

Planning Application #: 17-059

Date Received: 9/20/17  
 Fee Paid: \$4075.00  
 Receipt #: 000429-0005

# City of Albany

## PLANNING APPLICATION FORM RESIDENTIAL

Munis # 20170895

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/ <del>\$358.50</del>
<input type="checkbox"/> Parking Reduction	\$2,717/\$1358.50
<input checked="" 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>735 CORNELL AVE</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>SOON KHOO</u>	Phone: <u>415-656-3392</u> Fax:	Email: <u>shkhood</u>
Mailing Address: <u>735 Cornell St</u>	City: <u>Albany</u>	State/Zip: <u>94707</u>
Applicant(s) Name (contact person): <u>BILL COBURN</u>	Phone: <u>510-757-9085</u> Fax:	Email: <u>wpcoburnepacbell.net</u>
Mailing Address: <u>1224 CENTER ST</u>	City: <u>OAKLAND CA</u>	State/Zip: <u>94607</u>

### PROJECT DESCRIPTION

The subject lot is 2500 sq. ft. with a 2 bedroom, 1 bathroom, 816 sq. ft. house built in (year) \_\_\_\_\_. The scope includes an addition of 204.5 sq. ft. at (insert location on property) BACK SPADDN. AT REAR. This includes (description of interior space addition) >. This will result in a 4 bedroom, 4 bathroom 1520.5 sq. ft. home with a maximum height of 27'. Parking is provided in EXISTING DRIVEWAY.

The architectural style/appearance of the home is: ECCLECTIC MODERN/SPANISH REVIVAL

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?		
What is the narrowest width of your driveway?	7	7'

**PARKING**

- The subject property has 1 existing legal-sized off-street parking spaces which measure 8 wide x 8 long.
- An Exception is required for NO COVERED PARKING (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
<b>Setbacks</b>			
Front ( )	16	16	15
Side (LEFT)	0	0	3
Side (RIGHT)	7	7	3
Rear ( )	34	30	20
<b>Area</b>			
Lot Size	2500		--
Lot Coverage (In Percentage)	41%	36%	50%
Maximum Height	13'-6"	27'	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
<b>Lot Size</b>	2500		
<b>Floor Area</b>			
Garage	200	0	
Covered Porch	0	0	
Stairs			
Accessory Structure or Secondary Residential Unit		0	650 sq. ft. max Secondary Unit
Main Level	816	901.5	
Second-floor	0	019	
Total House Footprint	816	901.5	
Total Area	816	1520.5	
Deductions	0	56	
Total Counted*		1520.5	
Floor Area Ratio*	41%	60%	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: \_\_\_\_\_

**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:

*in. 10/16/17*

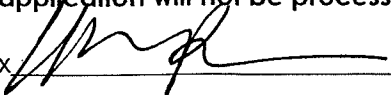
- Site Survey for All Projects**-prepared and stamped by a licensed surveyor
- Cover sheet** including:
- Detailed project description
- FAR and lot coverage information *2500 26% coverage 656 FAR*
- Drawing index
- Photos of the existing home and proposed location of new development
- Site Plan Sheet:**
  - 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 

Date: 9.11.17

Print Name: WILLIAM P COBURN

**BASIC RESIDENTIAL SITE REGULATIONS**

ZONING	USE	MINIMUM SETBACKS			SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT COVERAGE	X. FLOOR AREA RATIO (AR) (2)	NEW SITES/ DEVELOPMENTS	LOT AREA PER UNIT	MIN. LOT AREA	MAX. FLOOR AREA RATIO (FAR) (2)	MIN. LOT AREA	MAX. FLOOR AREA RATIO (FAR) (2)
		FRONT	REAR	SIDE - INTERIOR (1)										
R-1	Single-Family Dwelling	15 ft.	20 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	3,750 sq.ft.	0.55	3,750 sq.ft.	0.55
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	10,000 sq.ft.	N/A	10,000 sq.ft.	N/A
R-2	Single-Family Dwelling	15 ft.	15 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	3,750 sq.ft.	0.55	3,750 sq.ft.	0.55
	Two- & Multi-Family Dwellings	15 ft.	15 ft.	10%	7.5 ft.	35/28 ft.(8)	50%	N/A	3,750 sq.ft.	1,250 sq.ft.	3,750 sq.ft.	N/A	3,750 sq.ft.	N/A
R-3	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	10,000 sq.ft.	N/A	10,000 sq.ft.	N/A
	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.	3,750 sq.ft.	0.55	3,750 sq.ft.	0.55
All R	Multi-Fam. Dwell. & Board. Hse.	15 ft.	15 ft.	5 ft.	7.5 ft.	35/28 ft.(8)	70%	1.5	5,000 sq.ft.	(5)	5,000 sq.ft.	1.5	5,000 sq.ft.	(5)
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	10,000 sq.ft.	N/A	10,000 sq.ft.	N/A
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	N/A	N/A
All R	(6)													

**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.)
3	3,750	6	5,828
4	4,500	7	6,598
5	5,000	8	7,310
9	7,965	10	8,563
11	9,103		
- (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
<b>Enclosed Parking:</b>			
Single space	8'6"	19'	7'
Side-by-side spaces	16'	19'	7'
<b>Covered Parking:</b>			
Single space	8'6"	18'	7'
Side-by-side spaces	16'	18'	7'
<b>Open Parking:</b>			
Single space	8'6"	18'	N/A
Side-by-side spaces	16'	18'	N/A
<b>Driveways</b>			
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 D<sup>1</sup> 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.