

ALBANY CALIFORNIA

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 2022-2023)

<input checked="" type="checkbox"/> Design Review*	\$3,323.12 / Admin. \$1,454.19
<input type="checkbox"/> Parking Exception	\$1,454.19 / \$727.10
<input type="checkbox"/> Parking Reduction	\$1,454.19 / \$727.10
<input type="checkbox"/> Conditional Use Permit (major)*	\$2699.45/\$1349.73
**Existing Non-Conforming Wall setback is _____ **	
<input type="checkbox"/> Secondary Residential Unit*	\$1179.11
<input type="checkbox"/> Variance/Planned Unit Development*	\$4984.16
<input type="checkbox"/> Lot Line Adjustment	\$Actual Cost/Min \$2491.56
<input type="checkbox"/> Parcel/Subdivision Map	\$2491.56
<input type="checkbox"/> Condo Conversion	\$4153.64
<input type="checkbox"/> Minor Plan Changes within 2 years of original approval	\$1246.30
<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.

Job Site Address: <u>1035 SANTA FE AVE.</u>		Zoning District:
Property Owner(s) Name: <u>KRISTEN & MARK D'ARRIGO</u>	Phone: <u>(202) 258-9234</u> Fax:	Email: <u>kemmons@gmail.com</u>
Mailing Address: <u>1035 SANTA FE AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>HOWARD McENENNY</u>	Phone: Fax: <u>(510) 705-1671</u>	Email: <u>h.mcenenny@comcast.net</u>
Mailing Address:	City:	State/Zip:

PROJECT DESCRIPTION

The subject lot is 4,000 sq. ft. with a 2 bedroom, 1 bathroom, 1247 sq. ft. house built in (year) 1934. The scope includes an addition of 498 sq. ft. at (insert location on property) NEW SECOND FLOOR. This includes (description of interior space addition) NEW MASTER SUITE & OFFICE. This will result in a 3 bedroom, 2 bathroom 1745 sq. ft. home with a maximum height of 26'-2". Parking is provided in DRIVEWAY @ SIDE OF HOUSE.

The architectural style/appearance of the home is: RED TILE MEDITERRANEAN.

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?	2294 SF	2294 SF
What is the narrowest width of your driveway?	9'-9"	9'-9"

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (W)	12-6	NO CHANGE	15'
Side (S)	10-4	" "	4'
Side (N)	5-4	" "	4'
Rear (E)	36-2	" "	20'
Area			
Lot Size	4,000	NO CHANGE	--
Lot Coverage (In Percentage)	37.6%	" "	50%
Maximum Height	17'-9"	26'-2"	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

Floor Area	Existing	Proposed	Requirement
Garage ¹	260	260	
Covered Porch ²	15	15	
Interior Stairs ³	—	38	
Lower Level/Basement	—	—	
Main Level	1,247	1,247	
Second-floor ⁴		498	
Accessory Structure	—	—	
Accessory Dwelling Unit	—	—	
Total Area (total of all above listed measurements)	1,522	2,058	
Deductions (if applicable) ⁵	220	258	
Total Counted (subtract Deductions from Total Area)	1,302	1,800	--
Lot Size	4,000		
Floor Area Ratio ⁶	32.5%	45%	(2200 ^{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 2 existing legal-sized off-street parking spaces which measure 8' 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.)

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.

Kwan-Dunne
Signature of Property Owner

August 25, 2022
Date

M. D.
Signature of Applicant (if different)

8/25/22
Date