Planning Application #: 16-010

Date Received: 2/9/2016
Fee Paid: 3108.00
Receipt #: 193183

City of Albany

PLANNING APPLICATION FORM
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 – 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
	Existing Non-Conforming Wall setback is_____	
☐	Secondary Residential Unit*	$1,101
☐	Variance*	$2,072
☐	Lot Line Adjustment	$Actual Cost/Min $1,101
☐	Parcel/Subdivision Map; Planned Unit Development; Condo Conversion	$3,357
☐	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: **819 CERRITO STREET**		Zoning District: **R-1**
Property Owner(s) Name: **CARL & ANNA GOLD**	Phone: **510-691-0854** Fax:	Email: **carl24k@gmail.com**
Mailing Address: **819 CERRITO STREET**	City: **ALBANY**	State/Zip: **94706**
Applicant(s) Name (contact person): **DEVI DUTTA-CHOUDHURY**	Phone: **510-705-1937** Fax:	Email: **hello@devidutta.com**
Mailing Address: **1958A UNIVERSITY AVE**	City: **BERKELEY**	State/Zip: **CA, 94704**

PROJECT DESCRIPTION

The subject site is **2500** sq. ft. with a **2** bedroom, **2.5** bathroom house built in (year) **1987**. The scope includes and addition of **148** sq. ft. at (insert location) **EXISTING GARAGE LOCATION**. This includes (description of interior space addition) **NEW ENTRYWAY**. This will result in a **2** bedroom, **2.5** bathroom **1938** sq. ft. home with a maximum height of **26'-6"**. Parking is provided in **A GARAGE**. The architectural style/appearance of the home is: **SEA RANCH-ESQUE**.

Please fill out the following information correctly. If you have any additional questions, please contact staff for details.

****Failure to fill out the information adequately or incompletely will result in your application to not be processed.****

GENERAL INFORMATION

Item	Existing	Proposed
What is the amount of impervious surface on the lot?	1808	1732
What is the narrowest width of your driveway?	15'-9"	15'-9"

PARKING

The subject property has 2 existing legal-sized off-street parking spaces which measure 17' wide 16'-20 long.
The proposed project requires 2 off-street parking spaces.
The proposed off-street parking space will measure 10' wide x 19' long.
An Exception is required for _____ (location in front yard setback and/or size reduction).
A Reduction is required for 1 ENCLOSED SPACE IS REPLACED BY 1 TANDEM/OPEN SPACE.

(2 off-street parking spaces are required for additions >than 240 sq. ft.)
(1 additional off-street parking space is required for new secondary dwelling units)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (W)	16'	16'	15'
Side (N)	4'	4'	3'
Side (S)	5'	5'	3'
Rear (E)	20'	20'	20'
Area			
Lot Size	2500	2500	--
Lot Coverage (In Percentage)	46%	46%	50%
Maximum Height	26'-6"	26'-6"	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	2500	2500	--
Floor Area			
Garage	388	240	
Covered Porch	26	25	
Stairs	50	50	
Main Level	688	837	--
Second-floor	1102	1102	
Total	2254	2254	--
Total Counted*	1984	1984	--
Floor Area Ratio*	79%	79%	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.

2/6/16

Signature of Property Owner — Date

2/4/16

Signature of Applicant (if different) — Date

PROJECT ADDRESS: 819 CERRITO STREET

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 _____ Date: **2/4/16**

Print Name: **DEVI DUTTA-CHOUDHURY, AIA**

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

To Albany Planning Staff:

This statement explains the request we are making for the conversion of a two-car garage into a single car garage with a new street-facing entrance to our home at 819 Cerrito Street. We moved to Albany in early 2011, from El Cerrito. We both attended college in the Bay Area in the 1990's, and moved back to the East Bay in 2007 when we both completed graduate school (Anna holds an MS in Traditional Chinese Medicine and is a licensed acupuncturist; Carl holds a PhD in Neuroscience.) Our older son Skylar began kindergarten at Ocean View elementary school in 2011, and is now in 3rd grade there; our younger son Clive is in transitional kindergarten at the Albany children's center. We are so happy with our neighborhood, and would like to improve the home to better integrate into the community. We are aware that there were concerns about the FAR when the home was first built. Please note that we are not proposing to change the footprint of the home or increase the existing FAR.

The main purpose of this project is to make room for a front door entrance to the home on the (Cerrito) street side of the house. The current design has 2 garage doors fronting the street, while the main entry to the home is down a narrow side-yard, which is not visible from the street. This was noted as a poor design feature by the planning commission in the past and we would like to correct it. We agree this placement of the front door on the side of the house is poor design. It is bad for the residents and the community in several respects.

A second important goal is to facilitate seismic upgrade of the home. After evaluating the building, our structural engineer recommends strengthening the "soft story" of the garage level that is posing a significant seismic hazard to the home. Our childrens' bedroom is directly above the garage, so you can imagine the urgency of this project.

We feel we have many valid reasons for a slight deviation from code required parking:

1. The current walkway to the side entry door is directly adjacent to the neighbors narrow driveway - there is no separation, which creates a dangerous condition for pedestrians.
2. The neighboring driveway is smaller than a current legal driveway so they inevitably drive on our side of the property line where we walk to the side entry door; if we were to install a fence to separate the two, the neighbors would not be able to access their own parking except with small vehicles
3. The walkway to the entrance slopes down steeply and then there is a flight of seven steps up to re-attain the level of the house. So the front door is not an accessible entryway, and may be difficult for us to negotiate as we grow older, living in the house. We also have grandparents who live in the area, and walking down the unprotected ramp, then up steps to get into the home is getting more taxing. The 1st level of the home is in fact level with the street, so this sequence is unnecessary.
4. There is sometimes confusion by visitors as to how to enter the house, since it is not visible from the street.

5. Walking down the side-yard feels less safe and integrated with the neighborhood. We have no "eyes on the street" as good urban planning dictates.
6. There is a lack of privacy with our neighbors: we essentially walk through their backyard to get into our house; from their back porch they look directly into our kitchen whenever we open the door.
7. We have no good place for holiday decorations and the like. For example, trick or treaters pass us by since they can't see our decorations or find the door. This may sound trivial, but stuff like this is actually kind of sad for our kids and not good for the community.

As regards the parking specifically, please note the following:

1. The double car opening is not seismically safe, and there is a child's bedroom directly above it. Our structural engineer has advised us that the most practical method to retrofit the garage is with a strengthening cantilever involving an 8" diameter vertical post on either side of the garage. That means the retrofit will reduce further the limited space available per car, if it remains as a two car garage. By changing to the new configuration with an entrance hallway and a single larger parking space, the beams and posts for the retrofit could be absorbed into the design.
2. The existing two spaces are two spaces in name only, but in fact they are too small and of no practical use. We never park in the garage spaces - only in the driveway. By making a single larger parking space, it would actually become useful to park a car in inside. We will also still have the existing tandem parking space in the driveway, so we are not losing parking. So in practice there will be a gain of one parking space.
3. Our situation and our proposal is consistent with the common practices on our block. Many of our neighbors also have small single or twin garages and *never* park their cars inside them. (Many of these driveways and/or garages are physically altered to make parking inside them impossible.) Most of our neighbors park in a driveway adjacent to the sidewalk, or on the street. Only a few residents of the block actually park inside their garage - it is the people with a single large garage door; in some cases these are technically two car garages, but no one parks two cars in a garage on our block. None of the garages are big enough, and there is enough parking in the driveways and on the street.
4. The proposed design is more in keeping with the Albany Design review guidelines, which suggest limiting garage frontage to 40% of the facade; providing a transition from the public street to the private home; and creating more architectural integrity to the home

Thank you for taking the time to consider our proposal. We invite you to come take a tour of the property and the neighborhood yourself, and we think you will find that what we propose is reasonable and in the best interest of both our community and our family.

Green Points Rating System for Remodeling Projects

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 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: 819 CERRITO STREET

		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				
2. Salvage Reusable Building Materials	4 Resource pts y=yes	Y			
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts y=yes				
4. Protect Native Soil	2 Resource pts y=yes	Y			
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes	Y			
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	Y			
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				
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 Sawn 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				
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts y=yes				
12. Use OSB					
a. Subfloors	1 Resource pt y=yes	Y			
b. Sheathing	1 Resource pt y=yes	Y			

		INPUT	Resources	Energy	IAQ/Health
D. Exterior Finish					
1. Use Sustainable Decking Materials					
a. Recycled content	3 Resource pts y=yes				
b. FSC Certified Wood	3 Resource pts y=yes				
2. Use Treated Wood That Does Not Contain Chromium/Arsenic	1 IAQ/Health pt y=yes	Y			
3. Install House Wrap under Siding	1 IAQ/Health pt y=yes	Y			
4. Use Fiber-Cement Siding Materials	1 Resource pt y=yes				
E. Plumbing					
1. Install Water Heater Jacket	1 Energy pt y=yes				
2. Insulate Hot and Cold Water Pipes	2 Energy pts y=yes				
3. Retrofit all Faucets and Showerheads with Flow Reducers					
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource pts.				
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.				
4. Replace Toilest with Ultra-Low Flush Toilets (1 point each, up to 3 points)	Up to 3 Resource pts.				
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt y=yes				
6. Convert Gas to Tankless Water Heater	4 Energy pts y=yes				
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)	Up to 4 IAQ/Health pts.				
8. Install On-Demand Hot Water Circulation Pump	4 Resource pts y=yes				
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.	Y			
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)	Up to 5 Energy pts.				
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.				
4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)	Up to 4 Energy pts.				
G. Appliances					
1. Install Energy Star Dishwasher	1 Energy pt y=yes				
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt y=yes				
3.Install Energy Star Refrigerator	1 Energy pt y=yes				
4. Install Built-In Recycling Center	3 Resource pts y=yes				
H. Insulation					
1. Upgrade Insulation to Exceed Title 24 Requirements					
a. Walls	2 Energy pts y=yes				
b. Ceilings	2 Energy pts y=yes				
2. Install Floor Insulation over Crawl Space	4 Energy pts y=yes				
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde	3 IAQ/Health pts y=yes	Y			
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				

		INPUT	Resources	Energy	IAQ/Health
I. Windows					
1. Install Energy-Efficient Windows					
a. Double-Paned	1 Energy pt y=yes	Y			
b. Low-Emissivity (Low-E)	2 Energy pts y=yes	Y			
c. Low. Conductivity Frames	2 Energy pts y=yes				
2. Install Low Heat Transmission Glazing	1 Energy pt y=yes				
J. Heating Ventilation and Air Conditioning					
1. Use Duct Mastic on All Duct Joints	2 Energy pts y=yes	Y			
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				
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				
L. Natural Heating and Cooling					
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
M. Indoor Air Quality and Finishes					
1. Use Low/No-VOC Paint	1 IAQ/Health pts y=yes	Y			
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	Y			
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	Y			
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				
N. Flooring					
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	Y			
6. Install Recycled Content Carpet with Low VOCs	4 Resource pts y=yes				
O. City of Albany Incentives					
1. Additions less than 50% increase in floor area	20 Resource pts y=yes				
2. Additions les 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	Y			
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. Earhquake kit	2 IAQ/Health pts y=yes				

Devi Dutta
ARCHITECTURE

1958A University Ave
Berkeley, California 94704
www.devidutta.com
hello@devidutta.com
510/705-1937

transmittal

February 9, 2016

To:

Anne Hersch
City of Albany Planning

Project:

819 Cerrito Street

Item being sent	Size	#copies
Applicant letter	letter	1
Planning application	letter	1
Greenpoint rating checklist for remodeling	letter	1
Drawing set including plans, sections, elevations	tabloid	1
Fees	check	1

Via delivery.

.

If items are not as indicated, please inform our office immediately.