

Planning Application #: 15-078

Date Received: 9/16/15  
 Fee Paid: \$3,658.50  
 Receipt #: R90708

City of Albany

SEP 16 2015

*City of Albany*

Community Development

**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 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 ½ 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: <u>1126 MASONIC AVE ALBANY</u>		Zoning District: <u>RH-1</u>
Property Owner(s) Name: <u>METRIC DEVELOPMENT</u>	Phone: <u>415 800 1801</u> Fax: <u>—</u>	Email: <u>VERNERSAN@gmail.com</u>
Mailing Address: <u>520 3RD ST #108</u>	City: <u>OAKLAND</u>	State/Zip: <u>CA 94607</u>
Applicant(s) Name (contact person): <u>STEPHEN VERNER</u>	Phone: <u>415 800 1301</u> Fax:	Email: <u>STEPHENE VERNERARCH.COM</u>
Mailing Address: <u>520 3RD ST #108</u>	City: <u>OAKLAND</u>	State/Zip: <u>CA 94607</u>

**PROJECT DESCRIPTION**

INTERIOR REMODEL, ADDITION @ REAR 1ST FLR + 2ND FLR.  
REPLACE REARYARD STORAGE ACCESS, STRUCTURE W/ NEW 2ND  
UNIT, NEW DECK AND MINOR LANDSCAPING/SITE

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: \_\_\_\_\_

**GENERAL INFORMATION**

Item	Existing	Proposed
What is your lot coverage?	1704	1730
What is the amount of impervious surface on the lot?	1800 +/-	1850 +/-
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)	1	1
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	10 <sup>6</sup> ft. X 19 ft.	10 <sup>6</sup> ft. X 19 ft.
What is the narrowest width of your driveway?	9'	9'

**SITE REGULATIONS BY DISTRICT**

	Existing	Proposed Construction	Requirement
<b>Setbacks</b>			
Front ( )	15' 10"	15' 10"	15'
Side ( )	4'	4'	4'
Side ( )	4'	4'	4'
Rear ( )	35'	34' 4"	20'
<b>Area</b>			
Lot Size	4000	4000	--
Lot Coverage	42.6%	43.3%	50%
Maximum Height	16' 6"	24' 6"	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	4000	4000	--
<b>Floor Area</b>			
Garage/Storage	200	200	
Main Level	1125	1175	--
Second-floor	0	435	
Total	1325	1810	--
Total Counted*	1125	1610	--
Floor Area Ratio*	28%	40%	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: 1126 MASONIC AVE

**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.**

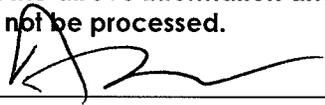
- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days 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: 9/14/15  
Print Name: STEPHEN VERRILL

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