

Planning Application #: 16-056

Date Received: 6/30/2016
 Fee Paid: 1101.00
 Receipt #: 195906

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 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: 516 Ramona Avenue		Zoning District: R-1
Property Owner(s) Name: Cliff Kusaj & Francesca Biffi	Phone: 415.706.6102 Fax:	Email: francescbiffi@live.com
Mailing Address: 516 Ramona Avenue	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): john Cowee	Phone: 510-517-8567 Fax: 510-525-9630	Email: jcowee8@gmail.com
Mailing Address: 509 Ramona Avenue	City: Albany	State/Zip: CA 94706

PROJECT DESCRIPTION

292 sf addition to kitchen & laundry room. 80 sf remodel of (e) bedroom for (n) bathroom and master closet, remodel 100 sf of (e) kitchen and (e) breakfast room remodel to include new cabinets, and relocation of interior stairs.

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: McGregor

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage?	39%	42%
What is the amount of impervious surface on the lot?	350 sf	350 sf
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)	2	2
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	<u>9 ft. X</u> <u>18ft.</u>	<u>9 ft. X</u> <u>18ft.</u>
What is the narrowest width of your driveway?	9 ft.	9 ft.

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (East)	15 ft	none	15 ft
Side (North)	10% = 4ft		
Side (South)	9 ft.	bay window continuation	9 ft.
Rear (Wes)			
Area			
Lot Size	4,000 sf		--
Lot Coverage	39 %	42 %	50%
Maximum Height	24 ft.	24 ft	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	4,000 sf	4,000 sf	--
Floor Area			
Garage/Storage	167 sf	167 sf	
Main Level	1,189 sf	1,481 sf	--
Second-floor Basement	0 sf	0 sf	
Total	1,393 sf	1,685 sf	--
Total Counted*	1,393 sf	1,685 sf	--
Floor Area Ratio*	34 %	42 %	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)
- 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 John Cowee

Date: 6.27.2016

Print Name: John Cowee

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