

Planning Application #: 17-047

Date Received: 7/5/2017
Fee Paid: 4075.50
Receipt #: 394-0006

City of Albany

JUL 05 2017

Community Development

City of Albany

PLANNING APPLICATION FORM RESIDENTIAL

m# 20170613

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 checked="" 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>951 CASTRO STREET</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>RICK KERN & LOUISE ERICKSON</u>	Phone: Fax:	Email: <u>rkern@berkeley.edu</u>
Mailing Address: <u>951 CASTRO ST.</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>JOSHUA HORNE</u>	Phone: <u>510-526-2720</u> Fax:	Email: <u>josh@sogno.designgroup.com</u>
Mailing Address: <u>1496-C SOLANO AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>

PROJECT DESCRIPTION

The subject lot is 2,500 sq. ft. lot with a 2 bedroom, 1 bathroom house built in (year) 1947. The scope includes an addition of 0 sq. ft. at (insert location on property) _____ This includes (description of interior space addition) INTENTION WARDROBE & NEW DECK. This will result in a 2 bedroom, 2 bathroom _____ sq. ft. home with a maximum height of 23'-5". Parking is provided in Garage

The architectural style/appearance of the home is: _____

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?	1,615 SF	1,615 SF
What is the narrowest width of your driveway?	11'-2"	11'-2"

PARKING

- The subject property has 1 existing legal-sized off-street parking spaces which measure 8' wide x 16 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 (SOUTH)	8'-1"	NO CHANGE	15'-0"
Side (WEST)	9'-1"	NO CHANGE	5'-0"
Side (EAST)	5'-5"	NO CHANGE	5'-0"
Rear (NORTH)	12'-1"	5'-0"	20'-0"
Area			
Lot Size	2500	N/A	-
Lot Coverage (In Percentage)	39%	46%	50%
Maximum Height	23'-5 1/4"	NO CHANGE	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	2,500	NO CHANGE	-
Floor Area	1,918	1,918	
Garage	379.8	379.8	
Covered Porch	25.8	25.8	
Stairs	20.8	20.8	
Main Level	962.5	962.5	--
Second floor LOWER LVL.	455.5	455.5	
Total	1844.4	1844.4	-
Total Counted*	1595.6	1595.6	-
Floor Area Ratio*	.63	.63	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: _____

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)

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
- 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: 7/5/17

Print Name: JISHVA HORNE

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



City of Albany



SUPPLEMENTAL QUESTIONNAIRE

VARIANCE

VARIANCE(S) REQUESTED:

_____ foot front yard variance to construct a _____ within _____ feet of the front property line.*

_____ foot rear yard variance to construct a DECK within 5'-0" feet of the rear property line.

_____ foot side yard variance to construct a _____ within _____ feet of the side property line.

Other (fence height, building height, parking number or size, etc.)

FINDINGS:

- List below *special circumstances applicable to the property*, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

SIZE OF LOT (50' X 50') MAKE SETBACK REQUIREMENTS DIFFICULT TO ADHERE TO.

- List below your reasons why the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

PROPOSED DECK IN SETBACK WILL BE BUILT 5'-0" FROM PROPERTY LINE, KEEPING FIVE SAFETY MONTRES IN TACT.

*Front property line is at the back of the City right-of-way line. This may be several feet from the back of the sidewalk. Contact the Community Development Department for assistance in how to estimate the property line location. Exact measurement may require a survey by the property owner.

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