

Planning Application #: 15-030

Date Received: 5/7/15
 Fee Paid: 3108.00
 Receipt #: 88717

City of Albany

PLANNING APPLICATION FORM

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, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2014-2015)

<input checked="" type="checkbox"/> Design Review*	\$2,072/ Admin. \$1,101
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,072
<input checked="" type="checkbox"/> Conditional Use Permit (minor)*	\$1,101
<input type="checkbox"/> Sign Permit	\$1,479/\$461 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$461
<input checked="" type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,101
<input checked="" type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,357
<input type="checkbox"/> Variance*	\$2,072
<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.

General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: <u>1048 CURTIS</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>MATT OSHR</u> <u>ALISON FISHER</u>	Phone: <u>(415) 990-1304</u> Fax:	Email: <u>matt.oshry@gmail.com</u>
Mailing Address: <u>1048 CURTIS</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>HOWARD MCNENNY</u>	Phone: <u>(510) 705-1071</u> Fax:	Email: <u>h.mcnenney@comcast.net</u>
Mailing Address: <u>1039 SANTA FE AVE.</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>

PROJECT DESCRIPTION

SECOND STORY ADDITION (775 S.F.); 121 SF. FIRST FLOOR ADDITION;
INTERIOR REMODEL OF ENTIRE FIRST FLOOR; NEW REDWOOD DECK (150 S.F.)

Please fill out the following information correctly. **Failure to fill out the information adequately or incompletely will result in your application to not be processed.** If you have any additional questions, please contact staff for details.

ARCHITECTURAL STYLE

The architectural style/appearance of the home is: CRAFTSMAN

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage?	30%	33%
What is the amount of impervious surface on the lot?	1780 SF	2500
How many dwelling units are on your property?	1	1
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	2	2
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	8 1/2 ft. X 20 ft.	8 1/2 ft. X 20 ft.
What is the narrowest width of your driveway?	8'-0"	8'-9"

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (E)	16'-5"	16'-5"	15 FT
Side (N)	15'-1"	10'-9"	3.9 FT
Side (S)	3'-0"	3'-0"	3.9 FT
Rear (W)	33'-10"	33'-10"	20 FT
Area			
Lot Size	3,900	3,900	--
Lot Coverage			50%
Maximum Height	17'-10"	27'-6"	28' max.

*In 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
Lot Size	3,900	3,900	--
Floor Area			
Garage/Storage	152	152	
Main Level	1,002	1,123	--
Second-floor	-	835	
Total	1,154	2,110	--
Total Counted*	1,154	2,050	--
Floor Area Ratio*	.30	.525	55%

* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.

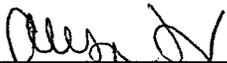
TERMS AND CONDITIONS OF APPLICATION

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.

	5.6.15
Signature of Property Owner	Date
	5.2.15
Signature of Applicant (if different)	Date

PROJECT ADDRESS: 1048 CURTIS

**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.

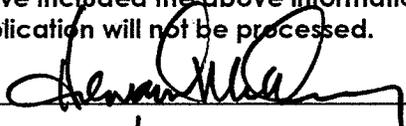
- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days before the public hearing (second story additions only)

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that 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: 5.2.15

Print Name: HOWARD McENENNY

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM-7:00 PM
Tuesday-Thursday 8:30 AM-5:00 PM
Friday 8:30 AM-12:30 PM
Closed for lunch from 12pm-1:15 pm daily
Albany City Hall
1000 San Pablo Avenue, Albany, CA 94706
TEL: (510) 528-5760

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS			MAX. HEIGHT	MAX. LOT COVERAGE	X. FLOOR AREA RATIO (2)	NEW SITES/ DEVELOPMENTS	LOT AREA PER UNIT	MIN. LOT WIDTH
		FRONT	REAR	INTERIOR (1)						
R-1	Single-Family Dwelling	15 ft.	20 ft.	10%	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Public & Quasi-Public	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
	Single-Family Dwelling	15 ft.	15 ft.	10%	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
R-2	Two- & Multi-Family Dwellings	15 ft.	15 ft.	10%	35/28 ft.(8)	50%	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.
	Public & Quasi-Public	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
	Single- & Two-Family Dwellings	15 ft.	15 ft.	10%	35/28 ft.(8)	50%	0.55	3,750 sq.ft.	1,250 sq.ft.	50 ft.
R-3	Multi-Fam. Dwel. & Board. Hse.	15 ft.	15 ft.	5 ft.	35/28 ft.(8)	70%	1.5	5,000 sq.ft.	(5)	50 ft.
	Public & Quasi-Public	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
	Accessory Buildings	N/A	0 ft.	0 ft.	12 ft.	30% (7)	N/A	N/A	N/A	N/A
All R	(6)									

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:

# Units	3	4	5	6	7	8	9	10	11
Min Lot Area (sq.ft.)	3,750	4,500	5,000	5,828	6,598	7,310	7,965	8,563	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)

Green Points Rating System for Remodeling Projects

Due to the diversity of remodeling project types, assigning a "total points" value to a project to be considered environmentally friendly is not feasible. However, 25 measures have been highlighted to signify that every effort should be made to incorporate them into your projects. These items have been chosen based upon their impact on the environment and the health of the home in coordination with ease of implementation and relative low cost. These measures can be used as a starting point for "greening" your project.

Project Address: 1048 Curtis St.

	INPUT	Resources	Energy	IAQ/Health
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A. Site				
1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts	y		
2. Salvage Reusable Building Materials	4 Resource pts	y=yes	4	
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts	y=yes		
4. Protect Native Soil	2 Resource pts	y	2	
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt	y=yes	1	
6. Implement Construction Site Stormwater Practices	2 Resource pts	y=yes		
7. Protect Water Quality with Landscape Design	2 Resource pts	y=yes		
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts	y=yes		
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts	y=yes		
10. Install High-Efficiency Irrigation Systems	2 Resource pts	y=yes		
11. Provide for On-Site Water Catchment / Retention	2 Resource pts	y	2	

B. Foundation				
1. Incorporate Recycled Flyash in Concrete 25% Recycled Flyash = 2 points; Add 1 point for every 10% increase of flyash, up to 5 points	up to 5 Resource pts			
2. Use Recycled Content Aggregate	2 Resource pts	y=yes		
3. Insulate Foundation/Slab before backfill	3 Energy pts	y=yes		

C. Structural Frame				
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts	y	3	
2. Use FSC Certified Wood for framing (For every 10% of FSC lumber used = 2 points, up to 10)	up to 10 Resource pts.			
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts	y	2	
4. Use Web Floor Trusses	2 Resource pts	y=yes		
5. Design Energy Heels on Trusses 6" or more	2 Energy pts	y=yes		
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts	y=yes		
7. Use Engineered Studs for Vertical Applications	2 Resource pts	y=yes		
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts	y=yes		
9. Use Structural Insulated Panels (SIPs)				
a. Floors	3 Energy pts	y=yes		
b. Wall	3 Energy pts	y=yes		
c. Roof	3 Energy pts	y=yes		
10. Apply Advanced Framing Techniques	4 Resource pts	y=yes		
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts	y=yes		
12. Use OSB				
a. Subfloors	1 Resource pt	y	1	
b. Sheathing	1 Resource pt	y	1	

D. Exterior Finish

1. Use Sustainable Decking Materials
 - a. Recycled content
 - b. FSC Certified Wood
2. Use Treated Wood That Does Not Contain Chromium/Arsenic
3. Install House Wrap under Siding
4. Use Fiber-Cement Siding Materials

3 Resource pts	y=yes			
3 Resource pts	y=yes			
1 IAQ/Health pt	y=yes	Y		1
1 IAQ/Health pt	y=yes	Y		
1 Resource pt	y=yes			

E. Plumbing

1. Install Water Heater Jacket
2. Insulate Hot and Cold Water Pipes
3. Retrofit all Faucets and Showerheads with Flow Reducers
 - a. Faucets (1 point each, up to 2 points)
 - b. Showerheads (1 point each, up to 2 points)
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)
5. Install Chlorine Filter on Showerhead
6. Convert Gas to Tankless Water Heater
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)
8. Install On-Demand Hot Water Circulation Pump

1 Energy pt	y=yes			
2 Energy pts	y=yes			
Up to 2 Resource pts.				
Up to 2 Resource pts.				
Up to 3 Resource pts.				
1 IAQ/Health pt	y=yes			
4 Energy pts	y=yes			
Up to 4 IAQ/Health pts.				
4 Resource pts	y=yes			

F. Electrical

- LCD*
1. Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points)
 2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)
 3. Install Lighting Controls (1 point per fixture, up to 4 points)
 4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)

Up to 4 Energy pts.	Y		4	
Up to 5 Energy pts.	Y		5	
Up to 4 Energy pts.				
Up to 4 Energy pts.				

G. Appliances

1. Install Energy Star Dishwasher
2. Install Washing Machine with Water and Energy Conservation Features
3. Install Energy Star Refrigerator
4. Install Built-In Recycling Center

1 Energy pt	y=yes	Y		1
1 Energy pt	y=yes	Y		1
1 Energy pt	y=yes	Y		1
3 Resource pts	y=yes	Y		

H. Insulation

1. Upgrade Insulation to Exceed Title 24 Requirements
 - a. Walls
 - b. Ceilings
2. Install Floor Insulation over Crawl Space
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde
4. Use Advanced Infiltration Reduction Practices
5. Use Cellulose Insulation
 - a. Walls
 - b. Ceilings
6. Alternative Insulation Products (Cotton, spray-foam)
 - a. Walls
 - b. Ceilings

2 Energy pts	y=yes			
2 Energy pts	y=yes			
4 Energy pts	y=yes			
3 IAQ/Health pts	y=yes	Y		3
2 Energy pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	y=yes			

			INPUT	Resources	Energy	IAQ/Health
I. Windows						
1. Install Energy-Efficient Windows						
a. Double-Paned	1 Energy pt	y=yes	y		1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	y		1	
c. Low. Conductivity Frames	2 Energy pts	y=yes	y			
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes				
J. Heating Ventilation and Air Conditioning						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes	y		2	
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes				
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	y			1
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes				
5. Install Solar Attic Fan	2 Energy pts	y=yes				
6. Install Attic Ventilation Systems	1 Energy pt	y=yes				
7. Install Whole House Fan	4 Energy pts	y=yes				
8. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes	y			3
b. Water Heaters	3 IAQ/Health pts	y=yes				
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	y=yes				
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes				
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes				
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	y=yes	y		2	
13. Retrofit Wood Burning Fireplaces						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes				
b. Install/Replace Dampers	1 Energy pt	y=yes				
c. Install Airtight Doors	1 Energy pt	y=yes				
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes				
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes				
16. Install Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	y=yes				
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes				
K. Renewable Energy and Roofing						
1. Pre-Plumb for Solar Water Heating	4 Energy pts	y=yes				
2. Install Solar Water Heating System	10 Energy pts	y=yes				
3. Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	y=yes	y		4	
4. Install Photovoltaic (PV) System (1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)	Up to 18 Energy pts					
6. Select Safe and Durable Roofing Materials	1 Resource pt	y=yes	y	1		
7. Install Radiant Barrier	3 Energy pts	y=yes				
L. Natural Heating and Cooling						
1. Incorporate Passive Solar Heating	5 Energy pts	y=yes				
2. Install Overhangs or Awnings over South Facing Windows	3 Energy pts	y=yes				
3. Plant Deciduous Trees on the West and South Sides	3 Energy pts	y=yes				

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			INPUT	Resources	Energy	IAQ/Health
M. Indoor Air Quality and Finishes						
1. Use Low/No-VOC Paint	1 IAQ/Health pts	y=yes	Y			1
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health pts	y=yes				
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes	Y			1
4. Use Salvaged Materials for Interior Finishes	3 Resource pts	y=yes				
5. Use Engineered Sheet Goods with no added Urea Formaldehyde	6 IAQ/Health pts	y=yes				
6. Use Exterior Grade Plywood for Interior Uses	1 IAQ/Health pts	y=yes				
7. Seal all Exposed Particleboard or MDF	4 IAQ/Health pts	y=yes				
8. Use FSC Certified Materials for Interior Finish	4 Resource pts	y=yes				
9. Use Finger-Jointed or Recycled-Content Trim	1 Resource pts	y=yes				
10. Install Whole House Vacuum System	3 IAQ/Health pts	y=yes				
N. Flooring						
1. Select FSC Certified Wood Flooring	8 Resource pts	y=yes				
2. Use Rapidly Renewable Flooring Materials	4 Resource pts	y=yes				
3. Use Recycled Content Ceramic Tiles	4 Resource pts	y=yes				
4. Install Natural Linoleum in Place of Vinyl	5 IAQ/Health pts	y=yes				
5. Use Exposed Concrete as Finished Floor	4 Resource pts	y=yes				
6. Install Recycled Content Carpet with Low VOCs	4 Resource pts	y=yes				
O. City of Albany Incentives						
1. Additions less than 50% increase in floor area	20 Resource pts	y=yes				
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	10 Resource pts	y=yes				
3. Seismic upgrade of existing building	25 Resource pts	y=yes	Y	25		
4. For having a hybrid or zero emissions vehicle	2 IAQ/Health pts	y=yes				
5. For having no automobile	5 Resource pts	y=yes				
6. Plant more than one street tree when feasible	2 IAQ/Health pts	y=yes				
7. Earthquake kit	2 IAQ/Health pts	y=yes				
				25		2

TOTAL : 75