

Planning Application #: _____

Date Received: _____

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 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>602 MASONIC</u>		Zoning District:
Property Owner(s) Name: <u>Bruce Rushton</u>	Phone: Fax:	Email:
Mailing Address: <u>602 MASONIC</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>DORRICE PYLE</u>	Phone: Fax: <u>510.316.2757</u>	Email: <u>dorricep@gmail.com</u>
Mailing Address: <u>904 CURTIS ST</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>

PROJECT DESCRIPTION

The subject lot is 2560 sq. ft. with a 3 bedroom, 1 bathroom, 1021 sq. ft. house built in (year) 1926. The scope includes an addition of 539 sq. ft. at (insert location on property) 2ND STORY. This includes (description of interior space addition) 2 bedroom, 1 bath. This will result in a 4 bedroom, 2 bathroom 1560 sq. ft. home with a maximum height of 25'. Parking is provided in _____.

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?	407 #	NC
What is the narrowest width of your driveway?	7'-6"	NC

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ()	10'-11"	15'-0"	
Side ()	1'-7"	1'-7"	
Side ()	7'-5"	7'-5"	
Rear ()	15'-10"	28'-0"	
Area			
Lot Size	2550		--
Lot Coverage (In Percentage)	40%	34.5%	50%
Maximum Height	15'-11"	25'	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	NA	NA	
Covered Porch ²	0	0	
Interior Stairs ³	0	0	
Lower Level/Basement	0	0	
Main Level	1021	280	
Second-floor ⁴	0	680	
Accessory Structure			
Accessory Dwelling Unit	0	0	
Total Area (total of all above listed measurements)	1021	1560	
Deductions (if applicable) ⁵		-60	
Total Counted (subtract Deductions from Total Area)		1500	-
Lot Size	2550		
Floor Area Ratio ⁶			55% (1500 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

PROJECT ADDRESS: 602 MASONIC

**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 *J. DICKER FINE*

Date: 11/25/2022

Print Name: *J. DICKER FINE*