

Planning Application #: 17-063

Date Received: 9/29/17

Fee Paid: \$1,610.00

Receipt #: _____

Munds \$ 20170931

Permit # 479-0013

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>806 JACKSON STREET, ALBANY, CA 94706</u>		Zoning District:
Property Owner(s) Name: <u>EUGENE & DEANNA LEE</u>	Phone: <u>510-847-2499</u> Fax:	Email: <u>LEE.EUGENE.H@GMAIL.COM</u>
Mailing Address: <u>806 JACKSON ST.</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>TONY VENTOSA</u>	Phone: <u>510-506-3471</u> Fax:	Email: <u>WOWOWAWA@ATT.NET</u>
Mailing Address: <u>P.O. BOX 144</u>	City: <u>PINOLE</u>	State/Zip: <u>CA 94564</u>

PROJECT DESCRIPTION

The subject lot is 5,000 sq. ft. with a 4 bedroom, 2 bathroom, 2,238 sq. ft. house built in (year) 1908. The scope includes an addition of 11 sq. ft. at (insert location on property) PART OF EXISTING LIVING ROOM. This includes (description of interior space addition) NEW BAY WINDOW TO REPLACE EXISTING WINDOW. This will result in a 4 bedroom, 2 bathroom 2,249 sq. ft. home with a maximum height of 13 FT. Parking is provided in EXISTING 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?	30 %	NO CHANGE
What is the narrowest width of your driveway?	12 FT.	NO CHANGE

PARKING

- The subject property has 1 existing legal-sized off-street parking spaces which measure 11'-5" wide x 31' long.
- An Exception is required for NONE (location in front yard setback and/or size reduction).
- A Reduction is required for NONE
(2 off-street parking spaces are required for additions > than 240 sq. ft.)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front () <u>EAST</u>	<u>44'-0"</u>	<u>42'-0"</u>	
Side () <u>SOUTH</u>	<u>8'-6"</u>	<u>NO CHANGE</u>	
Side () <u>NORTH</u>	<u>4'-0"</u>	<u>5'-0"</u>	
Rear () <u>WEST</u>	<u>19'-0"</u>	<u>NO CHANGE</u>	
Area			
Lot Size	<u>5,000 SF</u>		--
Lot Coverage (In Percentage)	<u>31 %</u>	<u>32 %</u>	50%
Maximum Height		<u>13' AT ADDITION</u>	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	<u>5,000 SF</u>		
Floor Area			
Garage	<u>357 SF</u>	<u>NO CHANGE</u>	
Covered Porch	<u>NONE</u>	<u>52 SF</u>	
Stairs	<u>49 SF</u>	<u>19 SF</u>	
Accessory Structure or Secondary Residential Unit	<u>NONE</u>	<u>NONE</u>	650 sq. ft. max Secondary Unit
Main Level	<u>1,159 SF</u>	<u>1,170 SF</u>	
Second-floor	<u>1,079 SF</u>	<u>NO CHANGE</u>	
Total House Footprint	<u>1,208 SF</u>	<u>1,230 SF</u>	
Total Area			
Deductions			
Total Counted*			
Floor Area Ratio*	<u>24 %</u>	<u>25 %</u>	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: 806 JACKSON ST, 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: SEE SHEET A1
- Detailed project description, SEE SCOPE OF WORK ; SHEET A1
- FAR and lot coverage information
- Drawing index SEE SHEET A1
- 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) SEE 4/A1
- Proposed Elevations Sheet** with building heights (separate page) SEE 7/A2
- Existing Floor Plan Sheet** (separate page) SEE 6/A1
- Proposed Floor Plan Sheet** (separate page) SEE 6/A2
- Roof Plan /Building Sections Sheet** (separate page) SEE 5/A1, 3/A2
- Window Schedule/details Sheet** (separate page) SEE SHEET A2
- Street elevation showing neighboring properties** SEE 3/A1
- 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: 25 SEPT. 2017

Print Name: TOLLY VENTOSA