

Planning Application #: 17-052

Date Received: 8/25/2017

Fee Paid: 1610.00

Receipt #: 447-0010

M# 20170812

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, 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 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: <u>914 VENTURA, ALBANY CA, 94707</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>LAWRENCE JOSSENS</u>	Phone: <u>510-526-1457</u> Fax:	Email: <u>LJOSSENS@GMAIL.COM</u>
Mailing Address: <u>914 VENTURA</u>	City: <u>ALBANY</u>	State/Zip: <u>CA, 94707</u>
Applicant(s) Name (contact person): <u>(AS ABOVE)</u>	Phone: Fax:	Email:
Mailing Address:	City:	State/Zip:

PROJECT DESCRIPTION

The subject lot is 4312 sq. ft. with a 5 bedroom, 2 bathroom, 2089 sq. ft. house built in (year) 1925, 1996. The scope includes an addition of 154 sq. ft. at (insert location on property) NORTH WEST. This includes, (description of interior space addition) EXCAVATION UNDER WEST BACK ROOM TO 7'11". This will result in a 5 bedroom, 2 bathroom 2243 sq. ft. home with a maximum height of 27'6". Parking is provided in 2 CAR GARAGE, AND DRIVE WAY.

The architectural style/appearance of the home is: CRAFTSMAN

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?	1901 ft ²	1901 ft ²
What is the narrowest width of your driveway?	7'6"	7'6"

PARKING

- The subject property has _____ existing legal-sized off-street parking spaces which measure 8'11" wide x 25' 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.)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (E)	15'	15'	15'
Side (S)	7'6"	7'6"	
Side (N)	3'3"	3'3"	3'9"
Rear (W)	34'1"	34'1"	20
Area			
Lot Size	4312	4312	-
Lot Coverage (In Percentage)	44.2	44.2	50%
Maximum Height	27'6"	27'6"	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	4312		
Floor Area			
Garage	418	418	
Covered Porch	75	75	
Stairs	12	12	
Accessory Structure or Secondary Residential Unit	0	0	650 sq. ft. max Secondary Unit
Main Level	1422	1576	
Second-floor	678	678	
Total House Footprint	1916	1916	
Total Area	2605	2759	
Deductions	243	243	
Total Counted*	2362	2516	
Floor Area Ratio*	54.8	58.3	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.

PROJECT ADDRESS: 914 VENTURA, ALBANY CA, 94707

**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
- 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 Lawrence W Jossens

Date: 8/23/2017

Print Name: LAWRENCE W JOSSENS