



Department of Conservation & Development
Community Development Division

DEVELOPMENT PLAN / APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

OWNER

Name CURTIS SMITH / SUE THRELKELD
Address 875 COLUSA AVE
City, State/Zip BERKELEY CA 94705
Phone 510 524 1865 email

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs.

Check here if billings are to be sent to applicant rather than owner.

Owner's Signature Curtis Smith

APPLICANT

Name ALAN FLEMING / STUDIO FLEMING DESIGN
Address 4166 WHITTLE AVE
City, State/Zip OAKLAND CA 94602
Phone 510 336 2599 email alan@adffarchitect.com

By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.

Applicant's Signature Alan Fleming

*Design review approval only applies to the design as submitted with this application.
Filing for another design review application shall be required if any design changes are sought.*

CONTACT PERSON (optional)

Name
Address
City, State/Zip
Phone email

PROJECT DATA

Total Parcel Size: 4749 SF
Existing Gross Floor Area: 0
Proposed New Gross Floor Area: 4732 SF
Proposed Total Gross Floor Area: 4732 SF
(see "Gross floor area" definition - County Code Chapter 84-74.404(h))

Request description (attach supplemental statement if necessary): STATEMENT ATTACHED

(N) STRUCTURE ON (E) EMPTY LOT

↓ FOR OFFICE USE ONLY ↓↓ FOR OFFICE USE ONLY ↓↓ FOR OFFICE USE ONLY ↓

Project description: Applicant requests approval of a final development plan modification to County File #DP82-3056 for the construction of a new 4,675 sq. ft. commercial and residential live-work development in the Kensington area with a variance to allow a 5-foot street side yard (where a 10-foot public road setback is required).

Property description: A 4,792 SQ. FT. LOT TO THE NORTH OF COLUSA AVENUE

Ordinance Ref.: 84-74.10	TYPE OF FEE	FEE	CODE	Assessor's #: <u>571-311-001</u>
Fire District: <u>KENSINGTON</u>	*Base Fee (if under FAR threshold)	<u>3,500.00</u>	S-036B	Site Address: <u>401 COLUSA AVE</u>
Sphere of Influence: <u>EL CERRITO</u>	**Development Plan Deposit (if FAR threshold is exceeded)		S-036X	Zoning District: <u>P-1-TOWN-K</u>
Supervisorial District: <u>1</u>	Late Filing Penalty (50% of above, if applicable)		S-066	Census Tract: <u>3910.00</u>
x-ref Files: <u>PK16-0006</u>	Environmental Health Dept.	<u>57.00</u>		General Plan: <u>ZM, N-G N-T</u>
	Notification Fee	<u>30.00</u>	S-052B	GP: <u>CO</u>
Concurrent Files:				Received by: <u>G FARRINGTON</u>
	TOTAL	\$ <u>3,587.00</u>		Date Filed: <u>7/17/18</u>
	Receipt #	<u>180009266</u>		File # <u>DP18-3027</u>

*Filing for a Development Plan is required if a hearing is requested and the applicant/owner opts to further pursue the request. An additional deposit of \$1000 (**) is required for filing a Development Plan if a hearing is requested relative to a project for which a hearing was not triggered by exceeding the FAR threshold.

**The actual fee for a Development Plan is time and materials. Submission of additional materials may also be required.

INSTRUCTIONS ON REVERSE