

Planning Application #: 15-065

Date Received: 8/21/15  
 Fee Paid: 1101.00  
 Receipt #: 90300

# City of Albany

## 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 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 checked="" 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: 1552 Marin Ave, Albany, CA 94706		Zoning District: R-1
Property Owner(s) Name: Jianha Su	Phone: 510-520-5069 Fax:	Email: ssteven510@yahoo.com
Mailing Address: 1552 Marin Ave	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): Steven J Su	Phone: 510-520-5069 Fax:	Email: ssteven510@yahoo.com
Mailing Address: 1552 Marin Ave	City: Albany	State/Zip: CA 94706

### PROJECT DESCRIPTION

CONSTRUCT (N) 2ND UNIT IN THE BACK YARD OF (E) HOUSE.

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**

STUCCO (MAIN HOUSE)/WOOD SIDING (2ND UNIT)

The architectural style/appearance of the home is: \_\_\_\_\_

**GENERAL INFORMATION**

Accessory building coverage of the rear yard: 9.9% <30%

Item	Existing	Proposed
What is your lot coverage?	13.4%	18.6%
What is the amount of impervious surface on the lot?	1669	1669(House)/650(2nd Unit)
How many dwelling units are on your property?	1	2
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	2	2
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	18 ft x 23 ft	18 ft x 23 ft
What is the narrowest width of your driveway?	17'-2"	17'-2"

**SITE REGULATIONS BY DISTRICT**

	Existing	Proposed Construction	Requirement
<b>Setbacks</b>			
Front ( N )	26'-7"	26'-7"	15'-0"
Side ( W )	17'-9"	12'-9" House/5'-0" (2nd UNIT)	5'-0"
Side ( E )	22'-6"	22'-6" House/5'-0" (2nd UNIT)	5'-0"
Rear ( S )	59'-7"	59'-7" House/5'-0" (2nd UNIT)	20'-0" House/5'-0" 2nd Unit
<b>Area</b>			
Lot Size			--
Lot Coverage	13.4%	18.6%	50%
Maximum Height	16'-0"	16'-0" House/16'-0" (2nd UNIT)	28' max /16'-0" (2nd UNIT)

\*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	12642	12642	
Floor Area	1669	1669(House)/650(2nd Unit)	
Garage/Storage	414/n	414/650 (above ceiling)	
Main Level	1669	1669(House)/650(2nd Unit)	
Second-floor	NA	NA	
Total	1669	1669(House)/650(2nd Unit)	
Total Counted*	1669	2319	--
Floor Area Ratio*	13.4%	18.6%	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.

