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)

[ ] Design Review* $2,796/ Admin. $1,657
[ ] Parking Exception $2,796/$1398
[ ] Parking Reduction $2,796/$1398
[ ] Conditional Use Permit (major)* $2,796/$1398

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

[ ] Secondary Residential Unit* $1,123
[ ] Variance* $2,796
[ ] Lot Line Adjustment $Actual Cost/Min $1,173
[ ] Parcel/Subdivision Map; Planned Unit Development; Condo Conversion $4,224
[ ] Minor Plan Changes within 2 years of original approval $1,173
[ ] 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:
826 POMONA AVE, 94706, ALBANY, CA

Zoning District:
 R-1

Property Owner(s) Name:
PAUL OGLESBY & HILLARY WEISS

Phone: _____________________
Fax: _______________________
Email: mcdbigcontainer@gmail.com
hillary.weiss@gmail.com

Mailing Address:
826 POMONA AVE.

City: ALBANY
State/Zip: CA, 94706

Applicant(s) Name (contact person):
COSTANZA DURANTI

Phone: 510-705 1937
Fax: _______________________
Email: costanza@deviduttta.com

Mailing Address:
928 CARLETON STREET

City: BERKELEY
State/Zip: CA, 94710

PROJECT DESCRIPTION

The subject lot is 4,400 sq. ft. with a 3 bedroom, 1 bathroom, 1,689 sq. ft. house built in (year) ___. The scope includes an addition of 104 sq. ft. at (insert location on property) ______. This includes (description of interior space addition) ______. This will result in a 3 bedroom, 2 bathroom, 1,788 sq. ft. home with a maximum height of 18'-7". Parking is provided in the existing detached garage.

The architectural style/appearance of the home is: _____________________.

CRAFTSMAN STYLE
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>3,223 sf</td>
<td>3,228 sf</td>
</tr>
<tr>
<td>What is the narrowest width of your driveway?</td>
<td>9'-5 1/2&quot;</td>
<td>9'-5 1/2&quot;</td>
</tr>
</tbody>
</table>

**PARKING**
- The subject property has ___ existing legal-sized off-street parking spaces which measure ___ wide x ___ 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**

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Existing</th>
<th>Proposed Construction</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (EAST)</td>
<td>13'-5 1/2&quot;</td>
<td>13'-5 1/2&quot;</td>
<td>15'-0&quot;</td>
</tr>
<tr>
<td>Side (NORTH)</td>
<td>4'-1 1/2&quot;</td>
<td>4'-1 1/2&quot;</td>
<td>4'-0&quot;</td>
</tr>
<tr>
<td>Side (SOUTH)</td>
<td>9'-5 1/2&quot;</td>
<td>9'-5 1/2&quot;</td>
<td>4'-0&quot;</td>
</tr>
<tr>
<td>Rear (WEST)</td>
<td>39'-3&quot;</td>
<td>39'-3&quot;</td>
<td>20'-0&quot;</td>
</tr>
<tr>
<td>Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Size</td>
<td>4,400 SF</td>
<td>4,400 SF</td>
<td>–</td>
</tr>
<tr>
<td>Lot Coverage (in Percentage)</td>
<td>40%</td>
<td>41%</td>
<td>50%</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>18'-7&quot;</td>
<td>18'-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>Garage</td>
<td>335 SF</td>
<td>335 SF</td>
<td></td>
</tr>
<tr>
<td>Covered Porch</td>
<td>71 SF</td>
<td>71 SF</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td>33 SF</td>
<td>33 SF</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>1332 SF</td>
<td>1384 SF</td>
<td></td>
</tr>
<tr>
<td>Second-floor</td>
<td>171 SF</td>
<td>223 SF</td>
<td></td>
</tr>
<tr>
<td>Total House Footprint</td>
<td>1771 SF</td>
<td>1823 SF</td>
<td></td>
</tr>
<tr>
<td>Total Area</td>
<td>1942 SF</td>
<td>2046 SF</td>
<td></td>
</tr>
<tr>
<td>Deductions</td>
<td>253 SF</td>
<td>253 SF</td>
<td></td>
</tr>
<tr>
<td>Total Counted*</td>
<td>1689 SF</td>
<td>1793 SF</td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio*</td>
<td>38%</td>
<td>41%</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]
Signature of Property Owner

Date
10-17-18

[Signature]
Signature of Applicant (if different)

Date
10/23/18