



PLANNING APPLICATION

APPLICATION TYPE

- Design Review
- Parcel/Subdivision Map
- Sign Permit
- Use Permit
- Lot Line Adjustment
- Planned Unit Development
- Variance
- Condo Conversion
- Minor Amendment to Plans w/in 2 years of approval

Project Site Address: 1244 Portland Ave Albany, CA		<u>Zoning District:</u> R-1
Property Owner(s) Name: Elsa Lau & Albert Truong		
Email: greentail108@yahoo.com		Phone: (510) 693-5601
Mailing Address: 1244 Portland Ave	City: Albany	State/Zip: CA, 94706
Applicant(s) Name (contact person): Seri Ngerwattana, PE		
Email: snseri@gmail.com		Phone: (510) 415-4870
Mailing Address: 954 Castlewood Way	City: Hayward	State/Zip: CA. 94541

PROJECT DESCRIPTION

Scope of work: the existing 2 story house is 2 bedrooms and 1 1/2bath is 1111sf. The proposed revision is to remove the rear breakfast room and add a 2 story addition bringing the total sf to 1951sf. At the rear a two story addition is to be added, A family room is to be added at the lower floor (breakfast room will be demolished) and a master bedroom and bath to be added above. an interior stair will be added to the master bedroom. the rear deck will be removed and a landing from the family room to the yard added to provide access to the backyard. the exterior materials are like the existing house, to maintain the monterey colonial style of the existing house. the existing windows are vinyl new windows and the new sliding door are wood, clad to meet albany requirements.

Email application and all [submittal requirements](#) as PDF documents as attachments or via file share link to planning@albanyca.org. Failure to submit a complete application will result in your application not being accepted. Planning fees will be invoiced and sent to the property owner/applicant once the application has been accepted. The application is deemed submitted on the date fees are paid in full.

TERMS AND CONDITIONS OF APPLICATION

I, **Property Owner** and I, **Applicant**, certify that: 1) I have full legal capacity to, and hereby do, authorize the filing of this application; and 2) the information and exhibits submitted are true and correct. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the public hearings or during the appeal period.

Elsa Lau Digitally signed by Elsa Lau
Date: 2024.05.22 10:21:27
-07'00'

Property Owner Signature

Elsa Lau

Printed Name

5/22/2024

Date

Seri Ngerwattana, PE Digitally signed by Seri
Ngerwattana, PE
Date: 2024.05.22 10:17:18 -07'00'

Applicant Signature (if different)

Seri Ngerwattana, PE

Printed Name

5/22/2024

Date

By signing the above the project Applicant and Property Owner agree to defend, indemnify and hold the City of Albany (City) from all claims, demands, lawsuits, writs of mandamus, referendum, and other actions or proceedings brought against the City to challenge, attack, seek to modify, set aside, overturn, void or annul any City’s actions made in connection with the applicant’s project. It is expressly agreed that the City shall have the right to select the legal counsel providing the City’s defense. Applicant and Property Owner shall reimburse City for any attorneys’ fees, costs, and expenses, including any plaintiff’s or other third party’s attorneys’ fees, costs and expenses, directly and necessarily incurred by the City in the course of the defense, including any and all costs which may be incurred by the City in conducting an election as a result of a referendum filed to challenge the project approvals. For the purposes of this indemnity, the term “City” shall include the City of Albany, its officers, officials, employees, agents and representatives.

ONLINE POSTING CONSENT

CA Govt. Code Section 65103.5 –“Local Planning; Architectural Drawings”

I, copyright holder (e.g. licensed architect or engineer) of record for the plans prepared for the project hereby consent to posting Planning Application plans on the City of Albany website and Planning & Zoning Commission/City Council agenda packets for online access and public review. I understand that authorization to publish project plans online is entirely elective and not required by the City of Albany.

D’Sjon Angelo Dixon

Copyright Holder Signature



Printed Name

05/22/2024

Date

I understand that if I do not elect to online posting, the application will not be deemed complete unless a separate Massing Diagram and Site Plan are prepared for posting as defined in CA Govt. Code Section & CA Govt. Code 65013.5(f)(3).