

Planning Application #: 17-078

Date Received: 12/4/17  
 Fee Paid: \$4,078.00  
 Receipt #: 000538-0005

# City of Albany

## PLANNING APPLICATION FORM RESIDENTIAL

Munis. # 20171184

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 checked="" 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>1021 Stannage Avenue</u>		Zoning District: <u>R1</u>
Property Owner(s) Name: <u>Steve Rudy</u>	Phone: <u>510-932-8202</u> Fax:	Email: <u>boogrudy@sbcglobal.net</u>
Mailing Address: <u>702 Hancock Way</u>	City: <u>El Cerrito</u>	State/Zip: <u>CA 94530</u>
Applicant(s) Name (contact person): <u>Ken Zimms, Architect</u>	Phone: <u>510-541-5104</u> Fax:	Email: <u>kenzimseearthlink.net</u>
Mailing Address: <u>300 Vernon Street #26</u>	City: <u>Oakland</u>	State/Zip: <u>CA 94610</u>

**PROJECT DESCRIPTION**

The subject lot is 2,500 sq. ft. with a 2-bedroom, 1 bathroom, 974 sq. ft. house built in (year) 1926. The scope includes an addition of 372 sq. ft. at (insert location on property) rear of existing house. This includes (description of interior space addition) new bedroom, bathroom, and covered porch. This will result in a 3 bedroom, 2 bathroom 1,346 sq. ft. home with a maximum height of 18'-4". Parking is provided in existing garage.

The architectural style/appearance of the home is: Stucco 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?	±1,150 sq.ft.	±1,900 sq.ft.
What is the narrowest width of your driveway?	8'-0"	8'-0"

**PARKING**

- The subject property has 1 existing legal-sized off-street parking spaces which measure 9'-2" wide x 15'-0" long.
- An Exception is required for \_\_\_\_\_ (location in front yard setback and/or size reduction).
- A Reduction is required for 1 additional required parking space due to addition >240 sq.ft.  
(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 (west)	11'-1"	11'-1"	15'-0"
Side (north)	3'-10"	3'-10"	3'-0"
Side (south)	0'-9"	5'-0"	3'-0"
Rear (east)	48'-8 1/2"	25'-8 1/2"	20'-0"
<b>Area</b>			
Lot Size	2,500	2,500	-
Lot Coverage (In Percentage)	32.5%	47.4%	50%
Maximum Height	18'-4"	18'-4"	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	2,500		
<b>Floor Area</b>			
Garage	162	162	
Covered Porch	-	30	
Stairs	-	-	
Accessory Structure or Secondary Residential Unit	-	-	650 sq. ft. max Secondary Unit
Main Level	812	1,184	
Second-floor	162	162	
Total House Footprint	812	1,184	
Total Area	974	1,346	
Deductions	162	162	
Total Counted*	812	1,184	
Floor Area Ratio*	0.325	0.474	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.


**TERMS AND CONDITIONS OF APPLICATION**

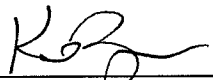
I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City's ordinances, and I hereby certify that the information given is true and correct 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.

 12-4-17  
Signature of Property Owner Date

 12/1/17  
Signature of Applicant (if different) Date

PROJECT ADDRESS: 1021 Stannage Avenue

**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 Ke Z Date: 12/1/17

Print Name: Ken Zimm