

Planning Application #: 17-049

Date Received: 8/7/17
 Fee Paid: \$2,701.00
 Receipt #: 000427 - 0020

City of Albany

PLANNING APPLICATION FORM RESIDENTIAL

Manila # 20170724

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/ Adm'n. \$1,610
<input type="checkbox"/> Parking Exception	\$2,717/\$1358.50
<input 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 checked="" 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: <u>1128 Talbot Ave, Albany, CA 94706</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>Stephen Chang and Hui Zhao</u>	Phone: <u>(909) 569-3466</u> Fax:	Email: <u>hviStephen888@gmail.com</u>
Mailing Address: <u>1128 Talbot Ave</u>	City: <u>Albany</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>Joanie Larsen</u>	Phone: <u>(925) 939-6432</u> Fax:	Email: <u>larsen3d@sbcglobal.net</u>
Mailing Address: <u>2575 Buena Vista Ave</u>	City: <u>Walnut Creek</u>	State/Zip: <u>CA 94597</u>

PROJECT DESCRIPTION

The subject lot is 3,333 sq. ft. with a 2 bedroom, 1 bathroom, 832 sq. ft. house built in (year) _____. The scope includes an addition of 574.5 sq. ft. at (insert location on property) Main house addition and Secondary Residential Unit. This includes (description of interior space addition) master bedroom with bath and Secondary Residential unit with bath. This will result in a 4 bedroom, 3 bathroom 1406.5 sq. ft. home with a maximum height of 16'-4". Parking is provided in Open Parking.

The architectural style/appearance of the home is: 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?	2183 sf	2508.5 sf
What is the narrowest width of your driveway?	8.0 ft	8.0 ft

PARKING

- The subject property has 4 existing legal-sized off-street parking spaces which measure 8.0ft wide x 86.0ft long.
- An Exception is required for N/A (location in front yard setback and/or size reduction).
- A Reduction is required for N/A
(2 off-street parking spaces are required for additions >than 240 sq. ft.)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (East)	18.20'	18.20'	15'
Side (South)	8.0'	8.0'	3'
Side (North)	3.1' → 3.3'	3.1' → 3.3'	3'
Rear (West)	43.6'	25.1'	20'
Area			
Lot Size	3,333 sf	3,333 sf	-
Lot Coverage (In Percentage)	$\frac{1219}{3333} = 37\%$	$\frac{1406}{3333} = 42\%$	50%
Maximum Height	14'	16'-4"	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	3,333 sf		
Floor Area			
Garage	387 sf	0	
Covered Porch	30 sf	30 sf	
Stairs	25 sf	25 sf	
Accessory Structure or Secondary Residential Unit	0	250.5 sf	650 sq. ft. max Secondary Unit
Main Level	832 sf	1,156 sf	
Second-floor	0	0	
Total House Footprint	832 sf	1,156 sf	
Total Area	1274 sf	1461.5 sf	
Deductions (Stairs)	-25 sf	-25 sf	
Total Counted*	1249 sf	1436.5 sf	
Floor Area Ratio*	37%	43%	55% (1,833 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.

PROJECT ADDRESS: 1128 Talbot 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:
 - 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**

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 24" x 36"
- 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 Stephen Chang Date: 08/04/2017

Print Name: STEPHEN CHANG