

Planning Application #: 16-083

Date Received: 10/27/16  
Fee Paid: \$1,556  
Receipt #: 000123-  
0009

# City of Albany

Munis Appl. # 2016 0236

## 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, a pre-application meeting is required prior to submittal.

### Fee Schedule (FY 2016-2017)

|   |                           |
|---|---------------------------|
| <input checked="" type="checkbox"/> Design Review*  | \$2,625/ Admin. \$1,556   |
| <input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*              | \$Actual Cost/Min \$2,625 |
| <input type="checkbox"/> Conditional Use Permit (major)*                                    | \$Actual Cost/Min \$2,625 |
| **Existing Non-Conforming Wall setback is _____ **  |                           |
| <input type="checkbox"/> Secondary Residential Unit*  | \$1,054                   |
| <input type="checkbox"/> Variance*  | \$2,625                   |
| <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 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:<br><u>914 Cornell Ave</u>                   |                                    | Zoning District:                   |
| Property Owner(s) Name:<br><u>Next level Architecture LLC</u> | Phone:<br>Fax: <u>925-406-0990</u> | Email:<br><u>Monty33@gmail.com</u> |
| Mailing Address:<br><u>22 Sky Terrace</u>                     | City:<br><u>Danville</u>           | State/Zip:<br><u>Ca 94526</u>      |
| Applicant(s) Name (contact person):<br><u>Monty Janatpour</u> | Phone:<br>Fax: <u>same</u>         | Email:<br><u>same</u>              |
| Mailing Address:<br><u>same</u>                               | City:<br><u>same</u>               | State/Zip:<br><u>same</u>          |

### PROJECT DESCRIPTION

The subject lot is 5000 sq. ft. lot with a 3 bedroom, 2 bathroom, 1175 (xxx sq. ft.) house built in (year) \_\_\_\_\_. The scope includes an addition of 398 sq. ft. at (insert location on property) Rear. This includes (description of interior space addition) Increasing kitchen, dining and living room size. This will result in a 3 bedroom, 3 bathroom 1573 sq. ft. home with a maximum height of 19-5". Parking is provided in Side of house.

The architectural style/appearance of the home is: Matching existing.

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? | 1466     | 1721     |
| What is the narrowest width of your driveway?        | 10'      | 10'      |

**PARKING**

- The subject property has 2 existing legal-sized off-street parking spaces which measure 8' x 18' wide x 18' long.
- An Exception is required for \_\_\_\_\_ (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 |
|------------------------------|-----------------|-----------------------|-------------|
| <b>Setbacks</b>              |                 |                       |             |
| Front ( <u>EAST</u> )        | 15'             | 15'                   | 15'         |
| Side ( <u>NORTH</u> )        | 3'              | 5'                    | 5'          |
| Side ( <u>SOUTH</u> )        | 20'             | 8'-6"                 | 5'          |
| Rear ( <u>WEST</u> )         | 37 1/2'         | 20'                   | 20'         |
| <b>Area</b>                  |                 |                       |             |
| Lot Size                     | 5000            | 5000                  | --          |
| Lot Coverage (In Percentage) | 25.6%<br>29.22% | 34.42                 | 50%         |
| Maximum Height               | 19'5"           | 19'5"                 | 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          | 5000     | 5000     | --               |
| Floor Area        |          |          |                  |
| Garage            | --       |          |                  |
| Covered Porch     | 105      | 148      |                  |
| Stairs            |          |          |                  |
| Main Level        | 1175     | 1573     | --               |
| Second-floor      | --       | --       |                  |
| Total             | 1280     | 1721     | --               |
| Total Counted*    | 1280     | 1721     | --               |
| Floor Area Ratio* | 25.6     | 34.42%   | 55% max sq. ft.) |

\* 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: 914 Cornell 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. A typical submittal includes at least nine (9) sheets in the plan set.

Project plans include the following for a complete submittal:

- Cover sheet** including:
  - Detailed project description
  - FAR and lot coverage information
  - Drawing index
  - Photos of the existing home and proposed location of new development
- Site Plan Sheet:**
  - Dimensioned existing proposed site plan including proposed parking layout, curb cuts
- Site Survey** prepared by a licensed surveyor
- Existing Elevations Sheet** with building heights (separate page)
- Proposed Elevations Sheet** with building heights (separate page)
- Existing Floor Plan Sheet** (separate page)
- Proposed Floor Plan Sheet** (separate page)
- Roof Plan /Building Sections Sheet** (separate page)
- Window Schedule/details Sheet** (separate page)
- Street elevation showing neighboring properties**
- Landscape Plan** for projects which exceed a .45 FAR:
  - Must be prepared by a licensed landscape architect or licensed landscape contractor

For the complete application submittal, the following contents must be submitted with the application:

- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Installation of story poles ten days before the public hearing (second story additions only)

Please check each box indicating 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

Print Name: Monty Janatpour

Date: 10/27/16

**BASIC RESIDENTIAL SITE REGULATIONS**

| ZONING | USE   | MINIMUM SETBACKS |               | SIDE - INTERIOR (1) | SIDE - CORNER LOT  | MAX. HEIGHT                            | MAX. LOT OVERAGE  | X. FLOOR AREA RATIO (2) | NEW SITES/ DEVELOPMENTS                       |                                   | MIN. LOT WIDTH               |
|--------|---|------------------|---------------|---------------------|--------------------|--|-------------------|-------------------------|---|-----------------------------------|------------------------------|
|        |   | FRONT            | REAR          |                     |                    |  |                   |                         | LOT AREA                                      | LOT AREA PER UNIT                 |                              |
| R-1    | Single-Family Dwelling<br>Public & Quasi-Public   | 15 ft.<br>(3)    | 20 ft.<br>(3) | 10%<br>(3)          | 7.5 ft.<br>(3)     | 28 ft.<br>35 ft.                       | 50%<br>(3)        | 0.55<br>N/A             | 3,750 sq.ft.<br>10,000 sq.ft.                 | N/A<br>N/A                        | 35 ft.<br>75 ft.             |
| R-2    | Single-Family Dwelling<br>Two- & Multi-Family Dwellings<br>Public & Quasi-Public          | 15 ft.<br>(3)    | 15 ft.<br>(3) | 10%<br>(3)          | 7.5 ft. (4)<br>(3) | 28 ft.<br>35/28 ft.(8)<br>35 ft.       | 50%<br>(3)        | 0.55<br>N/A<br>N/A      | 3,750 sq.ft.<br>3,750 sq.ft.<br>10,000 sq.ft. | N/A<br>N/A<br>1,250 sq.ft.<br>N/A | 35 ft.<br>37.5 ft.<br>75 ft. |
| R-3    | Single- & Two-Family Dwellings<br>Multi-Fam. Dwel. & Board. Hse.<br>Public & Quasi-Public | 15 ft.<br>(3)    | 15 ft.<br>(3) | 10%<br>5 ft.<br>(3) | 7.5 ft. (4)<br>(3) | 35/28 ft.(8)<br>35/28 ft.(8)<br>35 ft. | 50%<br>70%<br>(3) | 0.55<br>1.5<br>N/A      | 3,750 sq.ft.<br>5,000 sq.ft.<br>10,000 sq.ft. | 1,250 sq.ft.<br>(5)<br>N/A        | 50 ft.<br>50 ft.<br>75 ft.   |
| All R  | Accessory Buildings   | N/A              | 0 ft.         | 0 ft.               | 7.5 ft.            | 12 ft.                                 | 30% (7)           | N/A                     | N/A   | N/A                               | N/A                          |

**NOTES**

- (1) Ten percent (10%) of lot width, with a maximum of five feet (5') and a minimum of three feet (3').
- (2) The Planning and Zoning Commission may approve an FAR of up to .60 under certain conditions. (see Zoning Ordinance § 20.24.050(B)2)
- (3) As determined by the Planning and Zoning Commission on a design review/use permit basis.
- (4) One foot (1') shall be added for each twelve feet (12') of height above the lowest fifteen feet (15') of building height.
- (5) Minimum lot area per dwelling unit:
 

|                       |       |       |       |
|-----------------------|-------|-------|-------|
| # Units               | 3     | 4     | 5     |
| Min Lot Area (sq.ft.) | 3,750 | 4,500 | 5,000 |
- (6) For 12 or more units, refer to Zoning Ordinance § 20.24.020, Table 2.A, note 9)
 

|                       |       |       |       |
|-----------------------|-------|-------|-------|
| # Units               | 6     | 7     | 8     |
| Min Lot Area (sq.ft.) | 5,828 | 6,598 | 7,310 |
- (7) Accessory buildings must be located in the rear or side yard, and may not be closer than six feet (6') to the main building(s) or to other buildings.
- (8) Accessory buildings may not cover more than thirty percent (30%) of the rear yard. (complete accessory building regulations at Zoning Ordinance § 20.24.130)
- (9) Maximum building height is three stories, or 35 feet, above grade, except that the maximum height allowed at the front setback line shall be 28 feet plus a 45-degree daylight plane (see Zoning Ordinance § 20.24.070.B)

**Table 6. 20.28.050 Residential Parking Dimensions.**

| Type of Parking          | Width | Length | Height |
|--------------------------|-------|--------|--------|
| <b>Enclosed Parking:</b> |       |        |        |
| Single space             | 8'6"  | 19'    | 7'     |
| Side-by-side spaces      | 16'   | 19'    | 7'     |
| <b>Covered Parking:</b>  |       |        |        |
| Single space             | 8'6"  | 18'    | 7'     |
| Side-by-side spaces      | 16'   | 18'    | 7'     |
| <b>Open Parking:</b>     |       |        |        |
| Single space             | 8'6"  | 18'    | N/A    |
| Side-by-side spaces      | 16'   | 18'    | N/A    |
| <b>Driveways</b>         |       |        |        |
| Single                   | 7'    | N/A    | N/A    |
| Double                   | 15'   | N/A    | N/A    |

**20.28.050 Parking Area Standards.**

**A. Dimensional Standards**

**1. Single-Family Residential Uses:**

d. Open or Covered Parking (Pre-1978). Where warranted by spatial limitations related to construction approved prior to the enactment of Measure D<sup>1</sup> in November 1978, the Planning and Zoning Commission may permit an open or covered parking space measuring no less than seven (7) feet six (6) inches wide, by sixteen (16) feet long, to meet off-street parking requirements. The Commission may permit a minimum width dimension for a double-car open or covered parking space to be fourteen (14) feet. All minimum width dimensions shall be increased by one (1) foot of width adjacent to each wall, fence, property line or other fixed obstruction that restricts access abutting the long dimension of the parking space.