

Planning Application #: 17-073

Date Received: 11/20/17  
 Fee Paid: \$2,717.00  
 Receipt #: 000526 - 0005

# City of Albany

Muni's Appl. #: 20171134

## 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>602 CURTIS</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>ALFREDO CARDENAS</u>	Phone: <u>(415) 994-7501</u> Fax:	Email: <u>fredcardenas@gmail.com</u>
Mailing Address: <u>602 CURTIS</u>	City: <u>ALBANY</u>	State/Zip: <u>94706</u>
Applicant(s) Name (contact person): <u>HOWARD MCHENNY</u>	Phone: <u>(510) 705-1071</u> Fax:	Email: <u>h.mchenny@comcast.com</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 4,000 sq. ft. with a 2 bedroom, 1 bathroom, 1,003 sq. ft. house built in (year) 1925. The scope includes an addition of 802 sq. ft. at (insert location on property) SECOND FLOOR. This includes (description of interior space addition) 3 BEDROOMS + 2 BATHS + STUDY. This will result in a 4 bedroom, 3 bathroom 1005 sq. ft. home with a maximum height of 27'. Parking is provided in GARAGE - 1 CAR; DRIVEWAY - 1 CAR.

The architectural style/appearance of the home is: CRAFTSMAN BUNGLOW

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?	1,938	1,938
What is the narrowest width of your driveway?	9'-8"	9'-8"

**PARKING**

- The subject property has 2 existing legal-sized off-street parking spaces which measure 9' 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 ( <u>E</u> )	19'-7"	19'-7"	15'
Side ( <u>N</u> )	4'-8"	4'-0"	4'
Side ( <u>S</u> )	1'-2"	1'-2"	4'
Rear ( <u>W</u> )	15'-9"	15'-9"	20'
<b>Area</b>			
Lot Size	4,000	4,000	-
Lot Coverage (In Percentage)	48%	48%	50%
Maximum Height	18'	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
Lot Size	4,000		
<b>Floor Area</b>			
Garage	180	180	
Covered Porch	63	63	
Stairs	-	25	
Accessory Structure or Secondary Residential Unit	242	242	650 sq. ft. max Secondary Unit
Main Level	1,003	1,003	
Second-floor	-	777	
Total House Footprint	1,488	2,290	
Total Area			
Deductions	-	205 *	
Total Counted*	1,488	2,085	
Floor Area Ratio*	32.7%	52.1%	55% (max sq. ft.)

STUDIO

\* 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.

\* STAIRS ; GARAGE

**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.

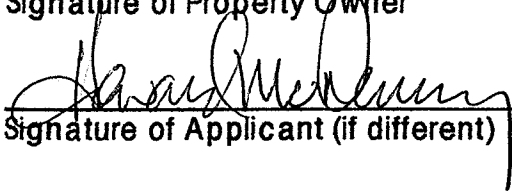
The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.



11/19/2017

Signature of Property Owner

Date



11/19/2017

Signature of Applicant (if different)

Date