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)

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Review*</td>
<td>$2,717/ $1,610</td>
</tr>
<tr>
<td>Parking Exception</td>
<td>$2,717/ $1,358.50</td>
</tr>
<tr>
<td>Parking Reduction</td>
<td>$2,717/ $1,358.50</td>
</tr>
<tr>
<td>Conditional Use Permit (major)*</td>
<td>$2,717/ $1,358.50</td>
</tr>
</tbody>
</table>

**Existing Non-Conforming Wall setback is:**

- Secondary Residential Unit*                 | $1,091 |
- Variance*                                   | $2,717 |
- Lot Line Adjustment                         | $Actual Cost/Min $1,140 |
- Parcel/Subdivision Map; Planned Unit Development; Condo Conversion | $4,105 |
- Minor Plan Changes within 2 years of original approval | $1,140 |
- Other(s):                                   | $ |

*When obtaining more than one planning approval, the full amount for the highest fee will apply and ½ fee will be charged for any other ones.

Job Site Address: 1100 Ordway St

Property Owner(s) Name: Newline Properties Investments

Phone: 925-876-0180
Fax: 925-876-0180

Mailing Address: 1100 Shadwell Dr
City: Martinez
State/Zip: CA-94553

Applicant(s) Name (contact person): Nahel Treiman

Phone: 925-876-0180
Fax: 925-876-0180

Mailing Address: Same

City: Martinez
State/Zip: CA-94553

Zoning District: R-1

PROJECT DESCRIPTION

The subject lot is 3,500 sq. ft. with a 2 bedroom, 1 bathroom, 1,550 sq. ft. house built in (year) 2015. The scope includes an addition of 329 sq. ft. at (insert location on property) REAR. This includes (description of interior space addition) a bedroom, kitchen, living room. This will result in a 3 bedroom, 2 1/2 bathroom 1,845 sq. ft. home with a maximum height of 26'-7". Parking is provided in (1) carport, (1) on driveway, (2) Total.

The architectural style/appearance of the home is: COLONIAL / SPANISH
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

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the amount of impervious surface on the lot?</td>
<td>1,294 SF</td>
<td>1,767 SF</td>
</tr>
<tr>
<td>What is the narrowest width of your driveway?</td>
<td>8'-0&quot;</td>
<td>8'-0&quot;</td>
</tr>
</tbody>
</table>

### PARKING
- The subject property has __ existing legal-sized off-street parking spaces which measure 11'-0" wide x 18'-0" long.
- An Exception is required for (1) 8'-0" x 20'-0" (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

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Existing</th>
<th>Proposed Construction</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>16'-2&quot;</td>
<td>16'-2&quot;</td>
<td>15'-0&quot;</td>
</tr>
<tr>
<td>Side</td>
<td>8'-0&quot;</td>
<td>8'-0&quot;</td>
<td>7'-5&quot;</td>
</tr>
<tr>
<td>Side</td>
<td>5'-0&quot;</td>
<td>5'-0&quot;</td>
<td>3'-5&quot;</td>
</tr>
<tr>
<td>Rear</td>
<td>2'-8&quot;</td>
<td>2'-6&quot;</td>
<td>1'-0&quot;</td>
</tr>
<tr>
<td>Area</td>
<td>2,500 SF</td>
<td>2,500 SF</td>
<td>-</td>
</tr>
<tr>
<td>Lot Size</td>
<td>33.31%</td>
<td>43.18%</td>
<td>50%</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>18'-1&quot;</td>
<td>26'-7&quot;</td>
<td>28' max.</td>
</tr>
</tbody>
</table>

*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

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Existing</th>
<th>Proposed</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage</td>
<td>234 SF</td>
<td>234 SF</td>
<td></td>
</tr>
<tr>
<td>Covered Porch</td>
<td>47 SF</td>
<td>47 SF</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Structure or Secondary Residential Unit</td>
<td></td>
<td></td>
<td>650 sq. ft. max Secondary Unit</td>
</tr>
<tr>
<td>Main Level</td>
<td>1,153 SF</td>
<td>1,519 SF</td>
<td></td>
</tr>
<tr>
<td>Second-floor</td>
<td></td>
<td>376 SF</td>
<td></td>
</tr>
<tr>
<td>Total House Footprint</td>
<td>1,166 SF</td>
<td>1,511 SF</td>
<td></td>
</tr>
<tr>
<td>Total Area</td>
<td>1,439 SF</td>
<td>2,126 SF</td>
<td></td>
</tr>
<tr>
<td>Deductions</td>
<td>-267 SF</td>
<td>-267 SF</td>
<td></td>
</tr>
<tr>
<td>Total Counted*</td>
<td>1,170 SF</td>
<td>1,859 SF</td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio*</td>
<td>33.42%</td>
<td>54.53%</td>
<td>55% max sq. ft.)</td>
</tr>
</tbody>
</table>

* 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.

Signature of Property Owner  Date

Signature of Applicant (if different)  Date
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 α.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.

[Signature]

Date: 6/7/18

Print Name: Nahel Tieimat