

Planning Application #: 22-046

Date Received: 8/11/22

Urban Village by the Bay

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: 1038 Ramona Avenue		Zoning District: R-1
Property Owner(s) Name: Michelle Akazawa/ Soren Nieminen	Phone: 414-378-6420 Fax:	Email: soren.nieminen@gmail.com moakazawa@gmail.com
Mailing Address: 1038 Ramona Avenue	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): Greg VanMechelen	Phone 510.558.1075 Fax: 510.558.1076	Email: greg@vanmechelenarchitects.com
Mailing Address: 732 Gilman Street	City: Berkeley	State/Zip: CA 94710

PROJECT DESCRIPTION

The subject lot is 4200 sq. ft. with a 2 bedroom, 1 bathroom, 1015 sq. ft. house built in (year) 1925. The scope includes an addition of 506 sq. ft. at (insert location on property) rear, mostly on second story. This includes (description of interior space addition) a new stair and second story Primary Suite (BR, Ba, office). This will result in a 3 bedroom, 2 bathroom 1521 sq. ft. home with a maximum height of 26'-6". Parking is provided in an existing garage and on a driveway on the south (left) side of house.

The architectural style/appearance of the home is: Bungalow

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?	1710 sf	1820 sf
What is the narrowest width of your driveway?	7'-0"	7'-0"

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (east)	+/-15'-8"	no change	15'-0"
Side (south)	+/-7'-0"	no change	3'-6"
Side (north)	+/-3'-9"	no change	3'-6"
Rear (west)	+/-59'-0"	51'-6"	20'-0"
Area			
Lot Size	4200 sf	no change	--
Lot Coverage (In Percentage)	32%	35%	50%
Maximum Height	+/-18'-9"	26'-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 ¹	330 sf	330 sf	
Covered Porch ²	0 sf	0 sf	
Interior Stairs ³	0 sf	66 sf	
Lower Level/Basement	0 sf	0 sf	
Main Level	1015 sf	1125 sf	
Second-floor ⁴	0 sf	447 sf	
Accessory Structure	0 sf	0 sf	
Accessory Dwelling Unit			
Total Area (total of all above listed measurements)	1345 sf	1968 sf	
Deductions (if applicable) ⁵	220 sf	280 sf	
Total Counted (subtract Deductions from Total Area)	1125 sf	1688 sf	--
Lot Size	4200 sf		
Floor Area Ratio ⁶	27%	40%	55% (<u>2310</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 17'-6" long. **(existing garage; second space is tandem in driveway, 8'-6" x 19'-0". Two tandem spaces are possible in driveway)**
- An Exception is required for N/A (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.)

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.

_____	_____	
Signature of Property Owner	Date	11 August 2022

_____	_____	
Signature of Applicant (if different)	Date	

PROJECT ADDRESS: 1038 Ramona Avenue

**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.

****A typical submittal includes at least nine (9) sheets in the plan set.****

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**

For the complete application submittal, the following contents must be submitted with the application:

- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Installation of story poles ten days before the public hearing (second story additions only)

Please check each box indicating 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 _____ Date: 20 September 2022

Print Name: Greg VanMechelen

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS		SIDE – INTERIOR (1)	SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT OVERAGE	X. FLOOR AREA RATIO (AR) (2)	NEW SITES/ DEVELOPMENTS	LOT AREA PER UNIT	MIN. LOT WIDTH
		FRONT	REAR						MIN. LOT AREA		
R-1	Single-Family Dwelling	15 ft.	20 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Public & Quasi-Public	(3)	(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%	7.5ft. (4)	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Two- & Multi-Family Dwellings	15 ft.	15ft.	10%	7.5 ft. (4)	35/28 ft.(8)	50%	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
R-3	Single- & Two-Family Dwellings	15 ft.	15 ft.	10%	7.5 ft. (4)	35/28 ft.(8)	50%	0.55	3,750 sq.ft.	1,250 sq.ft.	50 ft.
	Multi-Fam. Dwel. & Board. Hse.	15 ft.	15 ft.	5 ft.	7.5 ft. (4)	35/28 ft.(8)	70%	1.5	5,000 sq.ft.	(5)	50 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
All R	Accessory Buildings (6)	N/A	0 ft.	0 ft.	7.5 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:

	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>
	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)	4	4,500	7	6,598	10	8,563
	5	5,000	8	7,310	11	9,103
- (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)

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.