

Planning Application #: 15-056

Date Received: 7/20/15
 Fee Paid: \$2,072.00
 Receipt #: 89706

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 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 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: 1053 Peralta Ave., Albany, CA 94706		Zoning District: R-1
Property Owner(s) Name: Thomas and Cynthia Mathews	Phone: (925) 683-1152 Fax:	Email: tamathews@gmail.com
Mailing Address: 1053 Peralta Ave.	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): Thomas A. Mathews	Phone: (925) 683-1152 Fax:	Email: tamathews@gmail.com
Mailing Address: 1053 Peralta Ave.	City: Albany	State/Zip: CA 94706

PROJECT DESCRIPTION

Removal of the existing detached garage (356 sq. ft.) along the side/south and rear/east property line, and constructing a new detached garage (308 sq. ft.) three feet off the side/south and rear/east property lines.

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: _____

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage? - total <i>rear yard 1540</i> -	1543 ^{42%} 23.1%	1495 ^{38.1%} 20%
What is the amount of impervious surface on the lot?		
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)	1	1
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	9 ⁰ ft. X 35 ⁰ ft.	13 [±] ft. X 21 [±] ft.
What is the narrowest width of your driveway?	8'	8'

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
<i>Garage</i>			
Setbacks			
Front (W)	74 ⁰	85 ⁰	
Side (S)	0 [±]	30 [±]	
Side (N)	24 [±]	18 [±]	
Rear (E)	0 [±]	30 [±]	
Area			
Lot Size	3850		--
Lot Coverage	<i>see above</i>		50%
Maximum Height	9 [±]	12 ⁰	12 ⁰ - 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	3850	-	--
Floor Area			
Garage/Storage	356	308	
Main Level	1187	no change	--
Second-floor	0	no change	--
Total	1543	1495	--
Total Counted*	1323	1275	--
Floor Area Ratio*	34.4%	33.1%	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.

PROJECT ADDRESS: 1053 Peralta Ave., Albany, CA 94706

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.

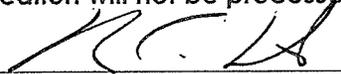
- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- N/A* Installation of story poles 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: 19 July 2015

Print Name: Thomas A. Mathews

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



Green Building Program Rating System for Remodeling Projects

Supplemental Application Form

Project Address: 1053 Peralta Ave
 Checklist Prepared By: Howard Lasseter, architect
 Date Prepared: 10 July 15

	INPUT	Resources	Energy	IAQ/Health
--	-------	-----------	--------	------------

A. Site

1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts	y=yes		
2. Salvage Reusable Building Materials	4 Resource pts	y=yes		
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts	y=yes		
4. Protect Native Soil	2 Resource pts	y=yes		
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt	y=yes		
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=yes		

8

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 Sawm Lumber with Engineered Lumber	3 Resource pts	y=yes		
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=yes		
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		

8

			INPUT	Resources	Energy	IAQ/Health
4. Use Advanced Infiltration Reduction Practices	2 Energy pts	y=yes				
5. Use Cellulose Insulation						
a. Walls	4 Resource pts	y=yes				
b. Ceilings	4 Resource pts	y=yes				
6. Alternative Insulation Products (Cotton, spray-foam)						
a. Walls	4 Resource pts	y=yes				
b. Ceilings	4 Resource pts	y=yes				

I. Windows

1. Install Energy-Efficient Windows						
a. Double-Paneled	1 Energy pt	y=yes	g		1/2	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	g		2	
c. Low-Conductivity Frames	2 Energy pts	y=yes				
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes				

3

J. Heating Ventilation and Air Conditioning

1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes				
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes				
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes				
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				
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				
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	u			3

3

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				
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				
7. Install Radiant Barrier	3 Energy pts	y=yes				

6

	INPUT	Resources	Energy	IAQ/Health
--	-------	-----------	--------	------------

L. Natural Heating and Cooling

1. Incorporate Passive Solar Heating
2. Install Overhangs or Awnings over South Facing Windows
3. Plant Deciduous Trees on the West and South Sides

5 Energy pts	y=yes			
3 Energy pts	y=yes			
3 Energy pts	y=yes			

M. Indoor Air Quality and Finishes

1. Use Low/No-VOC Paint
2. Use Low VOC, Water-Based Wood Finishes
3. Use Low/No VOC Adhesives
4. Use Salvaged Materials for Interior Finishes
5. Use Engineered Sheet Goods with no added Urea Formaldehyde
6. Use Exterior Grade Plywood for Interior Uses
7. Seal all Exposed Particleboard or MDF
8. Use FSC Certified Materials for Interior Finish
9. Use Finger-Jointed or Recycled-Content Trim
10. Install Whole House Vacuum System

1 IAQ/Health pts	y=yes			
2 IAQ/Health pts	y=yes			
3 IAQ/Health pts	y=yes			
3 Resource pts	y=yes			
6 IAQ/Health pts	y=yes			
1 IAQ/Health pts	y=yes			
4 IAQ/Health pts	y=yes			
4 Resource pts	y=yes			
1 Resource pts	y=yes			
3 IAQ/Health pts	y=yes			

N. Flooring

1. Select FSC Certified Wood Flooring
2. Use Rapidly Renewable Flooring Materials
3. Use Recycled Content Ceramic Tiles
4. Install Natural Linoleum in Place of Vinyl
5. Use Exposed Concrete as Finished Floor
6. Install Recycled Content Carpet with Low VOCs

8 Resource pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	y=yes			
5 IAQ/Health pts	y=yes			
4 Resource pts	y=yes	19	4	
4 Resource pts	y=yes			4

O. City of Albany Incentives

1. Additions less than 50% increase in floor area
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.
3. Seismic upgrade of existing building
4. For having a hybrid or zero emissions vehicle
5. For having no automobile
6. Plant more than one street tree when feasible
7. Earthquake kit

20 Resource pts	y=yes	65%	20 10 25		
10 Resource pts	y=yes				
25 Resource pts	y=yes				
2 IAQ/Health pts	y=yes				
5 Resource pts	y=yes				
2 IAQ/Health pts	y=yes				
2 IAQ/Health pts	y=yes				

55

from conversation w/Anne Hersch @ 5:05pm, 15 July 15:

- #1 - detached garage replacement qualifies as addition < 50% + 8
 - #2 - reduction of garage sq.ft. brings total lot coverage to 1495 sq.ft. < 1500 + 3
- + 6

Regarding item #3. The existing garage has no fndtn. anchor bolts, roof or wall diaphragm sheathing (OSB or plywood) in its construction. It is to be replaced as a structure that has fndtn anchor bolts, roof and wall diaphragm sheathing (OSB) and shear transfer clips @ the eave blocks to the double top plate/wall construction and is a seismic upgrade of the existing. 76 pts

2004 Checklist Modified by City of Albany Incentives - Draft for Review July 2, 2007

G:\data\progs\greenbuildingguidelines/remodelers\greenpointsfinal2.12.04protected.xls