

Planning Application #: _____

Date Received: _____

Fee Paid: _____

Receipt #: _____

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 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: 721 TALBOT AVE.		Zoning District: R-1
Property Owner(s) Name: TEODROS GOITOM	Phone: Fax:	Email: tedautosmog@yahoo.com
Mailing Address: 535 PIERCE STREET,#3101	City: ALBANY	State/Zip: CA/94706
Applicant(s) Name (contact person): THOMAS BIGGS, AIA	Phone: 510.757.6131 Fax:	Email: tom.biggs@biggs-group.com
Mailing Address: 3708 LINWOOD AVE.	City: OAKLAND	State/Zip: CA/94602

PROJECT DESCRIPTION

The subject lot is 5000 sq. ft. with a 4 bedroom, 2.5 bathroom, 1295 sq. ft. house built in 1910.) The scope of work includes converting existing basement area of 1263 sf, and reducing the upper floor by 245 sf. This would create a house net floor area of 2,313. The work also includes building an ADU that would create a living area of 497 sf. The home would have 6 bedrooms and 4 baths, while the ADU would consist of a studio bedroom with kitchenette, and a full bathroom.

The architectural style/appearance of the home is: Craftsman, Stucco above Wood Siding.

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?	1,596 SF	1,000 SF
What is the narrowest width of your driveway?	11.85'	12.28'

PARKING

- The subject property has 3 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.)

SITE REGULATIONS BY DISTRICT

	Existing		Proposed Construction		Requirement
	HOUSE	ADU	HOUSE	ADU	
Setbacks					
Front (WEST)	16'-7 1/4"	77'-6"	16'-8"	79'-7"	
Side (NORTH) LEFT SIDE	2'-9 3/8"	3 1/4"	5'-1"	23'-0"	
Side (SOUTH) RIGHT SIDE	22'-8"	6 13/16"	22'-8"	6 13/16"	
Rear (EAST)	32'-3 7/8"	6"	32'-3 7/8"	6"	
Area					
Lot Size	5000		5000		--
Lot Coverage (In Percentage)	2324 46%		1760 35%		50%
Maximum Height	18'-1"	12.0'	21'-6"	11'-2"	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	5000		
Floor Area			
Garage	220	0	
Covered Porch	0	0	
Stairs	60	60	
Accessory Structure or Secondary Residential Unit	1061	497	650 sq. ft. max Secondary Unit
Main Level	1263	1263	
Second-floor	1295	1050	
Total House Footprint	1263	1263	
Total Area	2558	2313	
Deductions	(280)	(60)	
Total Counted*	3339	2750	
Floor Area Ratio*	.66	.55	55% (2750 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  Date: 2/27/18

Print Name: Thomas Biggs, AIA

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS		SIDE - INTERIOR (1)	SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT OVERAGE	X. FLOOR AREA RATIO (AR) (2)	NEW SITES/ DEVELOPMENTS	LOT AREA PER UNIT	MIN. LOT WIDTH
		FRONT	REAR						MIN. LOT AREA		
R-1	Single-Family Dwelling	15 ft.	20 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
R-2	Single-Family Dwelling	15 ft.	15 ft.	10%	7.5ft. (4)	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Two- & Multi-Family Dwellings	15 ft.	15ft.	10%	7.5 ft. (4)	35/28 ft.(8)	50%	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
R-3	Single- & Two-Family Dwellings	15 ft.	15 ft.	10%	7.5 ft. (4)	35/28 ft.(8)	50%	0.55	3,750 sq.ft.	1,250 sq.ft.	50 ft.
	Multi-Fam. Dwel. & Board. Hse.	15 ft.	15 ft.	5 ft.	7.5 ft. (4)	35/28 ft.(8)	70%	1.5	5,000 sq.ft.	(5)	50 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
All R	Accessory Buildings (6)	N/A	0 ft.	0 ft.	7.5 ft.	12 ft.	30% (7)	N/A	N/A	N/A	N/A

NOTES

- (1) Ten percent (10%) of lot width, with a maximum of five feet (5') and a minimum of three feet (3').
- (2) The Planning and Zoning Commission may approve an FAR of up to .60 under certain conditions. (see Zoning Ordinance § 20.24.050(B)2)
- (3) As determined by the Planning and Zoning Commission on a design review/use permit basis.
- (4) One foot (1') shall be added for each twelve feet (12') of height above the lowest fifteen feet (15') of building height.
- (5) Minimum lot area per dwelling unit:

	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>
	3	3,750	6	5,828	9	7,965
(For 12 or more units, refer to Zoning Ordinance § 20.24.020, Table 2.A, note 9)	4	4,500	7	6,598	10	8,563
	5	5,000	8	7,310	11	9,103
- (6) Accessory buildings must be located in the rear or side yard, and may not be closer than six feet (6') to the main building(s) or to other buildings.
- (7) Accessory buildings may not cover more than thirty percent (30%) of the rear yard. (*complete accessory building regulations at Zoning Ordinance § 20.24.130*)
- (8) Maximum building height is three stories, or 35 feet, above grade, except that the maximum height allowed at the front setback line shall be 28 feet plus a 45-degree daylight plane (see Zoning Ordinance § 20.24.070.B)

Table 6. 20.28.050 Residential Parking Dimensions.			
<i>Type of Parking</i>	<i>Width</i>	<i>Length</i>	<i>Height</i>
Enclosed Parking:			
Single space	8'6"	19'	7'
Side-by-side spaces	16'	19'	7'
Covered Parking:			
Single space	8'6"	18'	7'
Side-by-side spaces	16'	18'	7'
Open Parking:			
Single space	8'6"	18'	N/A
Side-by-side spaces	16'	18'	N/A
Driveways			
Single	7'	N/A	N/A
Double	15'	N/A	N/A

20.28.050 Parking Area Standards.

A. Dimensional Standards

1. Single-Family Residential Uses:

d. Open or Covered Parking (Pre-1978). Where warranted by spatial limitations related to construction approved prior to the enactment of Measure D¹ in November 1978, the Planning and Zoning Commission may permit an open or covered parking space measuring no less than seven (7) feet six (6) inches wide, by sixteen (16) feet long, to meet off-street parking requirements. The Commission may permit a minimum width dimension for a double-car open or covered parking space to be fourteen (14) feet. All minimum width dimensions shall be increased by one (1) foot of width adjacent to each wall, fence, property line or other fixed obstruction that restricts access abutting the long dimension of the parking space.