

Planning Application #: 15-089

Date Received: 10/30/15  
 Fee Paid: \$2072  
 Receipt #: R91392

City of Albany

OCT 30 2015

Community Development

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

### Fee Schedule (FY 2012-2013)

<input checked="" type="checkbox"/> Design Review*	\$2,027/ Admin. \$1,077
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$ Actual Cost/Min \$2,027
<input type="checkbox"/> Conditional Use Permit (major)*	\$ Actual Cost/Min \$2,027
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,077
<input type="checkbox"/> Sign Permit	\$1,447/\$451 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$451
<input type="checkbox"/> Lot Line Adjustment*	\$ Actual Cost/Min \$1,077
<input type="checkbox"/> Secondary Residential Unit*	\$1,077
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,285
<input type="checkbox"/> Variance*	\$2,027
<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>916 RAMONA AVE</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>DIANA SWEET</u>	Phone: <u>415-609-6270</u> Fax:	Email: <u>dsweet333@yahoo.com</u>
Mailing Address: <u>916 RAMONA AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA/94706</u>
Applicant(s) Name (contact person): <u>AMBER BAKER/STACY EISENMAN</u>	Phone: <u>510-858-8442</u> Fax:	Email: <u>amber@eisenmannarchitecture.com</u>
Mailing Address: <u>853 RAMONA AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA/94706</u>

### PROJECT DESCRIPTION (Please attach plans)

SECOND STORY ADDITION & REORGANIZING  
FIRST FLOOR

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.

**GENERAL INFORMATION**

Item	Existing	Proposed
What is your lot coverage?	1,679sf	1,835sf
What is the amount of impervious surface on the lot?	1,748sf	1,754sf
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)	8.5ft. X 18 ft.	8.5ft. X 18 ft.
What is the narrowest width of your driveway?	9'-1"	8'-10"

**SITE REGULATIONS BY DISTRICT**

	Existing	Proposed Construction	Requirement
<b>Setbacks</b>			
Front ( E )	15'-0"	NONE	15'
Side ( S )	5'-0"	OVERHANG	5'
Side ( N )	5'-0"	GATE @ DRIVEWAY	5'
Rear ( W )	20'-0"	+4'-0" TO HOUSE	20'-0"
<b>Area</b>			
Lot Size	6,000sf	-	--
Lot Coverage	1,679sf	1,835sf 31%	50%
Maximum Height	+14'-4"	+26'-6 1/2"	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	6,000	6,000	--
<b>Floor Area</b>			
Garage/Storage/PORCH	453	518	
Main Level	1,226	1,317	--
Second-floor	-	917	
Total	1,679	2,752	--
Total Counted*	1,679	2,169	--
Floor Area Ratio*	27.9%	44.9%	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.



# City of Albany

PROJECT ADDRESS: 916 RAMONA 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 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 Amber Lee Baker Date: 10/30/15

Print Name: AMBER LEE BAKER.

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-1pm daily  
Albany City Hall  
1000 San Pablo Avenue, Albany, CA 94706  
TEL: (510) 528-5760

# Green Points Rating System for Remodeling Projects

OCT 30 2015

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 Community Development 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:** 916 RAMONA AVE

	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
2. Salvage Reusable Building Materials
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation
4. Protect Native Soil
5. Minimize Disruption of Existing Plants & Trees
6. Implement Construction Site Stormwater Practices
7. Protect Water Quality with Landscape Design
8. Design Resource-Efficient Landscapes and Gardens
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas
10. Install High-Efficiency Irrigation Systems
11. Provide for On-Site Water Catchment / Retention

	up to 4 Resource pts	✓		
	4 Resource pts	y=yes	✓	
	4 Resource pts	y=yes		
	2 Resource pts	y=yes	✓	
	1 Resource pt	y=yes	✓	
	2 Resource pts	y=yes	✓	
	2 Resource pts	y=yes		
	4 Resource pts	y=yes		
	2 Resource pts	y=yes		
	2 Resource pts	y=yes	✓	
	2 Resource pts	y=yes		

**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
2. Use Recycled Content Aggregate
3. Insulate Foundation/Slab before backfill

	up to 5 Resource pts	✓		
	2 Resource pts	y=yes		
	3 Energy pts	y=yes		

**C. Structural Frame**

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

	3 Resource pts	y=yes	✓	
	up to 10 Resource pts.			
	2 Resource pts	y=yes	✓	
	2 Resource pts	y=yes		
	2 Energy pts	y=yes		
	2 Resource pts	y=yes		
	2 Resource pts	y=yes		
	2 Resource pts	y=yes		
	3 Energy pts	y=yes		
	3 Energy pts	y=yes		
	3 Energy pts	y=yes		
	4 Resource pts	y=yes		
	3 Resource pts	y=yes	✓	
	1 Resource pt	y=yes		
	1 Resource pt	y=yes		

**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	<input type="checkbox"/>		
3 Resource pts	y=yes	<input type="checkbox"/>		
1 IAQ/Health pt	y=yes	<input checked="" type="checkbox"/>		
1 IAQ/Health pt	y=yes	<input checked="" type="checkbox"/>		
1 Resource pt	y=yes	<input checked="" type="checkbox"/>		

**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 Toilet 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	<input checked="" type="checkbox"/>		
2 Energy pts	y=yes	<input checked="" type="checkbox"/>		
Up to 2 Resource pts.		<input checked="" type="checkbox"/>		
Up to 2 Resource pts.		<input checked="" type="checkbox"/>		
Up to 3 Resource pts.		<input type="checkbox"/>		
1 IAQ/Health pt	y=yes	<input type="checkbox"/>		
4 Energy pts	y=yes	<input checked="" type="checkbox"/>		
Up to 4 IAQ/Health pts.		<input type="checkbox"/>		
4 Resource pts	y=yes	<input checked="" type="checkbox"/>		

**F. Electrical**

- 1. Install Compact Fluorescent Light Bulbs (CFLs) **LEDS** (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) **LEDS**
- 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.		<input checked="" type="checkbox"/>		
Up to 5 Energy pts.		<input checked="" type="checkbox"/>		
Up to 4 Energy pts.		<input checked="" type="checkbox"/>		
Up to 4 Energy pts.		<input checked="" type="checkbox"/>		

**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	<input checked="" type="checkbox"/>		
1 Energy pt	y=yes	<input checked="" type="checkbox"/>		
1 Energy pt	y=yes	<input checked="" type="checkbox"/>		
3 Resource pts	y=yes	<input checked="" type="checkbox"/>		

**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	<input type="checkbox"/>		
2 Energy pts	y=yes	<input type="checkbox"/>		
4 Energy pts	y=yes	<input checked="" type="checkbox"/>		
3 IAQ/Health pts	y=yes	<input checked="" type="checkbox"/>		
2 Energy pts	y=yes	<input type="checkbox"/>		
4 Resource pts	y=yes	<input type="checkbox"/>		
4 Resource pts	y=yes	<input type="checkbox"/>		
4 Resource pts	y=yes	<input checked="" type="checkbox"/>		
4 Resource pts	y=yes	<input checked="" type="checkbox"/>		

			INPUT	Resources	Energy	IAQ/Health
<b>I. Windows</b>						
1. Install Energy-Efficient Windows						
a. Double-Paned	1 Energy pt	y=yes	✓			
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	✓			
c. Low Conductivity Frames	2 Energy pts	y=yes	✓			
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes				
<b>J. Heating Ventilation and Air Conditioning</b>						
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				
<b>K. Renewable Energy and Roofing</b>						
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				
<b>L. Natural Heating and Cooling</b>						
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				

		INPUT	Resources	Energy	IAQ/Health
<b>M. Indoor Air Quality and Finishes</b>					
1. Use Low/No-VOC Paint	1 IAQ/Health pts	y=yes	✓		
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	✓		
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			
<b>N. Flooring</b>					
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			
<b>O. City of Albany Incentives</b>					
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	✓		
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	✓		

Date Received: \_\_\_\_\_  
 Planning Application No.: \_\_\_\_\_  
 Fee Paid: \_\_\_\_\_



# City of Albany

## PLANNING APPLICATION FORM (GENERAL PROJECTS)



<p><b>For PLANNING &amp; ZONING COMMISSION action:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Conditional Use Permit*</li> <li><input checked="" type="checkbox"/> Design Review (residential, residential additions, commercial, office and multi-family*, )</li> <li><input type="checkbox"/> General Plan Amendment from _____ to _____</li> <li><input type="checkbox"/> Parcel Map/ Tentative Map/ Vesting Tentative Map, Lot Line Relocation</li> <li><input type="checkbox"/> Parking Exceptions/Reductions</li> <li><input type="checkbox"/> Precise Development Plan</li> <li><input type="checkbox"/> Second Unit Use Permit *</li> <li><input type="checkbox"/> Variance *</li> <li><input type="checkbox"/> Zone Change from _____ to _____</li> <li><input type="checkbox"/> Other:</li> </ul>	<p><b>For ADMINISTRATIVE action:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Admin. Lot Line Relocation</li> <li><input type="checkbox"/> Home Occupations</li> <li><input type="checkbox"/> Sign Review</li> <li><input type="checkbox"/> Other:</li> </ul>
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\* Please complete the appropriate Supplemental Questionnaire.

The City of Albany Municipal Code has certain requirements for Planning Applications. Your answering the following questions will help staff assess how to process your application. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissioners will likely make at least one field visit to your house and neighborhood.

Job Site Address: <u>916 RAMONA AVE.</u>		Zone: <u>R-1</u>
Property Owner(s) Name: <u>DIANA SWEET</u>	Phone: <u>415-609-6270</u> Fax:	Email: <u>dsweet333@yahoo.com</u>
Mailing Address: <u>916 RAMONA AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA/94706</u>
Applicant(s) Name (contact person): <u>AMBER BAKER / STACY EISENMANN</u>	Phone: <u>510-558-8442</u> Fax:	Email: <u>amber@eisenmannarchitecture.com</u>
Mailing Address: <u>853 RAMONA AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA/94706</u>

**PROJECT DESCRIPTION** (Please use back of sheet or attach extra sheets, if necessary): SECOND STORY ADDITION AND REORGANIZING OF FIRST FLOOR

**GENERAL INFORMATION** (Please fill out this section if you are asking for approval of a project that will require construction):

Item	Existing	Proposed
Lot size (square feet)	6,000 sf	6,000 sf
Size of structure(s) or commercial space (square feet)	1,679 sf	2,692 sf
Height and No. of stories	1 story / 19'-4"	2 stories /
Lot coverage <sup>1</sup>	1,679 sf	1,835 sf
Floor Area Ratio (FAR) <sup>2</sup>	27.9%	44.9%
Impervious Area <sup>3</sup>	1,778 sf	1,754 sf
Slope Density <sup>4</sup>	N/A	N/A
No. of dwelling units	1	1
Parking <sup>5</sup> Number of off-street spaces	2	2
Number of spaces in garage	1	1
Size of spaces	8'-6" x 18'-0"	8'-6" x 18'-0"

<sup>1</sup> Lot Coverage applies to all zoning districts. It is defined as the land area covered by all the structures on a site, including all projections, except portions of uncovered decks, porches or landings, balconies, or stairways that are less than six feet above grade and are not enclosed by walls on more than two sides; eaves, trellises and similar structures that do not have solid roofs.

<sup>2</sup> Floor Area Ratio (FAR) is defined as the proportion of building floor area per area of the parcel of land upon which the building rests. See the informational handout "How to Calculate Floor Area Ratio" for details on what is included and excluded.

<sup>3</sup> Impervious Area includes the total square footage of building footprint(s), driveway(s), patio(s), parking lots, walkway(s), and any other impervious surfaces.

<sup>4</sup> Slope Density requirements apply in the HD Zoning District pursuant to Measure K. See handout on how to measure slope density in this area.

<sup>5</sup> Minimum parking requirements were enacted under Measure D. This Measure requires that all residential development must have a minimum of two off-street parking spaces. Some exceptions may apply to your project, see residential development handout.

**Restrictions:** Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? In some instances, you may be required to provide a title report.

Deana D. Sweet  
Signature of Property Owner  
10/30/15

Date

Amber Lee Baker  
Signature of Applicant  
10/30/15

Date

Community Development Department staff is available between 8:30 a.m. and 7:00 p.m. on Mondays, 8:30 a.m. through 5:00 p.m. on Tuesdays through Thursdays, and 8:30 a.m. to 12:30 p.m. on Fridays at 1000 San Pablo Avenue, Albany, CA 94706; TEL: (510) 528-5760.