

Planning Application #: 17-023

Date Received: 4/14/17
 Fee Paid: \$1556
 Receipt #: 314-0002

City of Albany

APR 14 2017

Community Development

City of Albany

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, 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 – 1:15 PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2016-2017)

<input checked="" 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)* **Existing Non-Conforming Wall setback is _____**	\$Actual Cost/Min \$2,625
<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: 1107 CORNELL AVENUE		Zoning District: R-1
Property Owner(s) Name: Sarah & Aaron Levin	Phone: Fax:	Email: sarahjanelevin@gmail.com
Mailing Address: 1107 Cornell Avenue	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): Susan L Wootan, Architect	Phone: 510-845-8450 Fax: na	Email: SLWarchitect@gmail.com
Mailing Address: 4400 Davenport Avenue	City: Oakland	State/Zip: CA 94619

PROJECT DESCRIPTION

The subject lot is 3750 sq. ft. lot with a 3 bedroom, 1 bathroom house built in (year) 1939. The scope includes an addition of ^{180.722 gross} _{172.597 net} sq. ft. at (insert location on property) Rear of existing building. This includes (description of interior space addition) remodel to laundry, m bdrm & clst and acc to rear yrd. This will result in a 3 bedroom, 2 bathroom 1308.33 sq. ft. home with a maximum height of 16'-9". Parking is provided in on the existing driveway behind the existing gate.

The architectural style/appearance of the home is: cottage.



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	4/14/17 _____ Date
 _____ Signature of Applicant (if different)	04/04/2017 _____ Date

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?	2079.199 SF	2508.949 SF
What is the narrowest width of your driveway?	8'-1"	8'-1"

PARKING (Addition is less than 240 SF)

- The subject property has 1 existing legal-sized off-street parking spaces which measure 8'-6" wide x 18'-0" 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)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (West)	14'-9"	NA (no construction)	20'-0"
Side (South)	3'-11"	3'-10 1/2"	3.75' - 3'-9"
Side (North)	8'-2"	14'-8"	3.75' - 3'-9"
Rear (East)	34'-11"	25'-9"	15'-0"
Area			
Lot Size	3750 SF	3750 SF	--
Lot Coverage (In Percentage)	39.39%	44.43%	50%
Maximum Height	16'-9"	15'-0"	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	3750 SF	3750 SF	--
Floor Area			
Garage accessory bldg	311.139 SF	311.139 SF	
Covered Porch	30.334 SF	30.334 SF	
Stairs (front w/ steps)			
Main Level	1135.733 SF	1308.33 SF	--
Second floor rear cvrd prchs		16.458 SF	
Total			--
Total Counted*			--
Floor Area Ratio*	39.39%	44.43%	55%

* 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.

PROJECT ADDRESS: 1107 Cornell Avenue

**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.

- One (1) complete pdf version of plans (one document containing all pages)
 - One (1) full-size set of plans
 - Green Building Checklist
 - Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
 - Installation of story poles ten days before the public hearing (second story additions only)
- na

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- na Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that 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: 04/04/2017

Print Name: Susan L. Wootan, Architect

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 12pm-1:15 pm daily
Albany City Hall
1000 San Pablo Avenue, Albany, CA 94706
TEL: (510) 528-5760

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS			SIDE - INTERIOR (1)	SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT COVERAGE	X. FLOOR AREA RATIO (AR) (2)	NEW SITES/ DEVELOPMENT S	MIN. LOT AREA	LOT AREA PER UNIT	MIN. LOT WIDTH
		FRONT	REAR	10%									
R-1	Single-Family Dwelling	15 ft.	20 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	N/A	35 ft.	
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	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	N/A	35 ft.	
	Two- & Multi-Family Dwellings	(3)	(3)	(3)	(3)	35/28 ft.(8)	(3)	N/A	3,750 sq.ft.	1,250 sq.ft.	N/A	37.5 ft.	
R-3	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	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.	N/A	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)	(5)	50 ft.	
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	N/A	75 ft.	
All R	Accessory Buildings	N/A	0 ft.	0 ft.	7.5 ft.	12 ft.	30% (7)	N/A	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
- (For 12 or more units, refer to Zoning Ordinance § 20.24.020, Table 2.A, note 9)
- (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 D¹ 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.