

Planning Application #: 16-011

Date Received: 2/9/2016
 Fee Paid: 2072.00
 Receipt #: 193190

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>1120 TALBOT AVE., ALBANY, CA 94706</u>		Zoning District: <u>R1</u>
Property Owner(s) Name: <u>SPENCER & ERIKA FERGUSON</u>	Phone: Fax: <u>N/A</u>	Email: <u>SPENCERANDERIKA@GMAIL.COM</u>
Mailing Address: <u>1120 TALBOT AVE.</u>	City: <u>ALBANY</u>	State/Zip: <u>CA/94706</u>
Applicant(s) Name (contact person): <u>Spencer & Erika Ferguson</u>	Phone: <u>510-714-0017</u> Fax:	Email: <u>above</u>
Mailing Address: <u>Same</u>	City:	State/Zip:

PROJECT DESCRIPTION

NEW 2 STORY FAMILY ROOM / MASTER BEDROOM ADDITION AT REAR OF LOT,
GARAGE REPLACEMENT

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: CRAFTSMAN

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage?	1178	1399
What is the amount of impervious surface on the lot?	1696	2065
How many dwelling units are on your property?	1	1
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	1	2
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	$\frac{10}{18}$ ft. X ft.	$\frac{10}{18}$ ft. X ft.
What is the narrowest width of your driveway?		

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (E)	15	15	15
Side (N)	3'9 1/2"	3'9 1/2"	3'9"
Side (S)	7'9"	17'3"	3'9"
Rear (W)	43	30'1"	20
Area			
Lot Size	3751	3751	--
Lot Coverage	31%	37%	50%
Maximum Height	16	23'5"	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	3751	3751	--
Floor Area			
Garage/Storage	251	218	
Main Level	927	1181	--
Second-floor	0	312	
Total	1178	1711	--
Total Counted*	958	1493	--
Floor Area Ratio*	25%	39.8%	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.

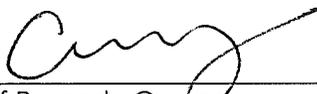
TERMS AND CONDITIONS OF APPLICATION

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.

 2/9/16
Signature of Property Owner Date

Signature of Applicant (if different) Date

PROJECT ADDRESS: 1120 Talbot 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: _____

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



City of Albany

FEB 09 2016

Community Development

City of Albany

PROJECT SUBMITTAL CHECKLIST

Please complete the following application to initiate the City review of your application. Please be aware that the staff may have additional application requirements. 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 PM, Mon. Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

PROJECT ADDRESS: 1120 TALBOT AVE., ALBANY, CA 94706.

SUBMITTAL REQUIREMENTS FOR PLANNING AND ZONING APPLICATIONS REQUIREMENTS MAY VARY WITH INDIVIDUAL PROJECTS – CONTACT STAFF FOR DETAILS

COMPLETED APPLICATION FORM & PLANS

- One full size set plus one electronic copy, pdf format with all pages contained in one document.
- Completed application form
- Include the addresses, contact information and signatures of Property Owner(s) and Applicant(s).

PROJECT DESCRIPTION (INCLUDE ON COVER SHEET IF PLANS ARE TO BE SUBMITTED)

- Describe the existing and proposed land use and the scope of proposed construction
- Describe the location on the parcel of the proposed construction or activity

BUILDING PLANS

- All sheets must be fully dimensioned, legible and drawn to usable scale.
- Cover sheet shall include project address and name of person/firm that prepared the plans.

AREA CALCULATIONS

- Existing and proposed square footage, by use and floor level, including garage/accessory buildings
- Calculation and diagram of how Floor Area Ratio (FAR) is determined for existing and proposed, including any reductions allowed under the Zoning Ordinance.
- Lot coverage
- Cubic yards of excavation required as part of the project.

SITE PLAN

- Property boundaries and easements (*property survey required if any part of proposed construction is less than 4 feet from a property line*).
- Existing visible landmarks (streets, sidewalks, curb-cuts, landscape strips, utility poles and underground vaults, street lights, fire hydrants).
- Foundation and roof lines of all existing and proposed structures located on the property; differentiate between proposed and existing structures. Include garage and accessory buildings.
- Foundation lines of all neighboring structures located on adjacent lots.
- Location and dimensions of on-site driveways and parking spaces.
- The trunk location, circumference measured 2' above grade, drip line, and species of all trees that are within 20 feet of the area proposed to be modified.
- Fences and walls (including retaining walls), showing height and indicating materials
- Yards, open space, landscaped areas, decks, patios, etc
- Topographic features: streams, drainage channels, ditches, rock outcroppings, etc.

- Accurate contour lines:
 - Slopes between 0 - 15% - contour interval must be two feet.
 - Slopes exceeding 15% - contour interval must be five feet.
- Provide a drainage plan, show any new or relocated downspouts, below grade drain lines, etc.)

FLOOR PLANS

- Fully dimensioned, legible and drawn to scale (1' = 1/8" minimum)
- Existing, remodeled, demolished and new walls, stairs, windows, doors, etc., clearly delineated.
- Floor plans must be in context with setbacks from property lines clearly shown.
- Include attached decks and porches.

BUILDING ELEVATIONS AND SECTIONS

- Fully dimensioned, legible and drawn to scale (1' = 1/8" minimum)
- Existing elevations, including ground line, wall height, floor height, and ridge height, roof pitch.
- Proposed elevations – include above information as well as details such as downspouts, chimneys, exterior lighting, etc.
- Street elevation—including adjacent buildings.
- Section drawing(s) 1) Through tallest portion of proposed structure showing existing and proposed grade; 2) Typical section showing the street and curb all the way through to the rear property line.

OTHER IMPORTANT INFORMATION

- LEED Checklist – Contact Staff for appropriate checklist.
- Photographs (electronic or paper) of the existing property and abutting neighbors.
- ? Window Details – photograph of existing windows and manufacturers cut sheet of proposed windows, including trim details, showing how new windows will match existing.
- Lighting Plan
- ? Building signage program
- Demolition Plan - Description of any prominent landscaping feature to be removed.

POTENTIALLY REQUIRED INFORMATION

- ❑ California Environmental Quality Act – Check with staff to determine if project is subject to CEQA.
- ❑ California Water Efficient Landscape Ordinance– Check with staff to determine requirements.
- ❑ State Regional Water Quality Control Board – Check with staff to determine requirements.
- ❑ Environmental site assessment for hazardous materials
- ❑ Property Title Report – Provide copies of deed restrictions, easements, leases, etc. that affect the development or use of the property
- ❑ Color board and Color rendering. Minimum size of 8½" X 11" to include exterior finish/color, window trim, roof material, siding materials, etc.

STORY POLES & NEIGHBORHOOD OUTREACH

- ❑ For new construction and exterior alterations that increase the height, an applicant is required to erect at least two "story poles" (a temporary construction for the purpose of visually displaying the outer limits, including the height, of the proposed structural alterations). These poles shall be erected at least ten (10) days prior to the public hearing.
- ❑ Information on your application will be posted on the City's web page shortly after the date submitted. Applicants are encouraged to introduce the proposed project to tenants, neighboring residents or businesses, and nearby property owners before submittal of an application to the City.