

Planning Application #: 22-053
 Muins # _____

Date Received: 10/4/22
 Fee Paid: \$1,454.19
 Receipt #: _____

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 2020-2021)

<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 checked="" type="checkbox"/> Other(s): <u>DETACHED GARAGE</u>	\$ _____

*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>963 KAINS Ave, ALBANY, CA 94706</u>		Zoning District:
Property Owner(s) Name: <u>THOMAS PULSIFER</u>	Phone: <u>510-990-5155</u> Fax:	Email: <u>trpulsifer@EARTHLINK.COM</u>
Mailing Address: <u>963 KAINS Ave</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>Bill Storey</u>	Phone: <u>925 681 3071</u> Fax:	Email: <u>bstorey@tuffshed.com</u>
Mailing Address: <u>1401 FRANQUETTE Ave, Suite A-1</u>	City: <u>CONCORD</u>	State/Zip: <u>CA 94520</u>

PROJECT DESCRIPTION

The subject lot is 5000 sq. ft. with a 3 bedroom, 2 bathroom, 1331 sq. ft. house built in (year) 1927. The scope includes an addition of 350 sq. ft. at (insert location on property) Back yard, right side. This includes (description of interior space addition) N/A. This will result in a 0 bedroom, 0 bathroom N/A sq. ft. home with a maximum height of N/A. Parking is provided in DRIVEWAY.

The architectural style/appearance of the home is: RANCH style

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?	1006	1025
What is the narrowest width of your driveway?	8'7"	Ø

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (15')	Ø8	68	
Side (0')	40	33	
Rear Side (0')	Ø	3	
Rear (0')	10'	6'	
Area			
Lot Size	5000		-
Lot Coverage (In Percentage)	1621 sq ft 32.42%	1681 sq ft 33.62%	50%
Maximum Height	12'	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

Floor Area	Existing	Proposed	Requirement
Garage ¹ CARPORT	200	350	
Covered Porch ²	Ø		
Interior Stairs ³	Ø		
Lower Level/Basement	Ø		
Main Level HOUSE	1331	1331	
Second-floor ⁴	Ø		
Accessory Structure			
Accessory Dwelling Unit	Ø		
Total Area (total of all above listed measurements)	1531	1681	
Deductions (if applicable) ⁵			
Total Counted (subtract Deductions from Total Area)	Ø		--
Lot Size	5000		
Floor Area Ratio ⁶	30.62%	33.62%	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

- o The subject property has 3 existing legal-sized off-street parking spaces which measure 37' wide x 65' long.
- o An Exception is required for N/A (location in front yard setback and/or size reduction).
- o 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.

Thomas R. Pulhofer 8-23-22
Signature of Property Owner Date

[Signature] 8/23/22
Signature of Applicant (if different) Date

PROJECT ADDRESS: 963 KAINS Ave, ALBANY, NY 94706

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**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:

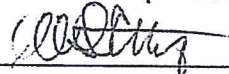
- **Site Survey for All Projects**-prepared and stamped by a licensed surveyor
- Cover sheet** including:
 - Detailed project description
 - FAR and lot coverage information
 - Drawing index
 - Photos of the existing home and proposed location of new development
- Site Plan Sheet:**
 - Dimensioned existing 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: 8/23/22

Print Name: William Storey (Bill)