

Planning Application #: 17-014

Date Received: 2/28/17
Fee Paid: \$1,054.00
Receipt #: 000267-0018

Munis. # 20170175 **City of Albany**

**PLANNING APPLICATION FORM
NON-RESIDENTIAL**

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 (closed Noon – 1PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2016-2017)

<input type="checkbox"/> Design Review*	\$2,625/ Admin. \$1,556
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,625
<input checked="" type="checkbox"/> Sign Permit	\$2,625 /\$1,054 Admin
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,625
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,556
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$1,054
<input type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,357
<input type="checkbox"/> Variance*	\$2,625
<input type="checkbox"/> Zoning Clearance Wireless	\$1,101
<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>1114 Solano Ave.</u>		Zoning District: <u>SS</u>
Property Owner(s) Name: <u>Majid Mahani</u>	Phone: <u>510-2896448</u> Fax:	Email: <u>Royalman77@yahoo.com</u>
Mailing Address: <u>415 Beloit Ave</u>	City: <u>Kensington</u>	State/Zip: <u>CA 94708</u>
Applicant(s) Name (contact person): <u>Fathi Aljarrah</u>	Phone: <u>510-682-6627</u> Fax:	Email: <u>fathialjarrah@hotmail.com</u>
Mailing Address: <u>1114 Solano Ave</u>	City: <u>Albany</u>	State/Zip: <u>94706</u>

PROJECT DESCRIPTION (Please attach plans)

Sign on wall Squeeze Juice Bar
individual letters

1 Property Address: 1108 SOLANO AVE ALBANY CA 94706-1612

Ownership

County: **ALAMEDA, CA**
 Assessor: **RON THOMSEN, ASSESSOR**
 Parcel # (APN): **065 -2661-002-00**
 Parcel Status:
 Owner Name: **WONG EUGENE O & ARLENE L TRS & MAHANI MAJID K TR**
 Mailing Address: **415 BELOIT AVE KENSINGTON CA 94708-1147**
 Legal Description:

Assessment

Total Value:	\$1,043,366	Use Code:	3100	Use Type:	RETAIL SALES
Land Value:	\$336,040	Tax Rate Area:	022-000	Zoning:	
Impr Value:	\$707,326	Year Assd:	2016	Census Tract:	4205.00/1
Other Value:		Property Tax:		Price/SqFt:	\$141.89
% Improved:	67%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	01/04/2005	01/09/2002	06/22/1978	06/06/2014
Document Number:	2005002475	2002010121	1978118507	2014136861
Document Type:	GRANT DEED			
Transfer Amount:	\$525,000	\$675,000		
Seller (Grantor):				

Property Characteristics

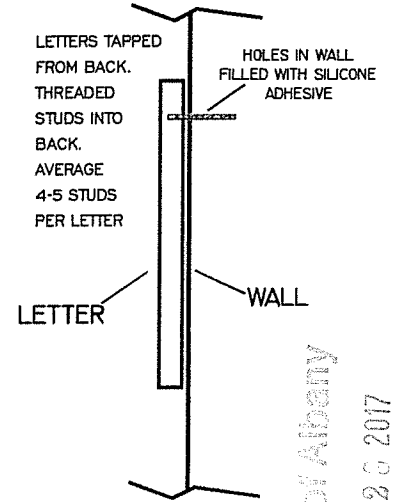
Bedrooms:	Fireplace:	Units:	5
Baths (Full):	A/C:	Stories:	1.0
Baths (Half):	Heating:	Quality:	1.0
Total Rooms:	Pool:	Building Class:	D
Bldg/Liv Area:	Park Type:	Condition:	
Lot Acres:	Spaces:	Site Influence:	
Lot SqFt:	Garage SqFt:	Timber Preserve:	
Year Built:		Ag Preserve:	
Effective Year:			

FRONT VIEW

SIDE VIEW



3/16" X 3" THREADED STUD MOUNT DETAIL



The 3'x7' sign is made of half inch laser-cut acrylic with 3/16th inch studs threaded into the letter as typical. It is mounted to the wall with studs and silicone adhesive. There are typically 4-5 studs per letter.

City of Albany

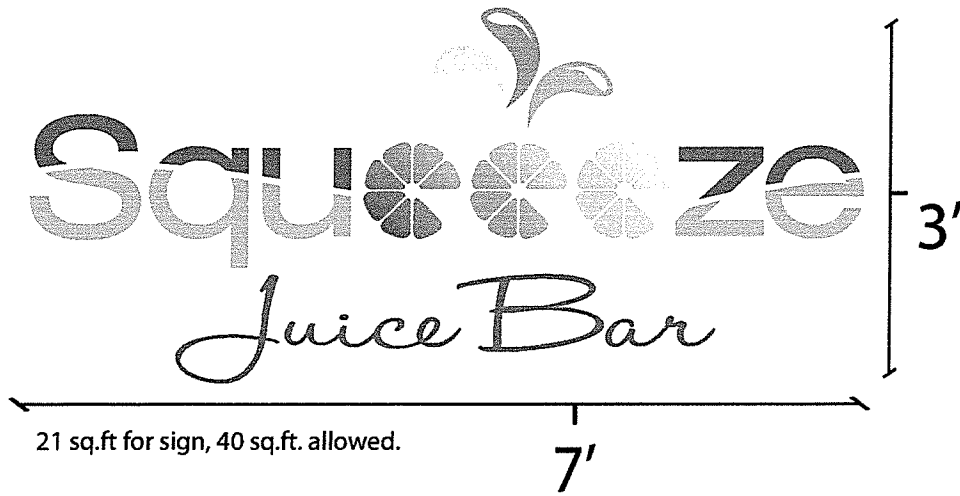
FEB 28 2017

Community Development

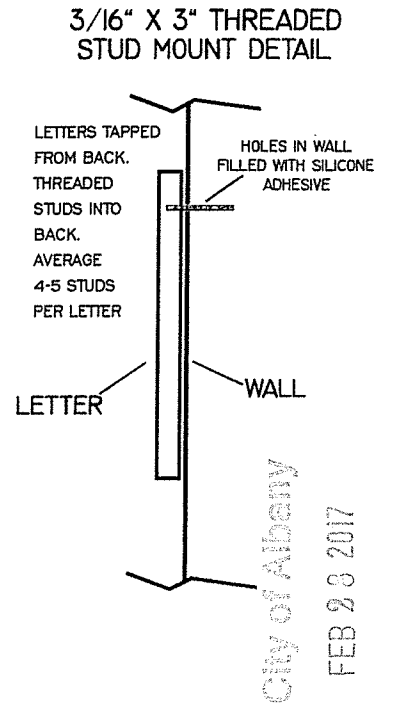


1114 Soleno Ave.

FRONT VIEW



SIDE VIEW



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