

Planning Application #: 17-069

Date Received: 10/5/2017  
 Fee Paid: \$2717  
 Receipt #: 485-0019

M# 20170962

# 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>958 VENTURA AVE</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>SARAH A. ZIMMERMAN</u>	Phone: <u>516-524-2109</u> Fax: <u>1-866-459-1820</u>	Email: <u>SARAH.ZIMMERMAN@COMCAST.NET</u>
Mailing Address: <u>958 VENTURA AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94707</u>
Applicant(s) Name (contact person): <u>SAME AS ABOVE</u>	Phone: Fax:	Email:
Mailing Address:	City:	State/Zip:

### PROJECT DESCRIPTION

The subject lot is 4760.4 sq. ft. with a 2 bedroom, 1 bathroom, 1347 sq. ft. house built in (year) 1913? The scope includes an addition of 25 sq. ft. at (insert location on property) 1st FLOOR & 450 S.F. @ 2nd FLOOR. This includes (description of interior space addition) A SECOND FLOOR MASTER SUITE. This will result in a 3 bedroom, 2 bathroom 1807 sq. ft. home with a maximum height of 26'-5". Parking is provided in 3 TANDEN SPACES IN DRIVEWAY.

The architectural style/appearance of the home is: CRAFTSMAN 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?	3300	3300
What is the narrowest width of your driveway?	8.82'	8.82'

**PARKING**

- The subject property has 3 existing legal-sized off-street parking spaces which measure 8'-6" wide x 18'-0" 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 (EAST)	19.58'	NO CHANGE	15'-0"
Side (North)	4.88'	4.88	4'-0"
Side (South)	8.88'	8.88'	
Rear (West)	39.86'	38'-2 1/4"	20'-0"
Area			
Lot Size	4760.4		--
Lot Coverage (In Percentage)	38%	42%	50%
Maximum Height	18-9 1/2	26'-5"	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	4760.4		
Floor Area			
Garage	N.A.		
Covered Porch	33	131	
Stairs		53 S.F.	
Accessory Structure or Secondary Residential Unit	413	NO CHANGE 413	650 sq. ft. max Secondary Unit
Main Level	1347	1357	
Second-floor	N.A.	450	
Total House Footprint	1793	2404	
Total Area	1793	2404	
Deductions		-53	
Total Counted*	1793	2351	
Floor Area Ratio*	38%	49%	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:

- 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 Sarah A Zimmerman Date: 10-5-17

Print Name: SARAH A ZIMMERMAN