

DRAFT

Planning Application #: 16-050

Date Received: 6/2/2016

Fee Paid: 1101.00

Receipt #: 95396

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: <u>716 POMONA AVENUE</u>		Zoning District:
Property Owner(s) Name: <u>LAURA VENTURA-MORENO</u>	Phone: <u>(510) 295-3402</u> Fax:	Email: <u>lauravemo@hotmail.com</u>
Mailing Address: <u>1197 KEELER AVENUE</u>	City: <u>BERKELEY</u>	State/Zip: <u>CA 94708</u>
Applicant(s) Name (contact person): <u>STEFAN MENZI, AIA</u>	Phone: <u>(510) 652-0252</u> Fax:	Email: <u>smenzi@pabell.net</u>
Mailing Address: <u>526 44TH STREET</u>	City: <u>OAKLAND</u>	State/Zip: <u>CA 94609</u>

PROJECT DESCRIPTION

NEW SECONDARY DWELLING, 456 SF, WITH SLEEPING LOFT IN PLACE OF REMOVED GARAGE IN REAR 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: CALIFORNIA BUNGALOW

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage? (REMOVED GARAGE IS 225 SF, 2nd unit is 456 SF.)	1154 SF	1385 SF
What is the amount of impervious surface on the lot? ROOFS + PAVING	1790 SF	1933 SF
How many dwelling units are on your property?	ONE	ONE APPL.
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	ONE	ONE APPL.
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	8 ft. X 16 ft.	8 ft. X 16 ft.
What is the narrowest width of your driveway? SHARED DRIVEWAY	± 9'6"	NO CHANGE

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks <i>2nd Unit</i>			
Front ()	N/A	22'0" to REAR HOUSE	
Side ()	N/A	11'0"	
Side ()	N/A	3'0"	
Rear ()	N/A	3'0"	
Area			
Lot Size	3,300 SF	456 SF	--
Lot Coverage	1154 SF	1385 SF / 41.9%	50%
Maximum Height	N/A	16'0"	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	3300 SF	NO CHANGE	--
Floor Area			
Garage/Storage	225 SF	0 SF	
Main Level	800 SF	NO CHANGE	--
-Second floor 2nd Unit	0 SF	456 SF	
Total			--
Total Counted*	865 SF	1316 SF	--
Floor Area Ratio*	26.2%	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.

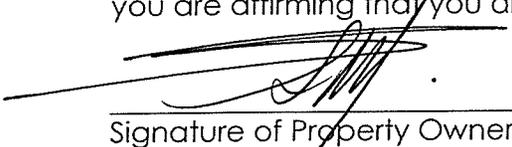
TERMS AND CONDITIONS OF APPLICATION

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.



Signature of Property Owner

5-28-2016.
Date

Signature of Applicant (if different)

Date

PROJECT ADDRESS: 716 POMONA AVENUE

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.

- email One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- email Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- n/a 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
- n/a? Street elevation showing neighboring properties
- email 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.

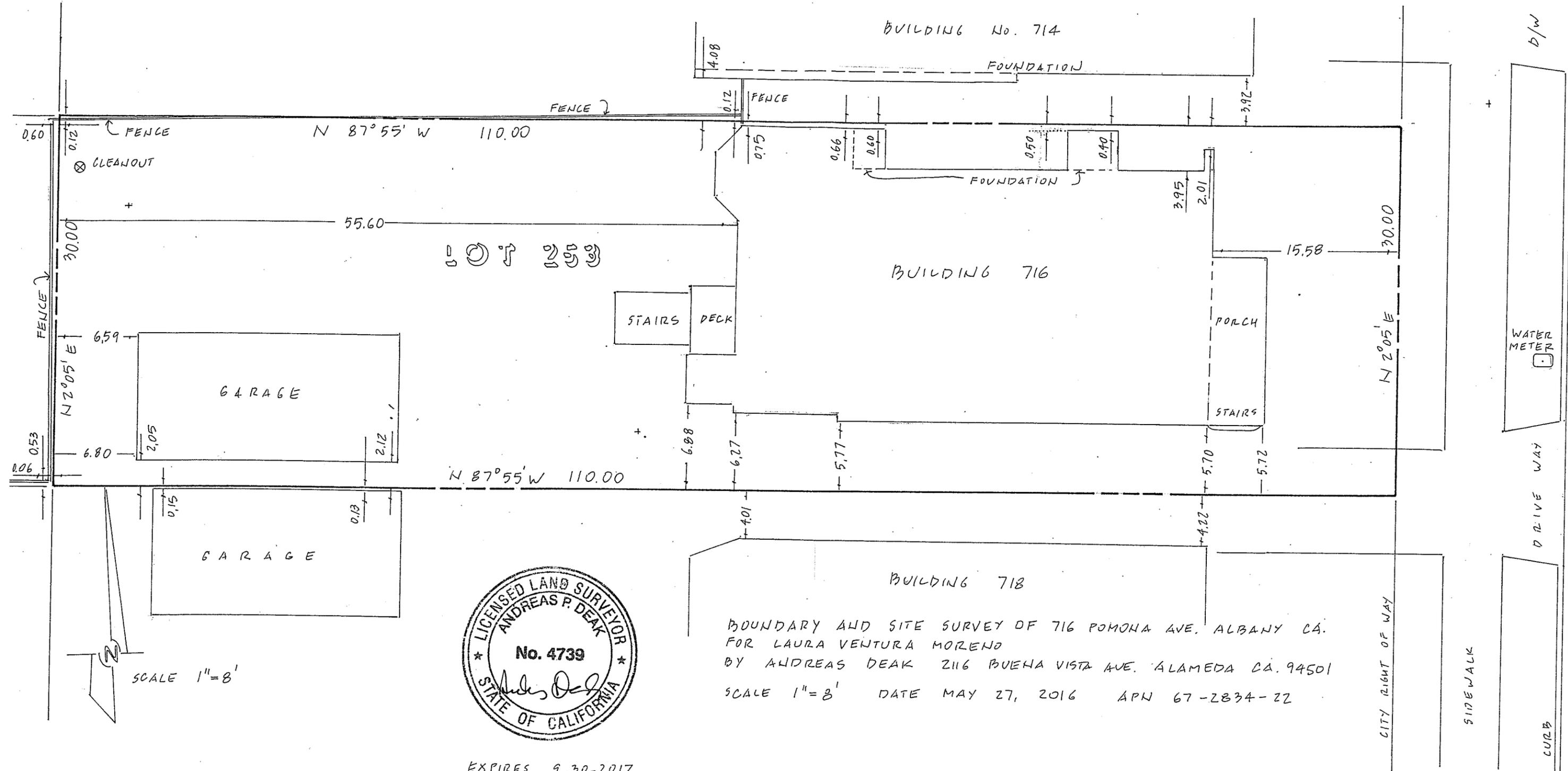
I have included the above information and understand that if there any incomplete information, my application will not be processed.

x _____ Date: _____

Print Name: STEFAN MENZ, AIA

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



POMONA AVENUE (60' WIDE)



EXPIRES 9-30-2017

BOUNDARY AND SITE SURVEY OF 716 POMONA AVE. ALBANY CA.
 FOR LAURA VENTURA MORENO
 BY ANDREAS DEAK 2116 BUENA VISTA AVE. ALAMEDA CA. 94501
 SCALE 1"=8' DATE MAY 27, 2016 APN 67-2834-22

SCALE 1"=8'

City of Albany
 JUN 02 2016
 Community Development