

Planning Application #: 22-018

Date Received: 3/3/22

Fee Paid: \$4,450.50

Urban Village by the Bay

# ALBANY CALIFORNIA

## PLANNING APPLICATION FORM RESIDENTIAL

Please complete the following application to initiate City review of your project. Be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, a pre-application meeting with planning staff is required prior to submittal.

Submit all applications and supporting documents via email or file share to [planning@albanyca.org](mailto:planning@albanyca.org)

### Fee Schedule (FY 2021-2022)

<input checked="" type="checkbox"/> Design Review*	\$3,165 / Admin. \$1,385
<input type="checkbox"/> Parking Exception	\$1,385 / \$692.50
<input type="checkbox"/> Parking Reduction	\$1,385 / \$692.50
<input checked="" type="checkbox"/> Conditional Use Permit (major)*	\$2,571 / \$1,285.50
**Existing Non-Conforming Wall setback is <u>3'-10 1/2"</u> **	
<input type="checkbox"/> Accessory Dwelling Unit*	\$1,123
<input type="checkbox"/> Variance/Planned Unit Development*	\$4,747
<input type="checkbox"/> Lot Line Adjustment	\$Actual Cost/Min \$2,373
<input type="checkbox"/> Parcel/Subdivision Map	\$2,373
<input type="checkbox"/> Condo Conversion	\$3,956
<input type="checkbox"/> Minor Plan Changes within 2 years of original approval	\$1,187
<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.

Planning fees will be invoiced and sent to the property owner once application has been reviewed by staff.

Job Site Address: <b>628 Talbot Ave</b>		Zoning District: <b>R-1</b>
Property Owner(s) Name: <b>Xiao Yang and John Hung</b>	Phone: (847) 971-3508 Fax:	Email: <b>jehung@gmail.com</b>
Mailing Address: <b>628 Talbot Ave</b>	City: <b>Albany</b>	State/Zip: <b>Ca 94706</b>
Applicant(s) Name (contact person): <b>Amy R Guiang/ Studio ARG</b>	Phone: 510-367-8589 Fax:	Email: <b>studioarg7@gmail.com</b>
Mailing Address: <b>1121 Key Route Blvd.</b>	City: <b>Albany</b>	State/Zip: <b>Ca 94706</b>

### PROJECT DESCRIPTION

The subject lot is 5000 sq. ft. with a 3 bedroom, 2 bathroom, 1154.8 sq. ft. house built in (year) 1946. The scope includes an addition of 837.4 sq. ft. at (insert location on property) Front entry and living room east wall,+ rear addition This includes (description of interior space addition) New front entry, LR bay window, and at rear: family room, laundrym bedroom & bathrm This will result in a 4 bedroom, 3 bathroom 1992.2 sq. ft. home with a maximum height of 24'-6". Parking is provided in existing garage at northwest corner of property, and in driveway along north property line- both existing, to remain.

The architectural style/appearance of the home is: Contemporary

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?	1024 SF	1024 SF
What is the narrowest width of your driveway?	7'-10 3/4"	7'-10 3/4"

**SITE REGULATIONS BY DISTRICT**

	Existing	Proposed Construction	Requirement
Setbacks			
Front ( <b>E</b> )	14'-11"	15'-2"	15'-0"
Side ( <b>S</b> )	3'-10 1/2"	3'-10 1/2"	5'-0"
Side ( <b>N</b> )	7'-10 1/2"	7'-10 1/2"	5'-0"
Rear ( <b>W</b> )	33'-10"	33'-10"	20'-0"
Area			
Lot Size	5000 SF	5000 SF	--
Lot Coverage (In Percentage)	31.1%	46.9%	50%
Maximum Height	17'-4"	24'-6"	28' max.

**\*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
Floor Area			
Garage <sup>1</sup>	258.4 SF	258.4 SF	
Covered Porch <sup>2</sup>	78.1 SF	31.1 SF	
Interior Stairs <sup>3</sup>	0	52.3 SF	
Lower Level/Basement	NA	NA	
Main Level	1154.8 SF	1555.4 SF	
Second-floor <sup>4</sup>	0	384.5 SF	
Accessory Structure Accessory Dwelling Unit	63.5 SF SHED	63.5 SF SHED	
Total Area (total of all above listed measurements)	1554.8 SF	2345.2 SF	
Deductions (if applicable) <sup>5</sup>	220	220	
Total Counted (subtract Deductions from Total Area)	1334.8 SF	2125.2 SF	--
Lot Size	5000	5000	
Floor Area Ratio <sup>6</sup>	26.7%	42.5%	55% ( <u>2750</u> max sq. ft.)

1. Total floor area of attached or detached garage
2. Porch area containing two walls and a roof. Exterior uncovered porch and uncovered deck are excluded from FAR.
3. Total Staircase area for all interior stairways
4. Include stair area in floor area calculation
5. Deductions of up to 220 sq. ft. for covered parking and 60 sq. ft. for stairs can be taken as permitted by AMC 20.24.050
6. Total Counted/Lot Size

**PARKING**

- The subject property has 2 existing legal-sized off-street parking spaces which measure 8'-6" wide x 18'-0" 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.)

**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 the 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.

 \_\_\_\_\_ 02/24/2022  
Signature of Property Owner Date

 \_\_\_\_\_ 3/3/22  
Signature of Applicant (if different) Date

PROJECT ADDRESS: \_\_\_\_\_

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

**SELF-CERTIFICATION CHECKLIST**

All projects requiring Planning and Zoning Commission review require a pre-application meeting with Planning staff. Such projects include: all 2<sup>nd</sup> story additions and projects requiring Conditional Use Permits, Variances, or Parking Exceptions. Please reach out to the Planning Division in advance of application submittal at [planning@albanyca.org](mailto:planning@albanyca.org) or 510-528-5761.

As part of the application, the following requirements must be included, and each box checked by the applicant certifying that requirements have been satisfied.

Project plans include the following for a complete submittal:

- Site Survey for All Projects**-prepared and stamped by a licensed surveyor
- 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
  - Indicate proposed driveway materials on the site plan
- 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**

Projects including second story additions will require the installation of story poles to show the proposed building height. Hearing dates will not be scheduled until story poles are installed and verified by staff. More information on story pole requirements can be found in the Story Pole Handout under the Planning Division page of the city website.

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

Sign:  Date: 3/3/22

Print Name: Amy R Guiang / Studio ARG