Planning Application #: US-103

Date Received: 12/8/15
Fee Paid: $1,101
Receipt #: 91865

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)

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

Job Site Address: 925 SANTA FE AVE, ALBANY, CA		Zoning District: R-1
Property Owner(s) Name: Thorston Tichenor & Julie Durkee	Phone: (510) 527-9341 Fax: ~~N/A~~	Email: thorandjulie@sbcglobal.net
Mailing Address: 925 Santa Fe Ave	City: Albany	State/Zip: ~~94~~ CA 94706
Applicant(s) Name (contact person): JULIA CHEN	Phone: 415-721-7238 Fax: N/A	Email: Julia@jycdesign.com
Mailing Address: 115 ROCCA DR.	City: FAIRFAX	State/Zip: CA 94930

PROJECT DESCRIPTION

NEW ACCESSORY BUILDING IN THE REAR YARD

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: ARTS & CRAFTS

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage?	1632 SF	1830 SF
What is the amount of impervious surface on the lot?	2585 SF	2783 SF
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)	7.5 ft. X 18 ft.	7.5 ft. X 18 ft.
What is the narrowest width of your driveway?	7'-0"	7'-0"

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (15')		27'-3"	15'
Side (3.75')		6"	3.75'
Side (3.75')		27'	3.75'
Rear (20')		6"	20'
Area			
Lot Size	4875	4875	--
Lot Coverage	1632	1830	50%
Maximum Height		9'-10"	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	4875	4875	--
Floor Area			
Garage/Storage	160	160	
Main Level	1304	1502	--
Second-floor	∅	∅	
Total	1464	1662	--
Total Counted*	~~1464~~ 1304	~~1662~~ 1502	--
Floor Area Ratio*	26.7%	~~0.30~~ 30%	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.

12/8/15

Signature of Property Owner Date

12/8/15

Signature of Applicant (if different) Date

PROJECT ADDRESS: 925 SANTA FE AVE.

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 <u>each box</u> checked by the applicant certifying that requirements have been satisfied.

- ☑ One (1) complete pdf version of plans (one document containing all pages) will email to Anne
- ☑ 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) N/A

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 N/A
- ☑ 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 N/A
- ☐ 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: 12/8/15

Print Name: JULIA CHEN

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

City of Albany
DEC 08 2015
Community Development

City of Albany

Green Building Program Rating System for Remodeling Projects*
Supplemental Application Form

*Please obtain other appropriate Green Point Checklist for projects other than Single Family Residential Remodeling Projects

Project Address: 925 SANTA FE AVENUE FOR ACCESSORY BUILDING
Checklist Prepared By: JULIA CHEN
Date Prepared: 12/8/2015

		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	NO			
2. Salvage Reusable Building Materials	4 Resource pts y=yes	NO			
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts y=yes	NO			
4. Protect Native Soil	2 Resource pts y=yes	yes	2		
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes	yes	1		
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes	yes	2		
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes	NO			
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts y=yes	NO			
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts y=yes	NO			
10. Install High-Efficiency Irrigation Systems	2 Resource pts y=yes	NO			
11. Provide for On-Site Water Catchment / Retention	2 Resource pts y=yes	NO			
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	NO			
2. Use Recycled Content Aggregate	2 Resource pts y=yes	NO			
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes	NO			
C. Structural Frame					
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts y=yes	yes	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.	no			
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes	no			
4. Use Web Floor Trusses	2 Resource pts y=yes	no			
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes	no			
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes	no			
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes	no			
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes	no			
9. Use Structural Insulated Panels (SIPs)		no			
a. Floors	3 Energy pts y=yes	no			
b. Wall	3 Energy pts y=yes	no			
c. Roof	3 Energy pts y=yes	no			

			INPUT	Resources	Energy	IAQ/Health
10. Apply Advanced Framing Techniques	4 Resource pts	y=yes	no			
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts	y=yes	no			
12. Use OSB						
a. Subfloors	1 Resource pt	y=yes	no			
b. Sheathing	1 Resource pt	y=yes	yes	1		
D. Exterior Finish						
1. Use Sustainable Decking Materials						
a. Recycled content	3 Resource pts	y=yes	no			
b. FSC Certified Wood	3 Resource pts	y=yes	no			
2. Use Treated Wood That Does Not Contain Chromium/Arsenic	1 IAQ/Health pt	y=yes	no			
3. Install House Wrap under Siding	1 IAQ/Health pt	y=yes	no			
4. Use Fiber-Cement Siding Materials	1 Resource pt	y=yes	no			
E. Plumbing						
1. Install Water Heater Jacket	1 Energy pt	y=yes	no			
2. Insulate Hot and Cold Water Pipes	2 Energy pts	y=yes	yes		2	
3. Retrofit all Faucets and Showerheads with Flow Reducers						
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource pts.		no			
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.		no			
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)	Up to 3 Resource pts.		yes	1		
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt	y=yes	no			
6. Convert Gas to Tankless Water Heater	4 Energy pts	y=yes	no			
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)	Up to 4 IAQ/Health pts.		no			
8. Install On-Demand Hot Water Circulation Pump	4 Resource pts	y=yes	no			
F. Electrical						
1. Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points)	Up to 4 Energy pts.		yes	2		
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)	Up to 5 Energy pts.		yes	4		
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.		yes	1		
4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)	Up to 4 Energy pts.		yes	1		
G. Appliances						
1. Install Energy Star Dishwasher	1 Energy pt	y=yes	no			
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt	y=yes	no			
3.Install Energy Star Refrigerator	1 Energy pt	y=yes	no			
4. Install Built-In Recycling Center	3 Resource pts	y=yes	no			
H. Insulation						
1. Upgrade Insulation to Exceed Title 24 Requirements						
a. Walls	2 Energy pts	y=yes	no			
b. Ceilings	2 Energy pts	y=yes	no			

			INPUT	Resources	Energy	IAQ/Health
2. Install Floor Insulation over Crawl Space	4 Energy pts	y=yes	No			
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde	3 IAQ/Health pts	y=yes	No			
4. Use Advanced Infiltration Reduction Practices	2 Energy pts	y=yes	No			
5. Use Cellulose Insulation						
a. Walls	4 Resource pts	y=yes	yes	4		
b. Ceilings	4 Resource pts	y=yes	yes	4		
6. Alternative Insulation Products (Cotton, spray-foam)						
a. Walls	4 Resource pts	y=yes	no			
b. Ceilings	4 Resource pts	y=yes	no			
I. Windows						
1. Install Energy-Efficient Windows						
a. Double-Paned	1 Energy pt	y=yes	yes	1		
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	yes	2		
c. Low. Conductivity Frames	2 Energy pts	y=yes	yes	2		
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes	no			
J. Heating Ventilation and Air Conditioning						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes	no			
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes	no			
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	no			
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes	no			
5. Install Solar Attic Fan	2 Energy pts	y=yes	no			
6. Install Attic Ventilation Systems	1 Energy pt	y=yes	no			
7. Install Whole House Fan	4 Energy pts	y=yes	no			
8. Install Sealed Combustion Units			no			
a. Furnaces	3 IAQ/Health pts	y=yes	no			
b. Water Heaters	3 IAQ/Health pts	y=yes	no			
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	y=yes	no			
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes	no			
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes	no			
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	y=yes	no			
13. Retrofit Wood Burning Fireplaces						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes	no			
b. Install/Replace Dampers	1 Energy pt	y=yes	no			
c. Install Airtight Doors	1 Energy pt	y=yes	no			
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes	no			
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes	no			
16. Install Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	y=yes	no			
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes	no			
K. Renewable Energy and Roofing						
1. Pre-Plumb for Solar Water Heating	4 Energy pts	y=yes	NO			
2. Install Solar Water Heating System	10 Energy pts	y=yes	NO			
3. Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	y=yes	NO			
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		NO			

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

TOTAL POINTS ACCUMULATED: 50 points total Req'd 74 total

(50 Points REQUIRED from all 3 columns)