

Planning Application #: 15-082

Date Received: 9/25/15
 Fee Paid: \$1101
 Receipt #: 90856

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 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: <u>1191 Santa Fe, Albany CA</u>		Zoning District:
Property Owner(s) Name: <u>Kathy + David Moreno</u>	Phone: <u>510 717 2097</u> Fax:	Email:
Mailing Address: <u>1913 Curtis St.</u>	City: <u>Berkeley</u>	State/Zip: <u>CA 94702</u>
Applicant(s) Name (contact person): <u>Kathy Moreno</u>	Phone: <u>510 717 2097</u> Fax:	Email: <u>Katmoreno@comcast.net</u>
Mailing Address: <u>1913 Curtis St.</u>	City: <u>Berkeley</u>	State/Zip: <u>CA 94702</u>

PROJECT DESCRIPTION

Deck on back of house - No Access from house to deck
Access to back yard

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?	3600	
What is the amount of impervious surface on the lot?		
How many dwelling units are on your property?	1	
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	2	
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	____ ft. X ____ ft.	
What is the narrowest width of your driveway?		

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ()	19 1/2'	NA	
Side ()	5'	10 FT	
Side ()	4'	9 FT	
Rear ()	45 1/2'	35 1/2 FT	
Area			
Lot Size	3600		--
Lot Coverage	1022		50%
Maximum Height	70"		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	3600		--
Floor Area		160 SF deck plus 114 SF stairs + landing	
Garage/Storage - 200	832		
Main Level	1022		--
Second-floor	/		
Total	1854		--
Total Counted*	1654		--
Floor Area Ratio*			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: _____

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) *(to be emailed)*
- One (1) full-size set of plans
- Green Building Checklist *NA*
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines *NA*
- Installation of story poles ten days before the public hearing (second story additions only) *NA*

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 *NA*
- Window schedule/details *NA*
- 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. *km*

x Kathy Moreno

Date: 9-25-2015

Print Name: KATHY MORENO

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

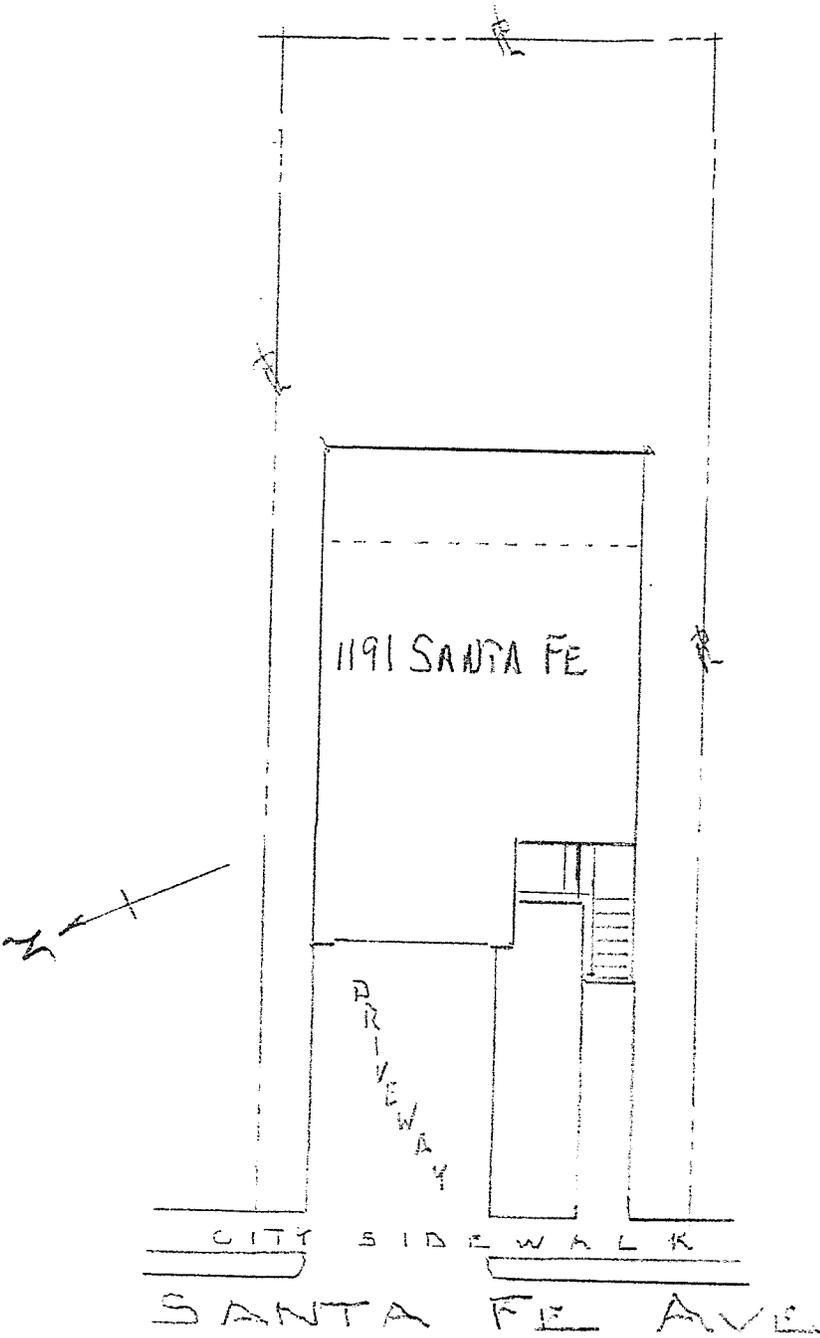
Monday, 8:30 AM-7:00 PM
Tuesday-Thursday 8:30 AM-5:00 PM
Friday 8:30 AM-12:30 PM
Closed for lunch from 12pm-1:15 pm daily
Albany City Hall
1000 San Pablo Avenue, Albany, CA 94706
TEL: (510) 528-5760

City of Albany

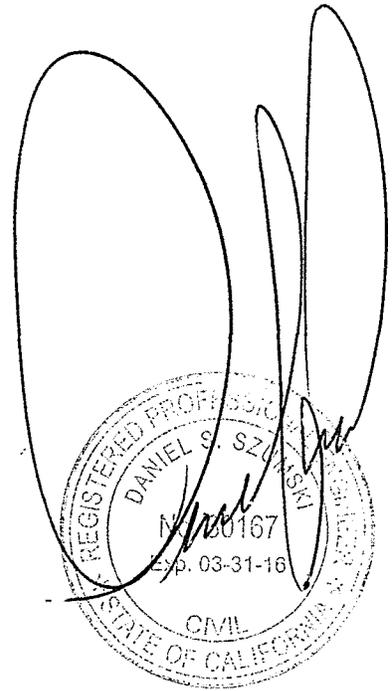
SEP 25 2015

Community Development

510 410 711



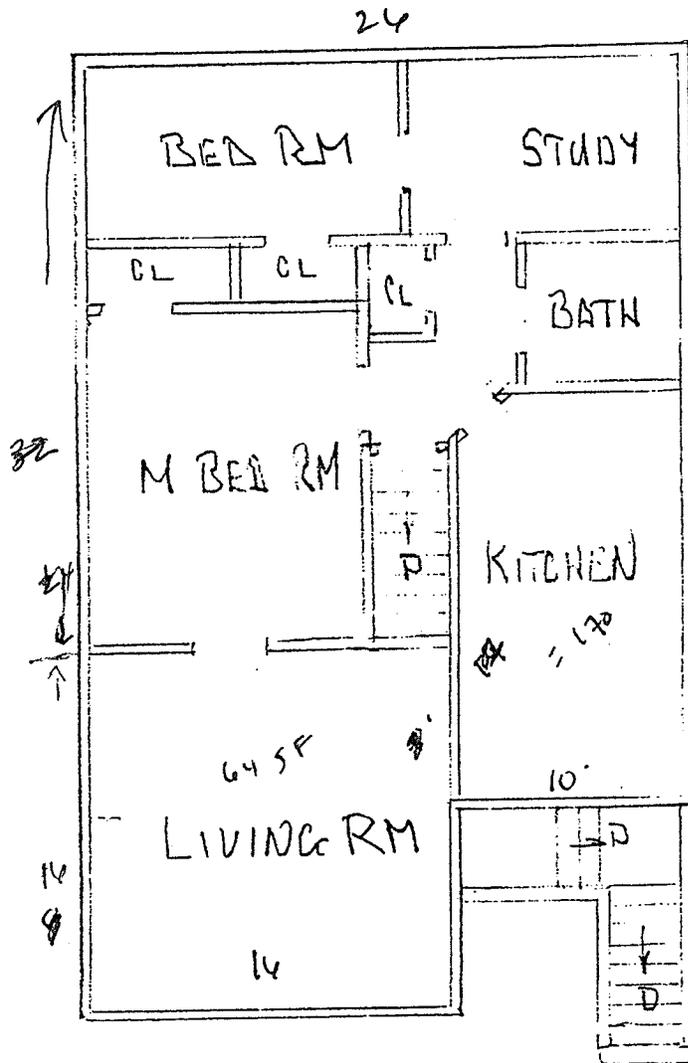
SITE PLAN



DAN SZUMSKI, P. E. C30167

513 F STREET, DAVIS, CA 95616

⊗



MAIN FLOOR PLAN

1/2" = 1'-0"

SEP 25 2015

Community Development

**CITY OF ALBANY, CA
Planning and Design
Application for 160SF deck 70 inches above grade
on back of house at 1191 Santa Fe, Albany CA
Kathy & David Moreno**

Dear Planning Committee:

This is the cover page for the proposed deck addition to this residence.

The deck will be attached to the back of the house, 70 inches above grade, with steps, a landing, and more steps to land on existing concrete in the back yard. The deck will be 10 feet deep (extending into the yard) and 16 feet wide (along the back of the house) for 160 SF total.

The deck will be set 10 feet back from the south property line and 9 feet set back from the north property line.

The house is 1022 SF and the lot is 3600 SF.

FAR is as follows:

lot size: 3600 SF

Garage/storage: 832 SF (less 200 SF for 2 car garage)

main level 1022 SF (first floor less 3 sided covered entry at 30SF)

(no second floor)

total existing FAR 1852 SF

Total Counted FAR is 1652 SF = .46 FAR ratio

Thank you.

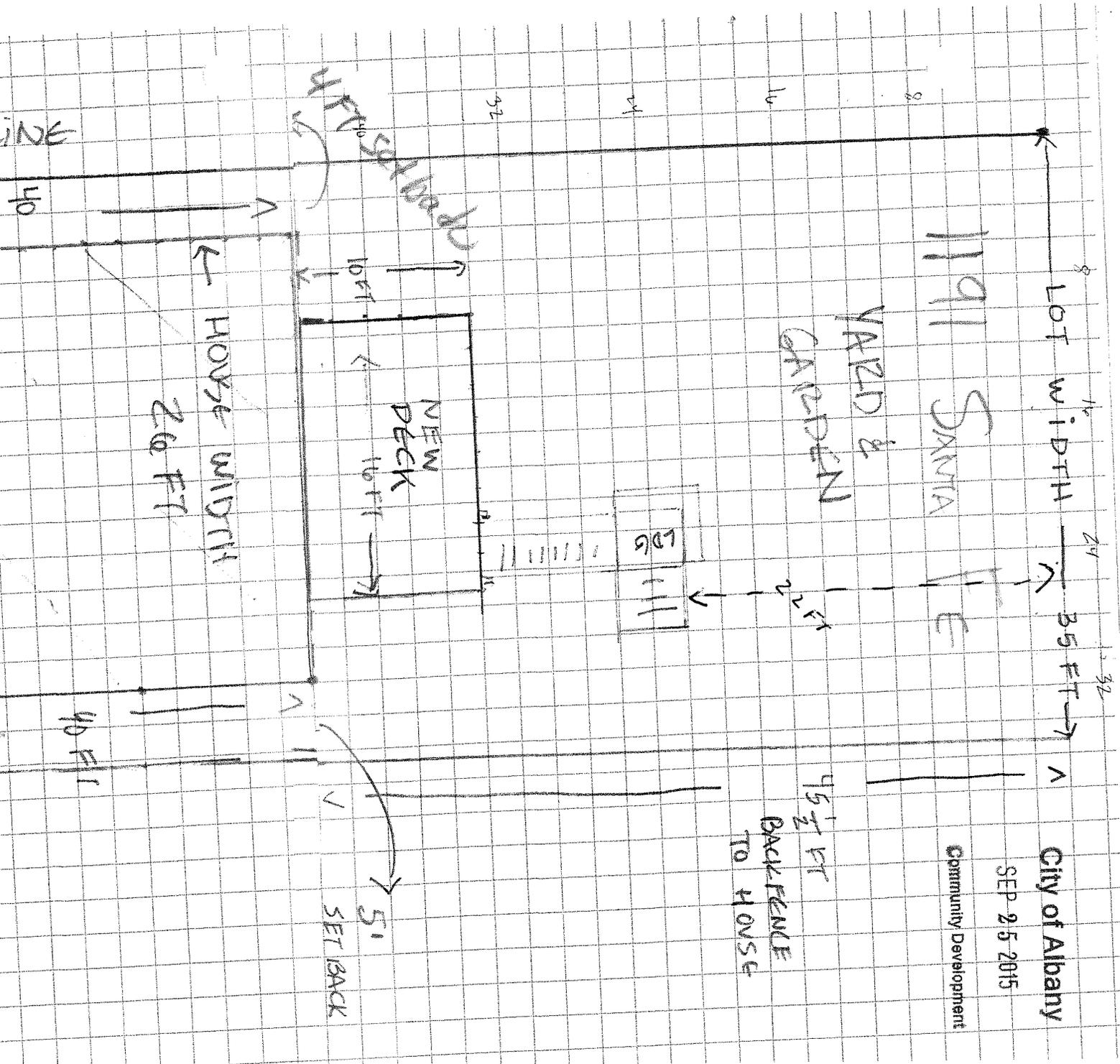
Kathy Moreno



City of Albany

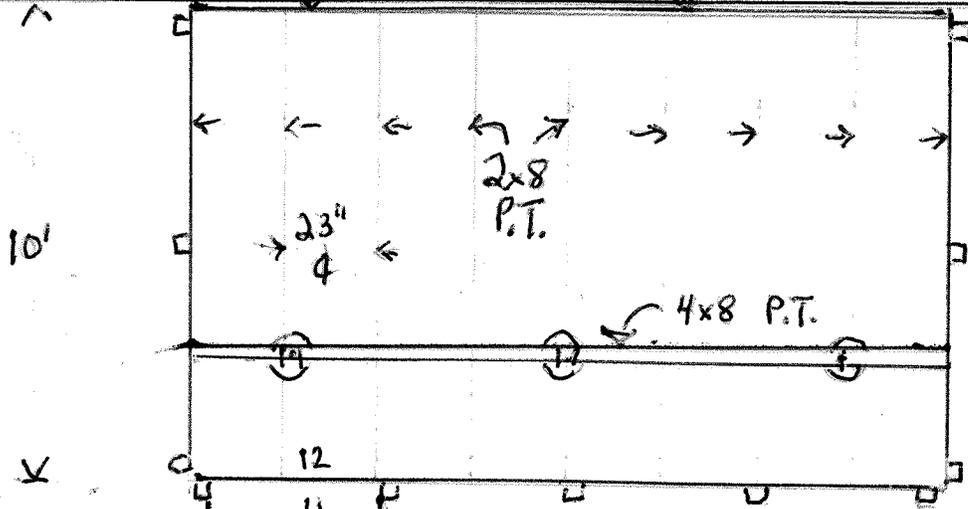
SEP 25 2015

Community Development



RESIDENCE

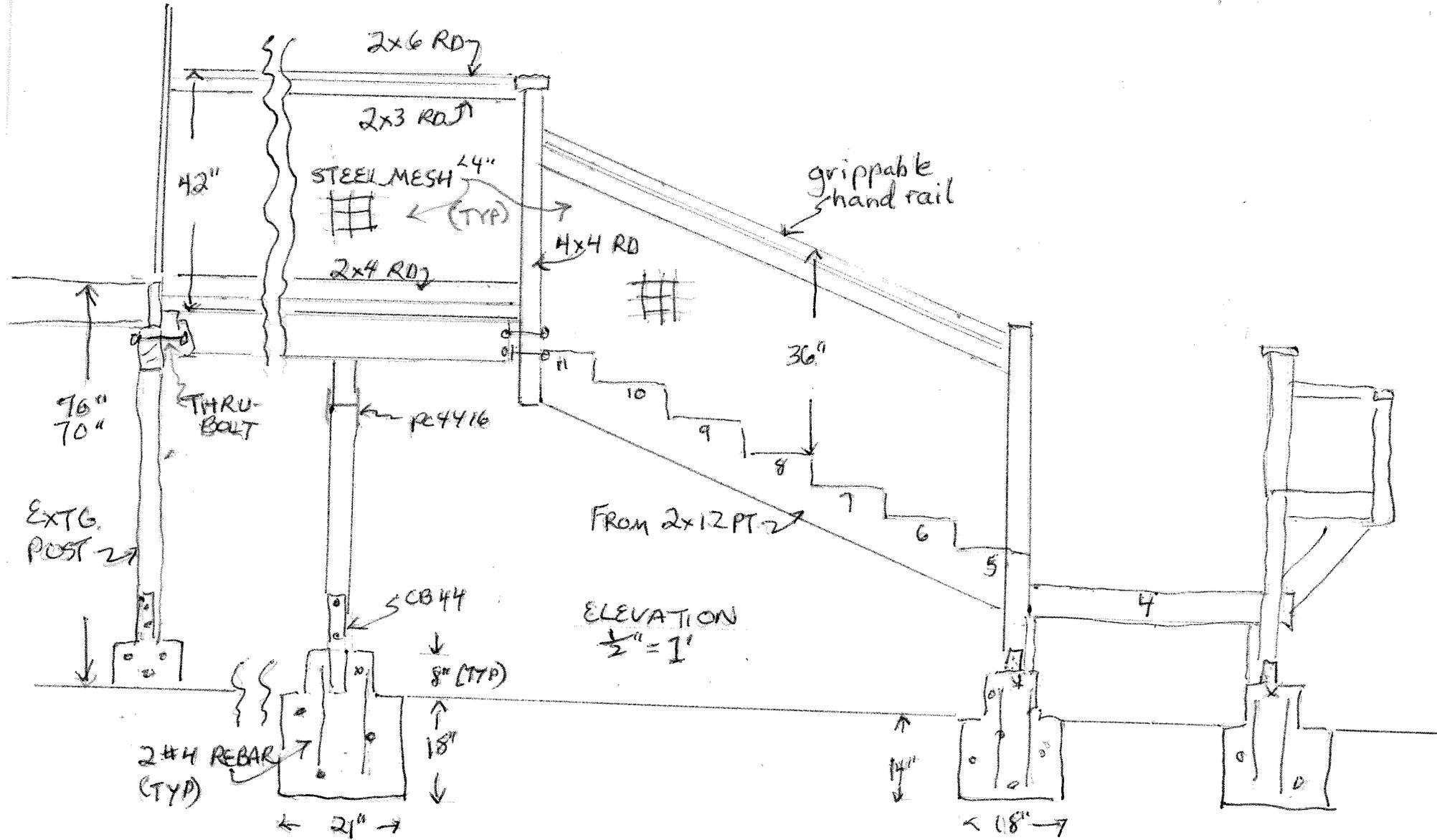
2x8 PT LEDGER (1/2" SHIM)
1/2" MB @ 18" ϕ



STAIRS
5 1/2" rise
13" run

FRAMING PLAN
1/4" = 1'
SCALE

STAIRS LAND ON EXTG. NC. SLAB \rightarrow

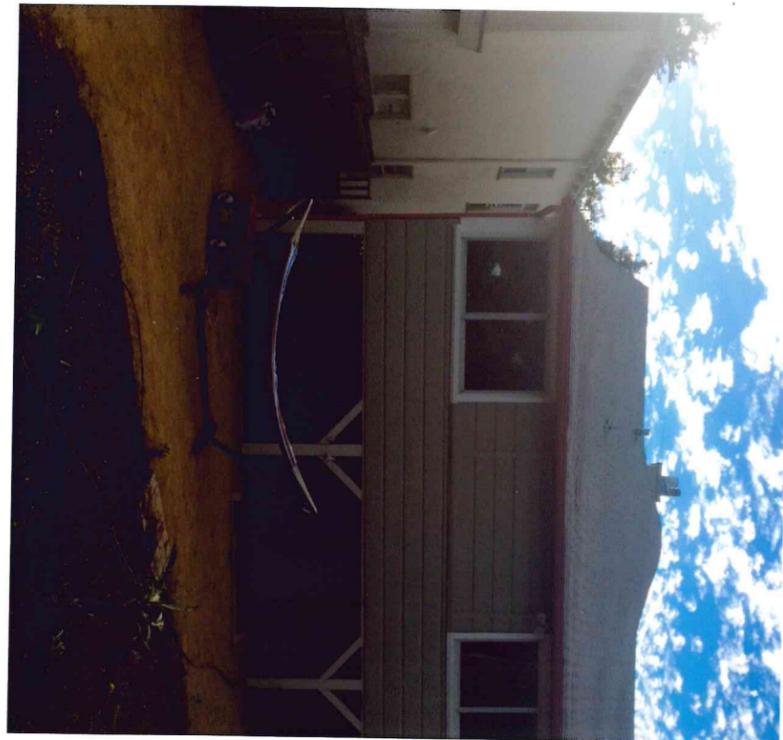


↓ House to South



1191
Santa
Fe
Avenue

HOUSE to North
↓



proposed
deck

