



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?

Property is a standard commercial retail space. Previous use was a pet gift store.
We will be upgrading for a massage therapy clinic.

2. What are you proposing?

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?

Betterway Therapy

5. Proposed hours/days of operation? Open daily, 10AM-9:30PM

6. Maximum number of employees expected on site at any one time? 3
(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? 1100 SQFT

9. Do you have off-street parking? If so, how many spaces? 2

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. Necessity, Desirability, Compatibility. <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 location of our new massage therapy business is within the Albany town center shopping mall, with easy access to public transportation, enough off-street parking for our guests, and also easy access for Uber riders to get in and out of their cars without double parking and causing traffic stress.</p> |
| <p>2. Adverse Impacts. <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>Our project is moderate in size and square footage to accommodate a limited number of guests, which will be compatible without overcrowding.</p> <p>Our business hours are slightly later than other stores in the plaza, increasing part of the flow of people will help extend the business hours of other stores in the plaza, which is very necessary for the operation of other businesses to help each other.</p> <p>Under observation, there are acupuncture and chiropractic businesses in the plaza, and many of their customers are elderly. Our new massage therapy business will be more complementary and complete, and we will maintain long term favorable pricing for our elderly customers, and serve them with higher ethical standards and higher skills.</p> |

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| <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> | |

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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