

Planning Application #: 17-048

Date Received: 7/12/17
 Fee Paid: 4075.50
 Receipt #: 403-0001

City of Albany ^M App# 20170636

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 2017-2018)

<input checked="" type="checkbox"/> Design Review*	\$2,717/ Admin. \$1,610
<input type="checkbox"/> Parking Exception	\$2,717/\$1358.50
<input checked="" type="checkbox"/> Parking Reduction	\$2,717/\$1358.50
<input type="checkbox"/> Conditional Use Permit (major)*	\$2,717/\$1358.50
Existing Non-Conforming Wall setback is _____	
<input type="checkbox"/> Secondary Residential Unit*	\$1,091
<input type="checkbox"/> Variance*	\$2,717
<input type="checkbox"/> Lot Line Adjustment	\$Actual Cost/Min \$1,140
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion	\$4,105
<input type="checkbox"/> Minor Plan Changes within 2 years of original approval	\$1,140
<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.

Job Site Address: 1037 VENTURA AVE. ALBANY, CA 94706		Zoning District:
Property Owner(s) Name: THERESA KEATING & TIM CHANG	Phone: Fax:	Email: theresa.keating@gmail.com
Mailing Address: 172 LOCKSLEY AVE. APT #6	City: SAN FRANCISCO,	State/Zip: CA 94122
Applicant(s) Name (contact person): Mike Pourzand	Phone: Tel: 510. 812-1039 Fax:	Email: GEHLDESIGNBUILD@GMAIL.COM
Mailing Address:	City: Kensington,	State/Zip: CA 94707

PROJECT DESCRIPTION REMODEL (E) KITCHEN AND (E) BATHROOM, ADD 650.50 SQ. FT. LIVING SPACE AT MAIN FLOOR AND SECOND FLOOR COMBINED.

The subject lot is 4,050.00 sq. ft. with a 3 bedroom, 2 bathroom, 1,577 sq. ft. house built in (year) _____. The scope includes an addition of 650.50 sq. ft. at (insert location on property) rear yard. This includes (description of interior space addition) one master bedroom & bath. This will result in a 4 bedroom, 3 bathroom 2,227.50 sq. ft. home with a maximum height of 21'-8". Parking is provided in One existing parking at basement.

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?	2,500 sq. ft.	2,300 sq. ft.
What is the narrowest width of your driveway?	8'-8"	No Change

PARKING

- The subject property has 1 existing legal-sized off-street parking spaces which measure 14'-0" wide x 19'-0" long.
- An Exception is required for _____ (location in front yard setback and/or size reduction).
- A Reduction is required for 1 _____
(2 off-street parking spaces are required for additions >than 240 sq. ft.)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (west)	12'-5"	No Change	15'-0"
Side (right) south	5'-6"	7'-6"	4'-6"
Side (left) north	5'-0"	No Change	4'-6"
Rear (east)	21'-4"	20'-0"	20'-0"
Area			
Lot Size	4,050.00 sq. ft.	No Change	3,750.00 sq-ft.
Lot Coverage (In Percentage)	39%	44%	50%
Maximum Height	18'-2"	21'-8"	28' max.

*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	4,050.00		
Floor Area			
Garage	240	No Change	
Covered Porch			
Stairs			
Accessory Structure or Secondary Residential Unit	0'-00"	No Change	650 sq. ft. max Secondary Unit
Main Level	1,577	1,788	
Second-floor	0'-00"	439.50	
Total House Footprint	1,577	1,788	
Total Area	1,817	2,227.5	
Deductions	240		
Total Counted*	1,577	2,227.5	
Floor Area Ratio*	39%	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 AMC 20.24.050.

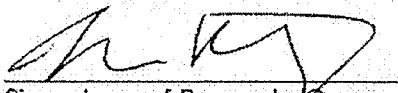
TERMS AND CONDITIONS OF APPLICATION

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.

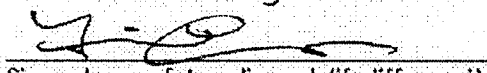
I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the City grants the approval with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge. I therefore agree to accept this responsibility 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.

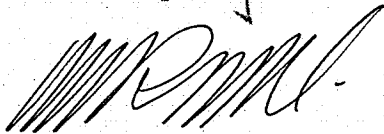
The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.


Signature of Property Owner
Theresa Keating

7/11/17
Date


Signature of Applicant (if different)
Timi Chang

7/11/2017
Date



7/11/2017

PROJECT ADDRESS: 1037 VENTURA AVE. ALBANY, CA 94706

**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:

- Site Survey for All Projects**-prepared and stamped by a licensed surveyor
- Cover sheet** including: DEFERRED ITEMS: Site survey will be submitted before issuance of building permit
- 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
- 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**
Addition will be constructed over impervious surface on the lot and over existing building at second floor, current landscaping will remain unchanged.

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
- 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 _____

Print Name: Mike Pourzand

Date: 7/12/2017