

Planning Application #: 17-021

AT copy
 Date Received: 4/14/17
 Fee Paid: \$1,054.00
 Receipt #: 000304-0035

City of Albany

Muni's. Appl#
20170291

PLANNING APPLICATION FORM 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, 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 checked="" 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>508 RAMONA AVE. ALBANY CA 94706</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>CHRISTINA CHANG, MAX WEI</u>	Phone: <u>510-332-9651</u> Fax:	Email: <u>CHRISWEI@YAHOO.COM</u>
Mailing Address: <u>508 RAMONA AVENUE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA</u>
Applicant(s) Name (contact person): <u>ROBERT C. ALLEN</u>	Phone: <u>510-2898982</u> Fax:	Email: <u>R.ALLEN-CONSTRUCTION AT</u>
Mailing Address: <u>P.O. BOX 11610</u>	City: <u>PIEDMONT</u>	State/Zip: <u>CA 94611</u> <small>NOT MAIL COM</small>

PROJECT DESCRIPTION

The subject lot is 4,000 sq. ft. lot with a 3 bedroom, 2 bathroom, 1,302 (xxx sq. ft.) house built in (year) 1928 The scope includes an addition of 275 sq. ft. at (insert location on property) REAR. This includes (description of interior space addition) KITCHEN, SLEEPING & BATHROOM. This will result in a 1 bedroom, 1 bathroom 275 sq. ft. home with a maximum height of 12'-1" Parking is provided in TANDEM ON EXISTING DRIVEWAY.

The architectural style/appearance of the home is: ALBANY CLASSIC WITH MODERN UPDATES

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?	2,567 sf.	2,4934 sf.
What is the narrowest width of your driveway?	10'-9"	10'-9"

PARKING

- The subject property has 2 existing legal-sized off-street parking spaces which measure 20 wide x 21 long.
- 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)

*Before 1955 = 0
 2 w/ secondary*

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (15'-3")	15'-3"	NO CHANGE	
Side (4'-4")	4'-4"	11	
Side (4')	0'	6"	@(N) ADDITION
Rear (20')	0'	6"	@(N) ADDITION
Area			
Lot Size	4,000		--
Lot Coverage (In Percentage)	47%	43%	50%
Maximum Height		11'-4"	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	4,000	--	--
Floor Area			
Garage	420	--	
Covered Porch	43	43	
Stairs & DECK	115	115	
Main Level	1,302	1,302	--
Secondary Unit → Second floor		275	
Total	1,880	1,735	--
Total Counted*		1,955	--
Floor Area Ratio*	47%	48%	55% max sq. ft.)

SECONDARY UNIT →

* 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.

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.

7 x 16 MIN =
 3' when it is next to wall or fence.
 WE HAVE 11'-6" - 1'-6" 10'-6"
 Parking.

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS			SIDE INTERIOR (1)	SIDE CORNER LOT	MAX HEIGHT	MAX LOT COVERAGE	X FLOOR AREA RATIO (2)	NEW SITES/ DEVELOPMENT S	LOT AREA PER UNIT	MIN. LOT WIDTH
		FRONT	REAR	REAR								
R-1	Single-Family Dwelling Public & Quasi-Public	15 ft.	20 ft.	40' = 4' 10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.	
		(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.	
R-2	Single-Family Dwelling Two- & Multi-Family Dwellings Public & Quasi-Public	15 ft.	15 ft.	10%	7.5 ft. (4)	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.	
		15 ft.	15 ft.	10%	7.5 ft. (4)	35/28 ft. (8)	50%	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.	
R-3	Single- & Two-Family Dwellings Multi-Fam, Dwel & Board, Hse	15 ft.	15 ft.	10%	7.5 ft. (4)	35/28 ft. (8)	50%	0.55	3,750 sq.ft.	1,250 sq.ft.	50 ft.	
		15 ft.	15 ft.	5 ft.	7.5 ft. (4)	35/28 ft. (8)	70%	1.5	5,000 sq.ft.	(5)	50 ft.	
All R	Public & Quasi-Public Accessory Buildings (6)	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.	
		N/A	0 ft.	0 ft.	7.5 ft.	12 ft.	30% (7)	N/A	N/A	N/A	N/A	

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)

PROJECT ADDRESS: _____

**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
- 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 _____ Date: _____

Print Name: _____