

Planning Application #: 15-035

Date Received: 5/26/15  
 Fee Paid: \$1,101  
 Receipt #: R88947

**City of Albany**

MAY 26 2015

Community Development

*City of Albany*

6/8/15 - 9:30am  
 Admin  
 Hearing

**PLANNING APPLICATION FORM**

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, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

**Fee Schedule (FY 2014-2015)**

<input checked="" type="checkbox"/> Design Review*	\$2,072/ Admin. \$1,101
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,101
<input type="checkbox"/> Sign Permit	\$1,479/\$461 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$461
<input type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,357
<input type="checkbox"/> Variance*	\$2,072
<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.

General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: 704 CARMEL AVE ALBANY, CA 94706		Zoning District:
Property Owner(s) Name: REBECCA LOUISE BLACK & FRANCIS KELLY	Phone: 415-307-9298 & 415-517-6728 Fax:	Email: rebeccalouiseblack@gmail.com
Mailing Address: 505 CURTIS STREET	City: ALBANY,	State/Zip: CA 94706
Applicant(s) Name (contact person): Mike Pourzand	Phone: 510-812-1039 Fax:	Email: gehldesignbuild@gmail.com
Mailing Address: 79 ARLINGTON AVE.	City: KENSINGTON	State/Zip: CA. 94707

**PROJECT DESCRIPTION**

Demolished 15 sq. ft. an existing covered porch at rear wall of the kitchen, build approximately 75 sq. ft. new deck in its place. Remove an existing door and an existing window at kitchen back wall and replace them with new one glass sliding door.

Please fill out the following information correctly. **Failure to fill out the information adequately or incompletely will result in your application to not be processed.** If you have any additional questions, please contact staff for details.

**ARCHITECTURAL STYLE**

The architectural style/appearance of the home is:           N/A          

**GENERAL INFORMATION**

Item	Existing	Proposed
What is your lot coverage?	38%	40%
What is the amount of impervious surface on the lot?	1250 sq. ft.	No Change
How many dwelling units are on your property?	2	No Change
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	1	No Change
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	11'-2" ft. X 19'-8" ft.	11'-2" ft. X 19'-8" ft.
What is the narrowest width of your driveway?	10'-3"	No Change

**SITE REGULATIONS BY DISTRICT**

	Existing	Proposed Construction	Requirement
<b>Setbacks</b>			
Front ( east )	6'-8"	No Change	15'-0"
Side (south )	4'-8"	No Change	3'-3"
Side ( north )	3'-0"	No Change	3'-3"
Rear ( west )	43'-0"	36'-0"	20'-0"
<b>Area</b>			
Lot Size	3,300 sq. ft.	No Change	3,750--sq. ft.
Lot Coverage	38%	40%	50%
Maximum Height	22 feet	12'-0"	28' max.

\*In 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	3,300 sq. ft.	No Change	3,750 -- sq. ft.
Floor Area	1,280 sq. ft.	No Change	1,650 sq. ft.
Garage/Storage	260 sq. ft.	No Change	220 sq. ft.
Main Level	1,280 sq. ft.	No Change	--
Second-floor	1,280 sq. ft.	No Change	
Total	2,560 sq.ft.	No Change	--
Total Counted*	2,340 sq. ft.	No Change	--
Floor Area Ratio*	71%	No Change	55%

\* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.



PROJECT ADDRESS: 704 CARMEL AVE ALBANY, CA 94706

**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.**

- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days before the public hearing (second story additions only)

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that 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: \_\_\_\_\_

Print Name: \_\_\_\_\_

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM-7:00 PM  
Tuesday-Thursday 8:30 AM-5:00 PM  
Friday 8:30 AM-12:30 PM  
Closed for lunch from 12pm-1:15 pm daily  
Albany City Hall  
1000 San Pablo Avenue, Albany, CA 94706  
TEL: (510) 528-5760

