Planning Application #: 19-050
Munis #: 20190744

Date Received: 08-30-2019
Fee Paid: $2,796
Receipt #: 0848-0013

ALBANY CALIFORNIA
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 2018-2019)

- 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): __Elevate Residence 3ft from grade___ $_____

*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:
1215 PORTLAND AVE, ALBANY CA, 94706

Zoning District:
R1-RSF

Property Owner(s) Name:
Mr. AMY DHALL

Phone: Fax:

Mailing Address:
1215 PORTLAND AVE

City: ALBANY
State/Zip: CA/94706

Email:

Applicant(s) Name (contact person):
ENRIQUE ECKHAUS

Phone: (831) 797-2461
Fax: eekhaus@pacbell.net

Mailing Address:
PO BOX 783

City: SALINAS
State/Zip: CA/93902

PROJECT DESCRIPTION

The subject lot is __5,000__ sq. ft. with a __5__ bedroom, __2__ bathroom, __2,130__ sq. ft. house built in (year) __1950__. The scope includes an addition of __156__ sq. ft. at (insert location on property) __RE-BUILD FRONT PORCH AND HOME ADD. REAR OF HOUSE__, This includes (description of interior space addition) __ELEVATE RESIDENCE, AND REMODEL SEE SCOPE OF WORK__. This will result in a __4__ bedroom, __2__ bathroom __2224__ sq. ft. home with a maximum height of __25__ ft. Parking is provided in NEW UNCOVERED PARKING AREA AT LEFT SIDE OF RESIDENCE.

The architectural style/appearance of the home is: __HISTORICAL, T PREERVE ORIGINAL ARCHITECTURE DESIG
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>2,408 SF</td>
<td>2,847 SF</td>
</tr>
<tr>
<td>What is the narrowest width of your driveway?</td>
<td>17'-3&quot;</td>
<td>12'-0&quot;</td>
</tr>
</tbody>
</table>

**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>15'-0&quot;</td>
<td>15'-0&quot;</td>
<td>15'-0&quot;</td>
</tr>
<tr>
<td>Side ( ) RIGHT</td>
<td>4'-10&quot;</td>
<td>4'-10&quot;</td>
<td></td>
</tr>
<tr>
<td>Side ( ) LEFT</td>
<td>16'-2&quot;</td>
<td>16'-2&quot;</td>
<td>5'-0</td>
</tr>
<tr>
<td>Rear ( )</td>
<td>46'-8&quot;</td>
<td>46'-8&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>5,000 sf</td>
<td>2,224 sf</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage (In Percentage)</td>
<td>31.8%</td>
<td>32.8%</td>
<td>50%</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>18'-9&quot;</td>
<td>25'-0&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>Floor Area</th>
<th>Existing</th>
<th>Proposed</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage</td>
<td>462 sf</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Covered Porch^2</td>
<td>62 sf</td>
<td>62 sf</td>
<td></td>
</tr>
<tr>
<td>Interior Stairs^3</td>
<td>76.8 sf</td>
<td>62 sf</td>
<td></td>
</tr>
<tr>
<td>Lower Level/Basement</td>
<td>1,065 sf</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Main Level</td>
<td>1,065 sf</td>
<td>1,112 sf</td>
<td></td>
</tr>
<tr>
<td>Second-floor^4</td>
<td>0</td>
<td>1,112 sf</td>
<td></td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>0</td>
<td>462 sf, (storage)</td>
<td>Maximum ADU size – 650 sq. ft.</td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td>2,731 sf</td>
<td>2,348 sf</td>
<td></td>
</tr>
<tr>
<td><strong>Deductions (if applicable)</strong>^5</td>
<td></td>
<td>244 sf</td>
<td></td>
</tr>
<tr>
<td><strong>Total Counted</strong></td>
<td></td>
<td>2,566 sf</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>5,000 sf</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio^6</td>
<td>2,554 sf</td>
<td>2,746 sf</td>
<td>51.22% (2,750 max sq. ft.)</td>
</tr>
</tbody>
</table>

1. Total floor area of attached or detached garage
2. Porch area containing two walls and a roof. Exterior uncovered porch and uncovered deck are excluded from FAR.
3. Total Staircase area for all interior stairways
4. Include stair area in floor area calculation
5. Deductions of up to 220 sq. ft. for covered parking and 60 sq. ft. for stairs can be taken as permitted by AMC 20.24.050
6. Total Counted/Lot Size
PARKING

- The subject property has __0__ existing legal-sized off-street parking spaces which measure ___ wide x ___ long.
- An Exception is required for __NA__ (location in front yard setback and/or size reduction).
- A Reduction is required for __NA__ (2 off-street parking spaces are required for additions > than 240 sq. ft.)

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: 8/30/19]

[Signature of Applicant (if different)]  [Date]