of the previous tenant at this location.</p> <p>-Albany does not have a widely recognized, "flagship" storefront tattoo studio (despite the Bay Area being one of the world's most notable epicenters of tattooing).</p> <p>-Tattooing has remained one of the fastest growing industries in the country for over a decade, with 30% of all Americans having at least one tattoo (ipsos, 2019).</p> <p>-The reason for this project's desired location in Albany is to create a tattoo studio that specifically embodies and reflects the more mellow, friendly, and smaller-town feel of Albany.</p> <p>-Some number of artists participating in this project will draw customers not only from around the Bay Area, but, nationally and internationally. As such, neighborhood businesses (cafes, restaurants, etc) will benefit from their collateral spending.</p>
<p>2. <b>Adverse Impacts.</b> <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</i></p>	<p>a) No structural changes will be made to the current building in question</p> <p>b) This business will have the same impact on accessibility and traffic patterns as other personal services businesses in the area, including that of the salon that was previously at this address.</p>

<p><i>including, but not limited to the following:</i></p> <ul style="list-style-type: none"> <li><i>a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;</i></li> <li><i>b. 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></li> <li><i>c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;</i></li> <li><i>d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;</i></li> </ul>	<ul style="list-style-type: none"> <li>c) Noise will generally be kept around the volume of small group conversation, and we will work with neighboring businesses to make sure we maintain levels compatible with their needs.</li> <li>d) The building, and shared spaces, will be kept well maintained, and consistent with the character of neighboring businesses. Modular privacy screens will be utilized in interior spaces whenever appropriate for a given procedure.</li> </ul>
<p><b>3. Consistency with Zoning Ordinance, General Plan and Specific Plan.</b> <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>This project will, in keeping with the General Plan, maintain the character of the community, while strengthening the commercial corridor, as both a destination business, and as a walkable community business. The building owner has stated that the space is eligible for use as a tattoo studio, has approved proposed site plans, and upon receipt of zoning approval, this business will be in compliance.</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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