Planning Application #: 16-077

Date Received: 10/3/2016
Fee Paid: 1054.00
Receipt #: 99-0013

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 2016-2017)

☐ Design Review*	$2,625/ Admin. $1,556
☐ Parking Exceptions/Reductions - see separate handout*	$Actual Cost/Min $2,625
☐ Conditional Use Permit (major)*	$Actual Cost/Min $2,625
Existing Non-Conforming Wall setback is_____	
☒ Secondary Residential Unit*	$1,054
☐ Variance*	$2,625
☐ Lot Line Adjustment	$Actual Cost/Min $1,101
☐ Parcel/Subdivision Map; Planned Unit Development; Condo Conversion	$3,357
☐ 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: 914 POMONA AVE		Zoning District: R-1
Property Owner(s) Name: SHERRY SARINTRA	Phone: 415 246 2895 Fax:	Email: sherry.sarintra@gmail.com
Mailing Address: 914 POMONA AVE	City: ALBANY	State/Zip: CA 94706
Applicant(s) Name (contact person):	Phone: Fax:	Email:
Mailing Address:	City:	State/Zip:

PROJECT DESCRIPTION

The subject lot is 4440 sq. ft. lot with a 3 bedroom, 2 bathroom house built in (year) 1915. The scope includes an A.D.U of 516 sq. ft. at (insert location on property) SOUTH WEST CORNER. This includes (description of interior space addition) 1 BEDROOM 1 BATH LIVING UNIT. This will result in a ____ bedroom, ____ bathroom ____ sq. ft. home with a maximum height of ____. Parking is provided in THE DRIVEWAY - 2 IN TANDEM PER EXISTING.

The architectural style/appearance of the home is: TRADITIONAL - SEMI CRAFTSMAN.

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.

10/3/16

Signature of Property Owner Date

Signature of Applicant (if different) Date

EXISTING ACCESSORY STRUCTURE LOOKING WEST

NORTH SIDE OF EXISTING ACCESSORY STRUCTURE LOOKING WEST

NORTH SIDE LOOKING EAST

WEST SIDE LOOKING SOUTH

WEST SIDE LOOKING SOUTH

REAR YARD AT 914 RAMONA LOOKING NORTH WEST

REAR YARD LOOKING NORTH.

BACK OF HOUSE AT 914 POMONA - LOOKING EAST

BACKYARD LOOKING SOUTH-EAST. NEIGHBOR AT 916 PANAMA

City of Albany

PROJECT SUBMITTAL CHECKLIST

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PROJECT ADDRESS: 914 POMONA AVENUE

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

COMPLETED APPLICATION FORM & PLANS

- ☐ **<u>One full size set plus one electronic copy, pdf format with all pages contained in one document.</u>**
- ☑ 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.

POTENTIALLY REQUIRED INFORMATION

NA ☐ California Environmental Quality Act – Check with staff to determine if project is subject to CEQA.

ANNE ☐ California Water Efficient Landscape Ordinance– Check with staff to determine requirements.

ANNE ☐ State Regional Water Quality Control Board – Check with staff to determine requirements.

ANNE ☐ 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.

914 POMONA FROM STREET.