

Planning Application #: 17-062

Date Received: 9/28/17  
 Fee Paid: \$4,075.50  
 Receipt #: 000478-0019

Memo # 20170929

# 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 checked="" type="checkbox"/> Conditional Use Permit (major)*	\$2,717/\$1358.50
**Existing Non-Conforming Wall setback is <u>18.38' (REAR)</u> **	
<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 Charges 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>1108 CURTIS</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>JON DESTIN</u>	Phone: <u>415-710-0059</u> Fax:	Email: <u>jon.destin@yahoo.com</u>
Mailing Address: <u>1108 CURTIS</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>HOWARD MONEENY</u>	Phone: <u>510-705-1671</u> Fax:	Email: <u>h.moneeny@comcast.net</u>
Mailing Address: <u>1039 SANTA FE AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>

### PROJECT DESCRIPTION

The subject lot is 3100 sq. ft. with a 2 bedroom, 2 bathroom, 1280 sq. ft. house built in (year) 1918. The scope includes an addition of 425 sq. ft. at (insert location on property) 2ND FLOOR. This includes (description of interior space addition) MASTER BR, M. BR, SECOND BR + BA. This will result in a 4 bedroom, 4 bathroom 1705 sq. ft. home with a maximum height of 28'. Parking is provided in DRIVEWAY ON SIDE OF HOUSE.

The architectural style/appearance of the home is: TRADITIONAL / 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?	1618 SF	1618 SF
What is the narrowest width of your driveway?	9.29'	9.29'

**PARKING**

- The subject property has 2 existing legal-sized off-street parking spaces which measure 9.29' wide x 18' 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
<b>Setbacks</b>			
Front ( E )	17'-3"	17'-3"	15'
Side ( N )	1'-6"	1'-6"	3.1'
Side ( S )	3'-11"	3'-11"	3.1'
Rear ( W )	18'-4"	18'-4"	20'
<b>Area</b>			
Lot Size	3100	3100	—
Lot Coverage (In Percentage)	43%	43%	50%
Maximum Height	15'	28'	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	3100		
<b>Floor Area</b>			
Garage	—	—	
Covered Porch	—	—	
Stairs	—	—	
Accessory Structure or Secondary Residential Unit	—	—	650 sq. ft. max Secondary Unit
Main Level	1,280	1,280	
Second-floor	—	479	
Total House Footprint	1,280	1,759	
Total Area			
Deductions	—	54	
Total Counted*	1,280	1,705	
Floor Area Ratio*	41%	55%	55% (1705 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.

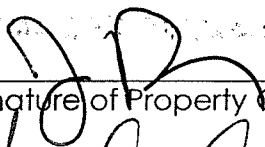
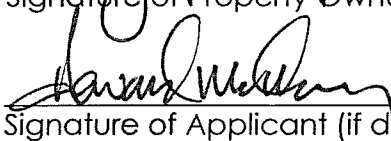
**TERMS AND CONDITIONS OF APPLICATION**

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	9/28/17 _____ Date
 _____ Signature of Applicant (if different)	9/28/17 _____ Date

PROJECT ADDRESS: 1108 CURTIS

**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 (PHOTOS)**
- Landscape Plan** for projects which exceed a .45 FAR (EXIST. LANDSCAPE DETERMINED OK)

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 Howard McHenry Date: 9/29/17

Print Name: HOWARD McHENRY