

Planning Application #: 22-024

Date Received: 3/29/22

Fee Paid: \$1,385

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

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 type="checkbox"/> Conditional Use Permit (major)*	\$2,571 / \$1,285.50
**Existing Non-Conforming Wall setback is _____ **	
<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: 632 San Carlos Avenue, Albany CA 94706		Zoning District: R-1
Property Owner(s) Name: Jesse & Joan Rothstein Revocable Living Trust	Phone: 510-229-8069 Fax:	Email: jrothst@gmail.com
Mailing Address: 632 San Carlos Avenue	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): Jesse Rothstein	Phone: 510-229-8069 Fax:	Email: jrothst@gmail.com
Mailing Address: 632 San Carlos Avenue	City: Albany	State/Zip: CA 94706

PROJECT DESCRIPTION

The subject lot is 3750 sq. ft. with a 4 bedroom, 2.5 bathroom, 2072 sq. ft. house built in (year) 1926. The scope includes an addition of 220 sq. ft. at (insert location on property) SW corner of property. This includes (description of interior space addition) detached structure combining storage space & an office. This will result in a 4 bedroom, 2.5 bathroom 2072 sq. ft. home with a maximum height of 27'6". Parking is provided in Driveway.

The architectural style/appearance of the home is: MacGregor

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?	Approx. 940	Approx. 940
What is the narrowest width of your driveway?	8'8"	8'8"

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ()		Not modified	
Side (left/south)		3	3
Side ()		Not modified	
Rear ()		3	3
Area			
Lot Size	3750		--
Lot Coverage (In Percentage)	41%	40%	50%
Maximum Height	27'6"	12'	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 ¹	261 sq ft	220 sq ft	
Covered Porch ²			
Interior Stairs ³			
Lower Level/Basement			
Main Level			
Second-floor ⁴			
Accessory Structure Accessory Dwelling Unit			
Total Area (total of all above listed measurements)			
Deductions (if applicable) ⁵			
Total Counted (subtract Deductions from Total Area)			--
Lot Size			
Floor Area Ratio ⁶			55% (_____ 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 4 existing legal-sized off-street parking spaces which measure 8'6" wide x 15 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.

	2/25/2022
Signature of Property Owner	Date

Signature of Applicant (if different)	Date

PROJECT ADDRESS: 632 San Carlos Avenue, Albany CA 94706

**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 2nd 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 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: 2/25/2022

Print Name: Jesse Rothstein