Planning Application #: 16-001

Date Received: 1/7/16
Fee Paid: $1,101.00
Receipt #: 92393

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: 1225 Dartmouth		Zoning District: R-1
Property Owner(s) Name: Jane Li	Phone: 858 602-8208 Fax:	Email: JLi@mercurymsurance.com
Mailing Address: 410 Evelyn	City: Albany	State/Zip: CA. 94706
Applicant(s) Name (contact person): John Cruce	Phone: 510-517-8567 Fax:	Email: Jcruce8@gmail.com
Mailing Address: 599 Ramona Ave	City: Albany	State/Zip: CA 94706

PROJECT DESCRIPTION

Interior Demolition, exterior finish replacement, deck addition and replacement front entry.

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: Bungelow

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage?	35.3	38.8
What is the amount of impervious surface on the lot?	30%	30%
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 ft. X 18 ft.	8 ft. X 18 ft.
What is the narrowest width of your driveway?	9 FT.	9 FT.

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ( )	10'-3"	10'-3"	
Side (LEFT)	1'-0"	1'-6"	
Side (RIGHT)	16'-9"	16'-9"	
Rear ( )	32'-6"	32'-6"	
Area			
Lot Size	3750	3,750	--
Lot Coverage	35.3	38.8	50%
Maximum Height	14 FT.	14 FT.	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	3,750	3750	--
Floor Area			
Garage/Storage	—	—	
Main Level	~~1,353~~	1388	--
~~Second floor~~	~~1,247~~	1325	
Total	1353	1388	--
Total Counted*	1,247	1,325	--
Floor Area Ratio*	.353	.388	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.

Jane Lee by John Love 1-7-2016

Signature of Property Owner Date

John Love 1-7-2016

Signature of Applicant (if different) Date

PROJECT ADDRESS:_____

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)
- ☑ 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 John Cowee Date: 1-7-2016

Print Name: John Cowee

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

Single-Family GreenPoint Checklist

The GreenPoint checklist tracks green features incorporated into the home. The recommended minimum requirements for a green home are: Earn a total of 50 points or more; obtain the following minimum points per category: Energy (11), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A.3.a (50% construction waste diversion) and N.1 (Incorporate Green Points checklist in blueprints).

The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org.

	Community	Energy	IAQ/Health	Resources	Water
	0	0	0	0	0
	24	75	35	50	30

PROJECT ADDRESS: 1225 DARTMOUTH	Community	Energy	IAQ/Health	Resources	Water
A. SITE	Possible Points				
1. Protect Native Soil and Minimize Disruption of Existing Plants & Trees					
☒ a. Protect Native Topsoil from Erosion and Reuse after Construction				1	
☒ b. Limit and Delineate Construction Footprint for Maximum Protection				1	
☒ **2. Deconstruct Instead of Demolishing Existing Buildings On Site**				1	
3. Recycle Job Site Construction Waste (Including Green Waste)					
☐ *a. Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - Required*					
☐ b. Minimum 65% Diversion by Weight (Recycling or Reuse)					
☒ c. Minimum 80% Diversion by Weight (Recycling or Reuse)				1	
4. Use Recycled Content Aggregate (Minimum 25%)					
☐ a. Walkway and Driveway					
☐ b. Roadway Base					

B. LANDSCAPING	Possible Points				
1. Construct Resource-Efficient Landscapes					
☒ a. No Invasive Species Listed by Cal-IPC Are Planted					1
☒ b. No Plant Species Will Require Hedging					1
☒ c. 75% of Plants Are California Natives or Mediterranean Species					1
☒ **2. Use Fire-Safe Landscaping Techniques**					1
3. Minimize Turf Areas in Landscape Installed by Builder					
☒ a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue					1
☒ b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide					1
☒ c. Turf is <33% of Landscaped Area					1
☐ d. Turf is <10% of Landscaped Area					
☒ **4. Plant Shade Trees**					1
☐ **5. Implement Hydrozoning: Group Plants by Water Needs**					
6. Install High-Efficiency Irrigation Systems					
☒ a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers					1
☒ b. System Has Smart (Weather-Based) Controllers					1
☐ **7. Apply Two Inches of Compost in the Top 6 to 12 Inches of Soil**					
☐ **8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**					
☐ **9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements**					
☐ **10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward**					

C. FOUNDATION	Possible Points				
1. Incorporate Recycled Flyash in Concrete					
☐ a. Minimum 20% Flyash					
☐ b. Minimum 25% Flyash					
☐ **2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)**					
☐ **3. Use Radon Resistant Construction (In At-Risk Locations Only)**					

D. STRUCTURAL FRAME & BUILDING ENVELOPE	Possible Points				
1. Apply Optimal Value Engineering					
☐ a. 2x4 Studs at 24-Inch On Center Framing					
☐ b. Door and Window Headers Sized for Load					
☒ c. Use Only Jack and Cripple Studs Required for Load		1			

	2. Use Engineered Lumber	
☐	a. Beams and Headers	
☒	b. Insulated Engineered Headers	1
☐	c. Wood I-Joists or Web Trusses for Floors	
☐	d. Wood I-Joists or Rafters	
☐	e. Engineered or Finger-Jointed Studs for Vertical Applications	
	3. Use FSC-Certified Wood	
☒	a. Dimensional Studs: Minimum 40%	1
☐	b. Dimensional Studs: Minimum 70%	
☐	c. Panel Products: Minimum 40%	
☐	d. Panel Products: Minimum 70%	
☐	**4. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**	
☐	**5. Design Trusses to Accommodate Ductwork**	
	6. Use Oriented Strand Board (OSB)	
☐	a. Subfloor	
☐	b. Sheathing	
☐	**7. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing**	
	8. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)	
☐	a. Floors	
☐	b. Walls	
☐	c. Roofs	
☐	**9. Thermal Mass Walls: 5/8-Inch Drywall on All Interior Walls or Walls Weigh more than 40 lb/cu.ft.**	
	10. Design and Build Structural Pest Controls	
☒	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	1
☒	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1
	11. Reduce Pollution Entering the Home from the Garage	
☐	a. Tightly Seal the Air Barrier between Garage and Living Area	
☐	b. Install Separate Garage Exhaust Fan	
	12. Install Overhangs and Gutters	
☐	a. Minimum 16-Inch Overhangs and Gutters	
☐	b. Minimum 24-Inch Overhangs and Gutters	

E. EXTERIOR FINISH		Possible Points
☒	**1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**	1
☐	**2. Install a Drainage Plane (Rain Screen Wall System)**	
☒	**3. Use Durable and Non-Combustible Siding Materials**	1
☒	**4. Select Durable and Non-Combustible Roofing Materials**	1

F. PLUMBING		Possible Points
	1. Distribute Domestic Hot Water Efficiently	
☒	a. Insulate Hot Water Pipes from Water Heater to Kitchen	1
☒	b. Insulate All Hot Water Pipes OR Install On-Demand Hot Water Circulation System in conjunction with F.1.a Insulate Hot Water Pipes from Water Heater to Kitchen	1
☑	c. Locate the Water Heater within 25 feet of All Hot Water Fixtures and Appliances	1
☐	d. Use Engineered Parallel Piping	
☒	**2. Install Only High Efficiency Toilets (Dual-Flush or <=1.3 gpf)**	1

G. APPLIANCES		Possible Points
	1. Install ENERGY STAR Dishwasher	
☒	a. ENERGY STAR	1
☒	b. Dishwasher Uses No More than 6.5 Gallons/Cycle	1
☒	**2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less**	1
	3. Install ENERGY STAR Refrigerator	
☒	a. ENERGY STAR: 15% above Federal Minimum	1
☒	b. Super-Efficient Home Appliance Tier 2: 25% above Federal Minimum	1
☐	**4. Install Built-In Recycling Center**	

H. INSULATION	Possible Points
1. Install Insulation with 75% Recycled Content	
☒ a. Walls and/or Floors	1
☒ b. Ceilings	1
2. Install Insulation that is Low-Emitting (Certified Section 01350)	
☒ a. Walls and/or Floors	1
☒ b. Ceilings	1
☐ **3. Pre-Drywall Inspection Shows Quality Installation of Insulation**	

I. HEATING, VENTILATION & AIR CONDITIONING	Possible Points
☐ **1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations**	1
2. Install Sealed Combustion Units	
☒ a. Furnaces	1
☒ b. Water Heaters	1
☒ **3. No Fireplace or Sealed Gas Fireplace with Efficiency Rating Not Less Than 60%**	1
☒ **4. Install ENERGY STAR Ceiling Fans with CFLs in Living Areas and Bedrooms**	1
5. Install Mechanical Ventilation System for Nighttime Cooling (Points are Cumulative up to 3)	
☒ a. Whole House Fan	1
☐ b. Automatically Controlled Integrated System	
☐ c. Integrated System with Variable Speed Control	
☐ **6. Install Air Conditioning with Non-HCFC Refrigerants**	
7. Design and Install Effective Ductwork	
☐ a. Install HVAC Unit and Ductwork within Conditioned Space	
☐ b. Use Duct Mastic on All Duct Joints and Seams	
☐ c. Install Ductwork under Attic Insulation (Buried Ducts)	
☐ d. Pressure Balance the Ductwork System for Master Bedroom	
☐ e. Protect Ducts during Construction and Clean All Ducts before Occupancy	
☐ **8. Install High Efficiency HVAC Filter (MERV 6+)**	
☐ **9. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation**	
10. Install Mechanical Ventilation System	
☒ a. Any Whole House Ventilation System That Meets ASHRAE 62.2	1
☒ b. Install ENERGY STAR Bathroom Fan	1
☒ c. All Bathroom Fans Are on Timer or Humidistat	1
☒ **11. Use Low-Sone Range Hood Vented to the Outside**	1
☒ **12. Install Carbon Monoxide Alarm(s)**	1

J. BUILDING PERFORMANCE	Possible Points
☐ **1. Design and Build High Performance Homes (2 points for each 1% above T-24, up to 30 pts)** *Enter the percent above Title 24 in the cell at left. Any value over 15% will automatically earn 30 points.*	
☐ **2. House Obtains ENERGY STAR with Indoor Air Package Certification**	
3. Inspection and Diagnostic Evaluations	
☐ a. Third Party Energy and Green Building Review of Home Plans	
☐ b. Blower Door Test Performed	
☐ c. House Passes Combustion Safety Backdraft Test	

K. RENEWABLE ENERGY	Possible Points
☐ **1. Pre-Plumb for Solar Hot Water Heating**	
☐ **2. Install Solar Water Heating System**	
☒ **3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	1
4. Install Photovoltaic (PV) Panels	
☐ a. 1.2 kW System	
☐ b. 2.4 kW System	
☐ c. 3.6 kW or more	

L. FINISHES	Possible Points
☐ **1. Provide Permanent Walk-Off Mats and Shoe Storage at Home Entrances**	
2. Use Low/No-VOC Paint	
☒ a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))	1
☒ b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))	1
☐	

☒	3. Use Low VOC, Water-Based Wood Finishes (<150 gpl VOCs)	1
☒	4. Use Low-VOC Construction Adhesives (<70 gpl VOCs) for All Adhesives	1
☐	5. Use Recycled-Content Paint	
	6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable D) Recycled-Content or E) Finger-Jointed	
	At Least 50% of Each Material (1 pt each):	
☐	a. Cabinets	
☒	b. Interior Trim	1
☒	c. Shelving	1
☒	d. Doors	1
☒	e. Countertops	1
	7. Reduce Formaldehyde in Interior Finish (Section 01350) for At Least 50% of Each Material Below:	
☒	a. Cabinets	1
☒	b. Interior Trim	1
☒	c. Shelving	1
☒	d. Subfloor	1
☐	8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	

M. FLOORING	Possible Points
1. Use Environmentally Preferable Flooring: A) FSC-Certified or Reclaimed Wood, B) Rapidly Renewable Flooring Materials, C) Recycled-Content Ceramic Tiles, D) Exposed Concrete as Finished Floor or E) Recycled-Content Carpet. ***Note: Flooring Adhesives Must Have <50 gpl VOCs.***	
☒ a. Minimum 15% of Floor Area	1
☐ b. Minimum 30% of Floor Area	
☐ c. Minimum 50% of Floor Area	
☐ d. Minimum 75% of Floor Area	
☐ 2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors	
☐ 3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)	

N. OTHER	Possible Points
☒ *1. Incorporate Green Points Checklist in Blueprints - Required*	1
☐ 2. Develop Homeowner Manual of Green Features/Benefits	
3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here.	
☐ 1. Additions less than 50% increase in floor area	
☐ 2. Additions les 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. Planting more than one street tree when feasible	
☐ 7. Earthquake kit	
4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures.	
☐ Innovation in **Community:** Enter description here	
☐ Innovation in **Energy:** Enter description here	
☐ Innovation in **IAQ/Health:** Enter description here	
☐ Innovation in **Resources:** Enter description here	
☐ Innovation in **Water:** Enter description here	

Summary

Points Achieved from Specific Categories	40	20	18	60	11	0
Total Points Achieved	60	0				

Project has not yet met the recommended minimum requirements

- *Total Project Score of At Least 50 Points*
- *Minimum points in specific categories: Energy (11), IAQ/Health (5), Resources (6), Water (3)*
- *Required measures A.3.a and/or N.1*