

Planning Application #: 17-077

Date Received: 12/4/17
 Fee Paid: \$2717.00
 Receipt #: 000538 -
0021

City of Albany

PLANNING APPLICATION FORM RESIDENTIAL 1829.45 SF

Munis # 20171189

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, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2016-2017)

\$2717

<input checked="" type="checkbox"/> Design Review*	\$2,625/ Admin. \$1,556
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,625
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,625
**Existing Non-Conforming Wall setback is _____ **	
<input type="checkbox"/> Secondary Residential Unit*	\$1,054
<input type="checkbox"/> Variance*	\$2,625
<input type="checkbox"/> Lot Line Adjustment	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion	\$3,357
<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.
 General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: <u>524 Evelyn Ave</u>		Zoning District: <u>R1</u>
Property Owner(s) Name: <u>Bob Blaisdell and Simone Brunis</u>	Phone: Fax:	Email: <u>rblaisdell@earthlink.net</u>
Mailing Address: <u>524 Evelyn Ave</u>	City: <u>Albany</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>Phillip Moss</u>	Phone: <u>510-282-5404</u> Fax:	Email: <u>mossarchitect912@gmail.com</u>
Mailing Address: <u>912 Santa Fe Ave</u>	City: <u>Albany</u>	State/Zip: <u>CA 94706</u>

PROJECT DESCRIPTION

The subject lot is 5,000 sq. ft. lot with a 3 bedroom, 1 bathroom house built in (year) 1940's. The scope includes an addition of 182 sq. ft. at (insert location on property) Rear along the north side. This includes (description of interior space addition) Bathroom and bedroom on garage level and laundry room on second level. This will result in a 4 bedroom, 2 bathroom 2,336 sq. ft. home with a maximum height of 25'-0". Parking is provided in Garage.

The architectural style/appearance of the home is: Ranch

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?	1830 SF	1926 SF
What is the narrowest width of your driveway?	15'-0"	15'-0"

PARKING

- The subject property has 1 existing legal-sized off-street parking spaces which measure 8.5' wide x 19' 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.)
 (1 additional off-street parking space is required for new secondary dwelling units)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (E)	16'-11"	16'-11"	
Side (N)	5'-1 1/4"	5'-1 1/4"	
Side (S)	5'-1 1/2"	5'-1 1/2"	
Rear (W)	36'-8"	36'-8"	
Area			
Lot Size	5,000 SF		--
Lot Coverage (In Percentage)	26.7 %	28.6 %	50%
Maximum Height	25'-0"	25'-0"	28' max.

*In 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	5,000 SF	5,000 SF	--
Floor Area			
Garage	450 SF	546 SF	
Covered Porch	72 SF	72 SF	
Stairs	66 SF	66 SF	
Main Level	883 SF	883 SF	--
Second-floor	683 SF	771 SF	
Total	2,154 SF	2,338 SF	--
Total Counted*	1,934 SF	2,118 SF	--
Floor Area Ratio*	39%	42%	55%

* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 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.

Robert J. Blawie 12/1/17
Signature of Property Owner Date

Signature of Applicant (if different) Date

PROJECT ADDRESS: 524 Evelyn Ave

**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.

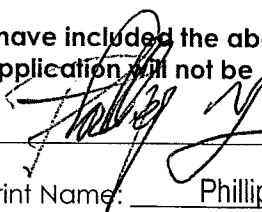
- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days before the public hearing (second story additions only)

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that 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: 11/28/17

Print Name: Phillip Moss

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM-7:00 PM
Tuesday-Thursday 8:30 AM-5:00 PM
Friday 8:30 AM-12:30 PM
Closed for lunch from 12pm-1:15 pm daily
Albany City Hall
1000 San Pablo Avenue, Albany, CA 94706
TEL: (510) 528-5760