

Planning Application #: 17-012

Date Received: 2/28/17 (Pd. side)
 Fee Paid: \$1,556.00
 Receipt #: 000367-0014

City of Albany

PLANNING APPLICATION FORM RESIDENTIAL

MUNIS Appl. 20170155

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, a pre-application meeting is required prior to submittal.

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 type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,625
Existing Non-Conforming Wall setback is _____	
<input type="checkbox"/> Secondary Residential Unit*	\$1,054
<input type="checkbox"/> Variance*	\$2,625
<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"/> 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.

General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: <u>811 EVELYN</u>		Zoning District:
Property Owner(s) Name: <u>Wai-yu Hsieh</u>	Phone: <u>424-644-5445</u> Fax: <u>510-276-1246</u>	Email:
Mailing Address: <u>811 EVELYN</u>	City: <u>Albany</u>	State/Zip: <u>Ca</u>
Applicant(s) Name (contact person): <u>Steven Shirley</u>	Phone: <u>510-915-5461</u> Fax: <u>510-276-1246</u>	Email: <u>designerbuilder@gmail.com</u>
Mailing Address: <u>16669 Selby Drive</u>	City: <u>San Leandro</u>	State/Zip: <u>Ca 94578</u>

PROJECT DESCRIPTION

The subject lot is 2500 sq. ft. lot with a 2 bedroom, 1 bathroom, 820 (xxx sq. ft.) house built in (year) ?. The scope includes an addition of 381 sq. ft. at (insert location on property) Rear. This includes (description of interior space addition) Sun Room, Bathroom, Enlarge Bedroom. This will result in a 2 bedroom, 2 bathroom 1247 sq. ft. home, with a maximum height of 18'. Parking is provided in 1 space in Driveway 2) Space in Garage.

The architectural style/appearance of the home is: Spanish Bungalow

Please fill out the following information correctly. If you have any additional questions, please contact staff for details.

****Failure to fill out the information adequately or incompletely will result in your application to not be processed.****

GENERAL INFORMATION

Item	Existing	Proposed
What is the amount of impervious surface on the lot?	1407	1558
What is the narrowest width of your driveway?	9'5"	9'5"

including DecR

PARKING

- The subject property has 3 existing legal-sized off-street parking spaces which measure ___ wide x ___ long. *1) 7' x 18' 2) 8'6" x 19'*
- An Exception is required for _____ (location in front yard setback and/or size reduction).
- A Reduction is required for _____

(2 off-street parking spaces are required for additions >than 240 sq. ft.)
 (1 additional off-street parking space is required for new secondary dwelling units)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (<u>15</u>)	NA	NA	15'
Side (<u>3</u>)		3'2"	3
Side (<u>3</u>)		3'4"	3
Rear ()			
Area			
Lot Size			--
Lot Coverage (In Percentage)			50%
Maximum Height			28' max.

*In parentheses, please note the elevation (i.e. north, east, west, south)

****Please refer to the attached Basic Site Regulations handout attached to this application for setback information.****

FLOOR AREA RATIO

	Existing	Proposed	Requirement
Lot Size	2500	--	--
Floor Area			
Garage	390	390	
Covered Porch	21	21	
Stairs			
Main Level	820	820	--
Second-floor			
Total	1231	1617	--
Total Counted*	1011	1392	--
Floor Area Ratio*	40%	55%	55% max sq. ft.)

* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.

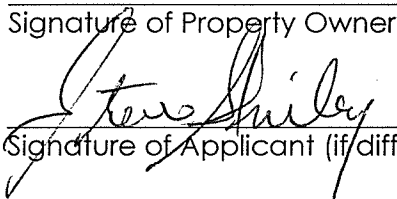
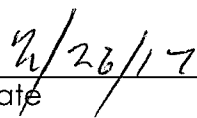
TERMS AND CONDITIONS OF APPLICATION

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 this 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.

_____ Signature of Property Owner	_____ Date
	
_____ Signature of Applicant (if different)	_____ Date

PROJECT ADDRESS: 411 EVELYN

SUBMITTAL REQUIREMENTS FOR PLANNING AND ZONING APPLICATIONS
REQUIREMENTS MAY VARY WITH INDIVIDUAL PROJECTS – CONTACT STAFF FOR DETAILS

SELF-CERTIFICATION CHECKLIST

As part of the application, the following requirements must be included and each box checked by the applicant certifying that requirements have been satisfied. A typical submittal includes at least nine (9) sheets in the plan set.

Project plans include the following for a complete submittal:

- Cover sheet** including:
 - Detailed project description
 - FAR and lot coverage information
 - Drawing index
 - Photos of the existing home and proposed location of new development
- Site Plan Sheet:**
 - Dimensioned existing proposed site plan including proposed parking layout, curb cuts
- Site Survey** prepared by a licensed surveyor *by end of work*
- Existing Elevations Sheet** with building heights (separate page)
- Proposed Elevations Sheet** with building heights (separate page)
- Existing Floor Plan Sheet** (separate page)
- Proposed Floor Plan Sheet** (separate page)
- Roof Plan /Building Sections Sheet** (separate page)
- Window Schedule/details Sheet** (separate page)
- Street elevation showing neighboring properties**
- Landscape Plan** for projects which exceed a .45 FAR

For the complete application submittal, the following contents must be submitted with the application:

- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Installation of story poles ten days before the public hearing (second story additions only)

Please check each box indicating you have included all of the above information and understand that your applicant will not be processed until all of the information is included.

I have included the above information and understand that if there any incomplete information, my application will not be processed.

x *Steven Shively*

Date: *2/20/2017*

Print Name: *Steven Shively*

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS			SIDE - INTERIOR (1)	SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT COVERAGE	MAX. FLOOR AREA RATIO (2)	NEW SITES/ DEVELOPMENTS	
		FRONT	REAR							MIN. LOT AREA	MIN. LOT WIDTH
R-1	Single-Family Dwelling	15 ft.	20 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
R-2	Single-Family Dwelling	15 ft.	15 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Two- & Multi-Family Dwellings	15 ft.	15 ft.	10%	7.5 ft.	35/28 ft.(8)	50%	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.
R-3	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
	Single- & Two-Family Dwellings	15 ft.	15 ft.	10%	7.5 ft.	35/28 ft.(8)	50%	0.55	3,750 sq.ft.	1,250 sq.ft.	50 ft.
All R	Multi-Fam. Dwel. & Board. Hse.	15 ft.	15 ft.	5 ft.	7.5 ft.	35/28 ft.(8)	70%	1.5	5,000 sq.ft.	(5)	50 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
	Accessory Buildings	N/A	0 ft.	0 ft.	7.5 ft.	12 ft.	30% (7)	N/A	N/A	N/A	N/A
	(6)										

NOTES

- (1) Ten percent (10%) of lot width, with a maximum of five feet (5) and a minimum of three feet (3).
- (2) The Planning and Zoning Commission may approve an FAR of up to .60 under certain conditions. (see Zoning Ordinance § 20.24.050(B)2)
- (3) As determined by the Planning and Zoning Commission on a design review/use permit basis.
- (4) One foot (1') shall be added for each twelve feet (12') of height above the lowest fifteen feet (15') of building height.
- (5) Minimum lot area per dwelling unit:

# Units	Min Lot Area (sq.ft.)	# Units	Min Lot Area (sq.ft.)	# Units	Min Lot Area (sq.ft.)
3	3,750	6	5,828	9	7,965
4	4,500	7	6,598	10	8,563
5	5,000	8	7,310	11	9,103
- (6) Accessory buildings must be located in the rear or side yard, and may not be closer than six feet (6') to the main building(s) or to other buildings.
- (7) Accessory buildings may not cover more than thirty percent (30%) of the rear yard. (complete accessory building regulations at Zoning Ordinance § 20.24.130)
- (8) Maximum building height is three stories, or 35 feet, above grade, except that the maximum height allowed at the front setback line shall be 28 feet plus a 45-degree daylight plane (see Zoning Ordinance § 20.24.070.B)

Table 6. 20.28.050 Residential Parking Dimensions.

Type of Parking	Width	Length	Height
Enclosed Parking:			
Single space	8'6"	19'	7'
Side-by-side spaces	16'	19'	7'
Covered Parking:			
Single space	8'6"	18'	7'
Side-by-side spaces	16'	18'	7'
Open Parking:			
Single space	8'6"	18'	N/A
Side-by-side spaces	16'	18'	N/A
Driveways			
Single	7'	N/A	N/A
Double	15'	N/A	N/A

20.28.050 Parking Area Standards.

A. Dimensional Standards

1. Single-Family Residential Uses:

d. Open or Covered Parking (Pre-1978). Where warranted by spatial limitations related to construction approved prior to the enactment of Measure D' in November 1978, the Planning and Zoning Commission may permit an open or covered parking space measuring no less than seven (7) feet six (6) inches wide, by sixteen (16) feet long, to meet off-street parking requirements. The Commission may permit a minimum width dimension for a double-car open or covered parking space to be fourteen (14) feet. All minimum width dimensions shall be increased by one (1) foot of width adjacent to each wall, fence, property line or other fixed obstruction that restricts access abutting the long dimension of the parking space.