

Planning Application #: 17-070

Date Received: 10/9/2017
 Fee Paid: \$1,091
 Receipt #: 487-0012

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 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 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: 822 Key Route Boulevard, Albany, 94706 | | Zoning District: RI |
| Property Owner(s) Name: Sidhantina Khoshoo Sid Khoshoo & Rosemary Di Pietrantonio | Phone: Fax: | Email: |
| Mailing Address: same as project | City: | State/Zip: |
| Applicant(s) Name (contact person): Chika Nii Nii Architects | Phone: (510) 967-8713 Fax: | Email: chika@niiarchitects.com |
| Mailing Address: 1376 E. 27th St | City: Oakland | State/Zip: CA / 94606 |

PROJECT DESCRIPTION

The subject lot is 3,310 +/- sq. ft. with a 2 bedroom, 2 bathroom, 1,090 +/- sq. ft. house built in (year) _____. The scope includes an addition of 91SF sq. ft. at (insert location on property) rear existing acc structure of 179 SF. This includes (description of interior space addition) new ba, and kitchen for a new ADU. This will result in a ____ bedroom, ____ bathroom ____ sq. ft. home with a maximum height of _____. Parking is provided in _____.

The architectural style/appearance of the home is: Acc. structure mid-century modern.

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? | 1,713 +/- SF | 1802 SF |
| What is the narrowest width of your driveway? | 7'-1" +/- | NO CHANGE |

PARKING

- The subject property has ____ existing legal-sized off-street parking spaces which measure ____ wide x ____ 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 |
|------------------------------|----------------------------|-----------------------|---------------------------|
| | ACCESSORY STRUCTURE | | |
| Setbacks | | | |
| Front (15') | N/A | NO CHANGE | |
| R Side (3') N/A | 3'-6" N/A | 45'-9" @ 6.2% | 30% rear yard ← NO CHANGE |
| L Side (3') N/A | 3'-1" N/A | 1" No change | 0 |
| Rear (20') | 4'-6" | 15'-9" @ 10.2% | 30% rear yard |
| Area | | | |
| Lot Size | 3310 | NO CHANGE | - |
| Lot Coverage (In Percentage) | 38.3% | 40.79% | 50% |
| Maximum Height | 10'-2" ± | same | 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 | 3310 SF | | |
| Floor Area | | | |
| Garage | NA | N/A | |
| Covered Porch | 43 | NO CHANGE | |
| Stairs | | | |
| Accessory Structure or Secondary Residential Unit | 179 SF | 270 SF | 650 sq. ft. max Secondary Unit |
| Main Level | 1090 SF | NO CHANGE | |
| Second-floor | NA | NA | |
| Total House Footprint | 1090 | NO CHANGE | |
| Total Area | 1269 | 1,350 SF | |
| Deductions | | | |
| Total Counted* | | | |
| Floor Area Ratio* | 38% | 40.79% | 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: 822 KEYROUTE

**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 

Date: 10/9/17

Print Name: Sidarth Khoshoo