

Planning Application #: 17-001

Date Received: 1/3/2017
 Fee Paid: \$5,250.00
 Receipt #: 184-0032

City of Albany

JAN 03 2017

Community Development

City of Albany

DR, PR, CUP

**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)

<input checked="" type="checkbox"/> Design Review*	\$2,625/ Admin. \$1,556
<input checked="" type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,625
<input checked="" type="checkbox"/> Conditional Use Permit (major)* **Existing Non-Conforming Wall setback is _____ **	\$Actual Cost/Min \$2,625
<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: 625 Stannage Avenue		Zoning District: R-1
Property Owner(s) Name: Albert McCann/ Ryan McCann	Phone: 510-292-7438 Fax:	Email: ryanmccann168@gmail.com
Mailing Address:	City:	State/Zip:
Applicant(s) Name (contact person): Ryan McCann	Phone: 510-292-7438 Fax:	Email: ryanmccann168@gmail.com
Mailing Address: 625 Stannage Ave	City: Albany	State/Zip: CA 94706

PROJECT DESCRIPTION

The subject lot is a 3750 sq. ft. lot with a 3 bedroom 2 bathroom house built in 1911. The scope includes a reduction of the floor area by 188 sq. ft., lifting the upper floor by 3'-6", and remodeling the entire lower floor with living, kitchen, dining and utility rooms, and a portion of the upper floor with a master suite. This will result in a 3 bedroom, 2.25 bathroom home with a maximum height of 28 feet. Parking is provided in an attached 1-car garage with a tandem space in the driveway.

The architectural style/appearance of the house is traditional.

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?	2368 SF	2273 SF
What is the narrowest width of your driveway?	8' - 11"	10' - 0"

PARKING

- The subject property has 1 existing legal-sized off-street parking spaces which measure 13'3" wide x 20' long.
- An Exception is required for one parking space in front yard (location in front yard setback and/or size reduction).
- A Reduction is required for n/a

(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 (West)	13' - 4"	13' - 4"	15'
Side (South)	9' - 0"	9' - 0"	3' - 9"
Side (North)	2' - 2"	2' - 2"	3' - 9"
Rear (East)	40' - 11"	48' - 8"	20'
Area			
Lot Size	3750	3750	--
Lot Coverage (In Percentage)	50%	43.8%	50%
Maximum Height	24' - 6"	28'	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	3750	3750	--
Floor Area 2nd Unit	600	600	
Garage	266	220	
Covered Porch			
Stairs	32	60	
Main Level	540	605	--
Second-floor	1091	856	
Total	2529	2341	--
Total Counted*	2249	2061	--
Floor Area Ratio*	0.60	0.549	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.

Table 6. 20.28.050 Residential Parking Dimensions.

Type of Parking	Width	Length	Height
Enclosed Parking:			
Single space	8'6"	19'	7'
Side-by-side spaces	16'	19'	7'
Covered Parking:			
Single space	8'6"	18'	7'
Side-by-side spaces	16'	18'	7'
Open Parking:			
Single space	8'6"	18'	N/A
Side-by-side spaces	16'	18'	N/A
Driveways			
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 D¹ 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.

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS			MAX. HEIGHT	MAX. LOT COVERAGE	X. FLOOR AREA RATIO (AR) (2)	NEW SITES/ DEVELOPMENTS	LOT AREA PER UNIT	MIN. LOT WIDTH
		FRONT	REAR	INTERIOR (1)						
R-1	Single-Family Dwelling	15 ft.	20 ft.	10%	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Public & Quasi-Public	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
R-2	Single-Family Dwelling	15 ft.	15 ft.	10%	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Two- & Multi-Family Dwellings	(3)	(3)	(3)	35/28 ft.(8)	(3)	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.
R-3	Public & Quasi-Public	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
	Single- & Two-Family Dwellings	15 ft.	15 ft.	10%	35/28 ft.(8)	50%	0.55	3,750 sq.ft.	1,250 sq.ft.	50 ft.
All R	Multi-Fam. Dwel. & Board. Hse.	15 ft.	15 ft.	5 ft.	35/28 ft.(8)	70%	1.5	5,000 sq.ft.	(5)	50 ft.
	Public & Quasi-Public Accessory Buildings	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
		N/A	0 ft.	0 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	Min Lot Area (sq.ft.)	# Units	Min Lot Area (sq.ft.)	# Units	Min Lot Area (sq.ft.)
3	3,750	6	5,828	9	7,965
- (For 12 or more units, refer to Zoning Ordinance § 20.24.020, Table 2.A, note 9)
- (6) 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.
- (7) Accessory buildings may not cover more than thirty percent (30%) of the rear yard. (complete accessory building regulations at Zoning Ordinance § 20.24.130)
- (8) 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)

PROJECT ADDRESS: 625 Stannage 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.

- 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 Albert H. McCann III

Date: 1/3/2017

Print Name: ALBERT H. MCCANN III

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
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 TEL: (510) 528-5760

