

Planning Application #: \_\_\_\_\_

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Receipt #: \_\_\_\_\_

# City of Albany

## PLANNING APPLICATION FORM NON-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, 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 – 1PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

### Fee Schedule (FY 2013-2014)

<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 checked="" 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 type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,101
<input 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 ½ 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.

**\*\*If applying for a Conditional Use Permit, please complete the Supplemental Questionnaire\*\***

Job Site Address: UNIVERSITY VILLAGE, PARCEL B SAN PABLO & MONROE STREET		Zoning District: SPC/R-2
Property Owner(s) Name: OPPIDAN CONTACT: JOE RYAN	Phone: 925.294.0353 Fax: 925.294.0151	Email: JOE@OPPIDAN.COM
Mailing Address: 5125 COUNTY ROAD 101, SUITE 100	City: MINNETONKA	State/Zip: MN 55345
Applicant(s) Name (contact person): LOWNEY ARCHITECTURE CONTACT: TONY VALADEZ	Phone: 510.836.5400 Fax: 510.836.5454	Email: TONY @ LOWNEYARCH.COM
Mailing Address: 360 17th STREET, SUITE 100	City: OAKLAND	State/Zip: CA 94612

### PROJECT DESCRIPTION (Please attach plans)

ONE NEW SINGLE-STORY RETAIL BUILDING

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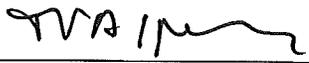
**TERMS AND CONDITIONS OF APPLICATION**

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	<u>5/21/15</u> Date
 Signature of Applicant (if different)	<u>7/8/15</u> Date



# City of Albany

## CONDITIONAL USE PERMIT SUPPLEMENTAL QUESTIONNAIRE

The City of Albany Municipal Code contains findings for approval of Conditional Use Permits. Your answers to these questions allow staff to process your application. There may be additional questions based on your responses below. After your application is accepted for processing, staff and the Planning & Zoning Commission (if applicable) will likely make at least one field visit to the Site and neighborhood.

1. What is (was) the use in this building/tenant space prior to your proposal?  
UNDEVELOPED LOT
2. What use are you proposing? RESTAURANT WITH BEER & WINE SERVICE
3. Proposed hours/days of operation? MON-SUN 6am - 9pm
4. Maximum number of employees expected on site at any one time?  
(include owners/partners) \_\_\_\_\_
5. For instructional uses/assemblies of people/classes, etc. what is the maximum number of participants expected on site at any one time?  
\_\_\_\_\_
6. For restaurants and cafes, will beer/wine/liquor be served? YES, TYPE 41
7. How large is the space your business will occupy? 4200 SF
8. Do you have off-street parking? If so, how many spaces? \_\_\_\_\_

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 12 PM – 1 PM daily

Albany City Hall  
1000 San Pablo Avenue, Albany, CA 94706  
TEL: (510) 528-5760

Response from Lowney on Draft Multi-Tenant Retail Design Review Submittal – 7/9/15

*Tony Valadez, Architect, Lowney Architecture (510-836-5400, tony@lowneyarch.com)*

1. Sprouts building is not part of the application. Eliminate architectural and landscape sheets that show Spouts (or crop diagrams) as much as practical.

*Sprouts building has been cropped out of the architectural and landscape sheets.*

2. Eliminate tentative map sheets unless making an amendment to the tentative map approved March 2014.

*Tentative maps sheets eliminated.*

3. Label each of the retail spaces with letter or numbers.

*Revised accordingly.*

4. Is 1095 Monroe (corner retail) going to be modified for two tenants?

*No, the 4502 sf shell on Parcel A is going to be only one tenant.*

5. 14 street trees are shown in front of the retail space. Do not show these unless they are really going to be planted.

*Noted. We intent to provide these trees.*

6. Several doors on floor plan not shown on elevations.

*Revised accordingly.*

7. Provide some architectural treatment to the ~14-foot wide blank grey wall along the first tenant space (closest to San Pablo Ave.) that is projecting from the façade (i.e., add windows, reduce width, vary color or materials, such as the addition of the wood paneling).

*Reduced width and added windows to the adjacent CMU wall.*

8. Move bike racks on 10<sup>th</sup> street to a location visible to shoppers in retail spaces.

*Moved bike racks to Monroe Street in front of Retail 5.*

9. For the retail space next to San Pablo, is the sidewalk seating at a different level than the finished floor?

*No, they are on the same level, approximately 41'. See added section on sheet A3.3.*

10. For LEED points that are not self-evident, provide brief summary of basis for credit (e.g. rationale for innovation credit?). Additionally:
- Why isn't the LEED for New Construction worksheet used?
  - This development is not part of a LEED ND development, so that criterion will not apply.
  - Note requirements/recommendations per Mitigation Measures GGC-1

*See revised LEED checklist and letter of explanation.*

11. Provide more detail on intended public art.

*Our intent for public art is to work with a local artists to develop art elements in two locations of the project.*

- At the public plaza located between Sprouts and the corner retail building on Parcel A. Since we do not want to over-determine the nature of the art, we will work closely with the selected artist and the Arts Committee. Our initial concepts are that art could be integrated into the hardscape, benches, or bicycle infrastructure in the plaza.*
- Along sidewalk on the south side of Monroe Street.*

*We would like to combine the construction costs of the multiple buildings in order to provide more substantial art elements throughout the site.*

12. Show dimensions of all tenant signage (both blade signage and individual storefront signage).

*Dimensions of signage shown on A10.1. Signage Legend specifies which sign is posted.*

13. Specify sign materials, colors, and illumination details.

*Additional information added to sheet A10.1.*

14. Clarify whether master sign program proposal is intended to cover the corner retail pad.

*No, master sign program for Parcel b does not include signage for corner retail pad (4,502 sf retail pad, part of Parcel A project)*

**July 9, 2015****MEMO**

**TO: Jeff Bond  
Community Development Director  
City of Albany  
1000 San Pablo Avenue  
Albany, CA 94706**

**SUBJECT: "Parcel B" Retail Building  
San Pablo Avenue and Monroe Street  
Albany, CA  
LEED Rating**

Please find attached our preliminary LEED checklist indicating our target of LEED Gold for the Parcel B building. We are working with a LEED consultant Kevin Flynn, AIA, CID, LEED Fellow of Ecodeep on this project. He has been helping us assemble this checklist and will be a member of our team moving forward for both this project and the Parcel A portions.

You will notice that we are utilizing LEED Core and Shell Rating System for this building. Since our client is providing what is essentially a "warm shell" (exterior envelope, HVAC equipment, minimal interior work), we believe this is the appropriate LEED Rating System.

The attached checklist is indeed a work in progress - which is appropriate for a project at the Schematic Design phase. We have reviewed this checklist in depth and believe that all of the points shown in the "yes" column are within our reach. The list will continue to evolve as we move forward with construction documents with further input from engineers and consultants. As with all LEED projects, we will continue to maintain the checklist, making sure we are keeping our LEED Gold target in focus.

Please do not hesitate to contact me with any comments or questions you may have on this checklist or other sustainable features of the project.

Thank you,



Tony Valadez  
Architect  
Lowney Architecture



**LEED 2009 for Core and Shell Development**  
Project Checklist

**Project Name: Parcel B**  
Date: 9 July 2015

20	5	3
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**Sustainable Sites** Possible Points: 28

Y	?	N	d/C		
Y			C Prereq 1	Construction Activity Pollution Prevention	
1			d Credit 1	Site Selection	1
5			d Credit 2	Development Density and Community Connectivity	5
		1	d Credit 3	Brownfield Redevelopment	1
6			d Credit 4.1	Alternative Transportation—Public Transportation Access	6
		2	d Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			d Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			d Credit 4.4	Alternative Transportation—Parking Capacity	2
1			C Credit 5.1	Site Development—Protect or Restore Habitat	1
1			d Credit 5.2	Site Development—Maximize Open Space	1
1			d Credit 6.1	Stormwater Design—Quantity Control	1
1			d Credit 6.2	Stormwater Design—Quality Control	1
1			C Credit 7.1	Heat Island Effect—Non-roof	1
1			d Credit 7.2	Heat Island Effect—Roof	1
1			d Credit 8	Light Pollution Reduction	1
1			d Credit 9	Tenant Design and Construction Guidelines	1

Notes:

Construction measures and E&S Control Plan  
Project meets requirements

Proximity to AC Transit lines on San Pablo

Preferred parking or alt fueling station requires 1 space at bldg, perhaps others elsewhere

Confirm parking quantities - Meet but not Exceed parking reqmts

Achieve via offset donation

Landscaping elements

Fully shielded exterior lighting, conform to light level requirements

Add requirements and guidelines to lease.

2	2	4
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**Water Efficiency** Possible Points: 10

Y	?	N	d/C		
Y			d Prereq 1	Water Use Reduction—20% Reduction	
2		2	d Credit 1	Water Efficient Landscaping	2 to 4
				2 Reduce by 50%	2
				No Potable Water Use or Irrigation	4
		2	d Credit 2	Innovative Wastewater Technologies	2
	2		d Credit 3	Water Use Reduction	2 to 4
				2 Reduce by 30%	2
				Reduce by 35%	3
				Reduce by 40%	4

Notes:

Need to confirm usage and reduction





8	4	0
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### Indoor Environmental Quality

Possible Points: 12

Y	?	N
Y		
Y		
	1	
	1	
1		
1		
1		
1		
	1	
	1	
1		
1		
1		
1		
1		

d Prereq 1	Minimum Indoor Air Quality Performance	
d Prereq 2	Environmental Tobacco Smoke (ETS) Control	
d Credit 1	Outdoor Air Delivery Monitoring	1
d Credit 2	Increased Ventilation	1
C Credit 3	Construction Indoor Air Quality Management Plan—During Construction	1
C Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
C Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
C Credit 4.3	Low-Emitting Materials—Flooring Systems	1
C Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
d Credit 5	Indoor Chemical and Pollutant Source Control	1
d Credit 6	Controllability of Systems—Thermal Comfort	1
d Credit 7	Thermal Comfort—Design	1
d Credit 8.1	Daylight and Views—Daylight	1
d Credit 8.2	Daylight and Views—Views	1

Notes:

Calculate need for make up air on proposed exhaust systems

Calculate need for make up air on proposed exhaust systems

Provide tenant guidelines

Provide tenant guidelines

Provide tenant guidelines

6	0	0
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### Innovation and Design Process

Possible Points: 6

Y	?	N
1		
1		
1		
1		
1		
1		

d/C Credit 1.1	Innovation in Design: Low Mercury Lighting	1
d/C Credit 1.2	Innovation in Design: Exemplary Performance EAc6	1
d/C Credit 1.3	Innovation in Design: Educational Signage or Other	1
d/C Credit 1.4	Innovation in Design: Alternative Transporational educational Plan - tenant Guideli	1
d/C Credit 1.5	Innovation in Design: Green Cleaning or Exemp Perf MRc7 or other	1
d/C Credit 2	LEED Accredited Professional	1

Notes:

Establish ongoing purchasing policy

100% Green Power/Carbon Offset purchase - 2 years

Provide tenant guidelines and plan, bicycle storage

1	2	1
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### Regional Priority Credits

Possible Points: 4

Y	?	N
1		
	1	
	1	
		1

d/C Credit 1.1	Regional Priority: EQc8.1	1
d/C Credit 1.2	Regional Priority: Onsite Renewable Energy	1
d/C Credit 1.3	Regional Priority: SSc5.2 Maximize Open Space	1
d/C Credit 1.4	Regional Priority:	1

Notes: Zip Code 94706

Require plans

WEc3, WEc2, MRc1

60	26	21
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### Total

Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110