

Planning Application #: 16-026

Date Received: 3/28/16
 Fee Paid: \$3658.50
 Receipt #: 94111

City of Albany

PLANNING APPLICATION FORM RESIDENTIAL

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
Existing Non-Conforming Wall setback is _____	
<input type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Variance*	\$2,072
<input type="checkbox"/> Lot Line Adjustment	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion	\$3,357
<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>728 CORNELL</u>		Zoning District:
Property Owner(s) Name: <u>Debashis Bhattacharya</u>	Phone: <u>510-309-7202</u> Fax:	Email: <u>debemails@gmail.com</u>
Mailing Address: <u>246 Addison Ct</u>	City: <u>Fremont</u>	State/Zip: <u>CA, 94546 94539</u>
Applicant(s) Name (contact person): <u>Nadia Vitko</u>	Phone: <u>718-570-4663</u> Fax:	Email: <u>nadiavitko@yahoo.com</u>
Mailing Address:	City:	State/Zip:

PROJECT DESCRIPTION

The subject site is 2500 sq. ft. with a ²~~4~~ bedroom, ¹~~two~~ bathroom house built in (year) 1924. The scope includes an addition of _____ sq. ft. at (insert location) tear down/rebuild. This includes (description of interior space addition) _____. This will result in a 3 bedroom, 2.5 bathroom 1498 sq. ft. home with a maximum height of 20'-2". Parking is provided in driveway. The architectural style/appearance of the home is: modern/contemporary.

Please fill out the following information correctly. If you have any additional questions, please contact staff for details.

****Failure to fill out the information adequately or incompletely will result in your application to not be processed.****

GENERAL INFORMATION

Item	Existing	Proposed
What is the amount of impervious surface on the lot?	783	937
What is the narrowest width of your driveway?	7.15'	8.5'

PARKING

The subject property has 1 existing legal-sized off-street parking spaces which measure 7.5 wide x 16 long.
 The proposed project requires 3 off-street parking spaces.
 The proposed off-street parking space will measure 8.5 wide x 10' long.
 An Exception is required for front yard setback (location in front yard setback and/or size reduction).
 A Reduction is required for _____

(2 off-street parking spaces are required for additions >than 240 sq. ft.)
 (1 additional off-street parking space is required for new secondary dwelling units)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (EAST)	20'	15'	15'
Side (NORTH)	0'-6"	3'-0"	3'-0"
Side (SOUTH)	8'-0"	3'-0"	3'-0"
Rear (WEST)	30'	20'	20'
Area			
Lot Size	2500		--
Lot Coverage (In Percentage)	31%		50%
Maximum Height	14'-0"	26'-2"	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	2,500		--
Floor Area			
Garage	-	-	
Covered Porch	-	-	
Stairs	-	55	
Main Level	783	937	--
Second-floor	-	606	
Total	783	1498	--
Total Counted*	783	1443	--
Floor Area Ratio*	31%	57%	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: 728 CORNELL

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.

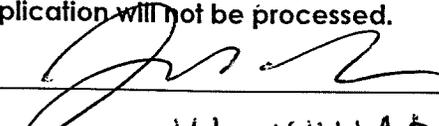
- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days 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: 03/28/16
Print Name: JAI KUMARAN

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