

Planning Application #: 16-053

Date Received: 6/27/2016
 Fee Paid: 3108.00
 Receipt #: 95835

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 checked="" 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: <u>1013 Stannage Ave</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>Kat Taylor & Kris Simonyi</u>	Phone: <u>707.689.3509</u>	Email: <u>kat.simonyi@gmail.com</u> <u>kshimmy@gmail.com</u>
Mailing Address: <u>1013 Stannage Ave</u>	City: <u>Albany</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>Howard Lasseter, arch.</u>	Phone: <u>510.201.6729</u>	Email: <u>hal.arch@juno.com</u>
Mailing Address: <u>454 'A' 44th St.</u>	City: <u>Oakland</u>	State/Zip: <u>CA 94609</u>

PROJECT DESCRIPTION Addition of a new master bedroom suite, remodel & expansion of the existing kitchen & laundry room, removal of the front entry porch, and convert one of the existing bedrooms into a family room.

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?	34.9%	49.8%
What is the amount of impervious surface on the lot?	2894 sq	2977.5 sq
How many dwelling units are on your property?	1	no change
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	1	no change
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	10 ft. X 20 ft.	10 ft. X 20 ft.
What is the narrowest width of your driveway?	10'-6"	no change

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (west)	11.01'	no change	15'
Side (north)	11.35'	4.0'	3.75'
Side (south)	4.4'	4.52'	3.75'
Rear (east)	41.5'	26.0'	20'
Area			
Lot Size	3750 sq	no change	--
Lot Coverage	34.9%	49.8%	50%
Maximum Height	22'-8"	no change	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

attached,
gar. 219 ~~sq~~
access. bld'g
400 ~~sq~~

	Existing	Proposed	Requirement
Lot Size	3750	no change	--
Floor Area			
Garage/Storage	219+400	no change	
Main Level	855.75	1413	--
Second-floor	NA	NA	
Total	1474.75	2032	--
Total Counted*	1255.75	1813	--
Floor Area Ratio*	33.5%	48.3%	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: 1013 Stannage 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 *photos*
- 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: 24 Jun '16

Print Name: Howard A. Lasseter, archt.

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

			INPUT	Resources	Energy	IAQ/Health
I. Windows						
1. Install Energy-Efficient Windows						
a. Double-Paneled	1 Energy pt	y=yes	u		1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	u		2	
c. Low. Conductivity Frames	2 Energy pts	y=yes	u		2	
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes	u			
J. Heating Ventilation and Air Conditioning						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes			5	
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes				
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	u			1
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes	u			
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				3
b. Water Heaters	3 IAQ/Health pts	y=yes	u			
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	y=yes	u			
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			3	
7. Install Radiant Barrier	3 Energy pts	y=yes	u			
L. Natural Heating and Cooling						
1. Incorporate Passive Solar Heating	5 Energy pts	y=yes			3	
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				

-
3
4

	INPUT	Resources	Energy	IAQ/Health
M. Indoor Air Quality and Finishes				
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			
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			
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	20		
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			2
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			

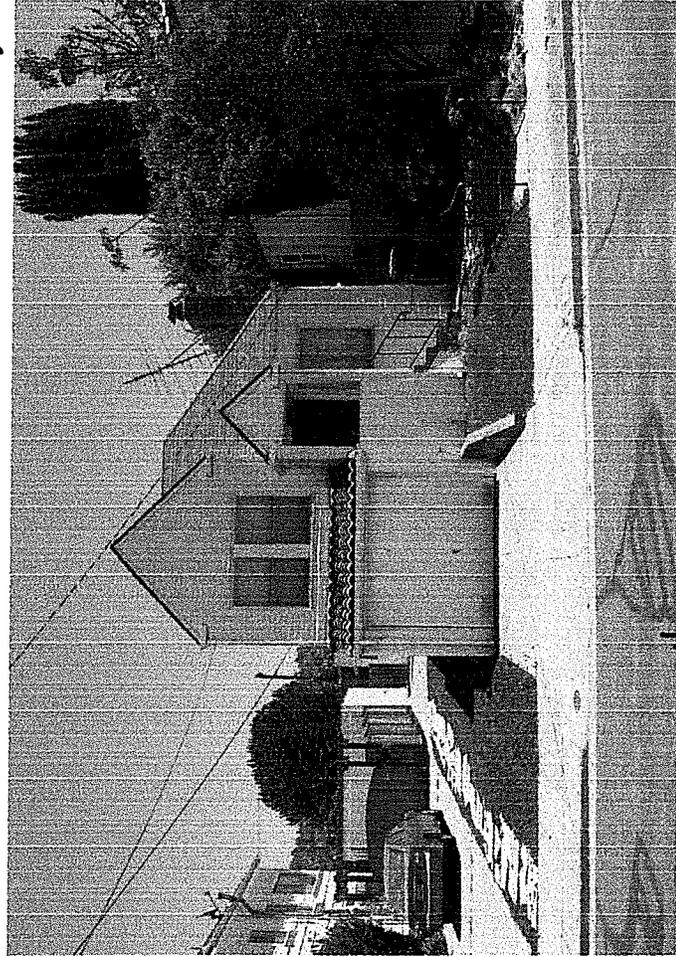
20		2
20	-	2
5	-	-
-	10	3
-	8	4

$25 + 12 + 9 = 52$
 total

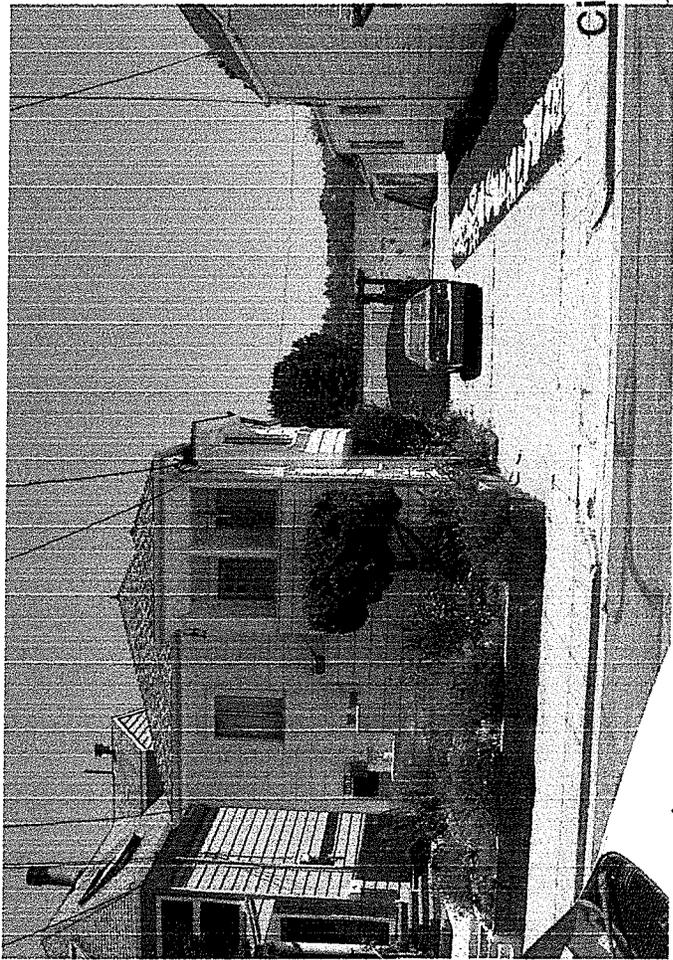
1013 Stennage Ave.
1/3



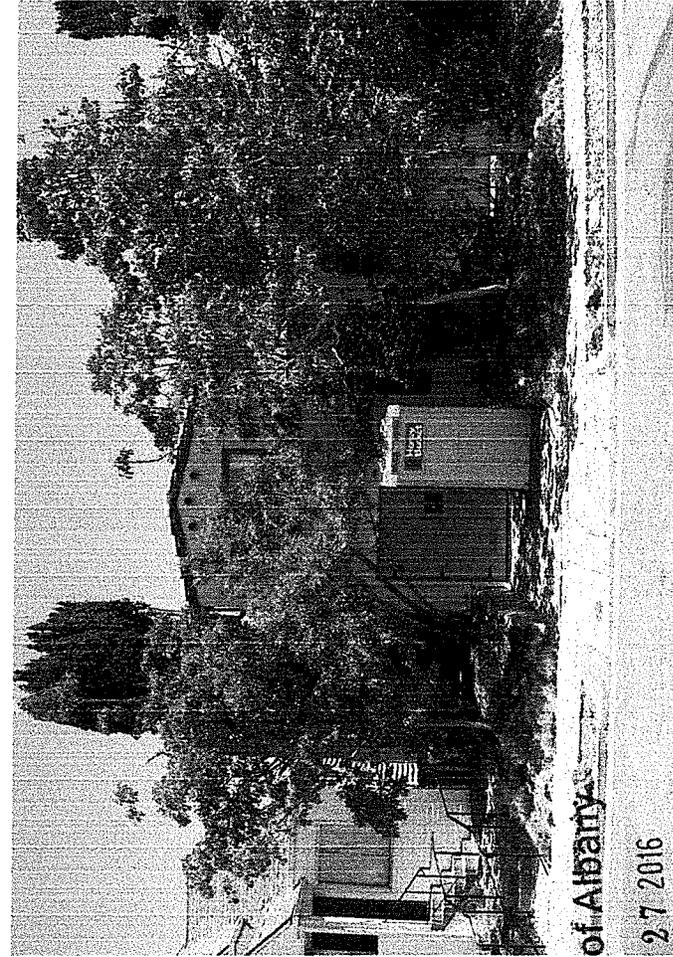
#1011#



#1013#



#1011 - north neighbor



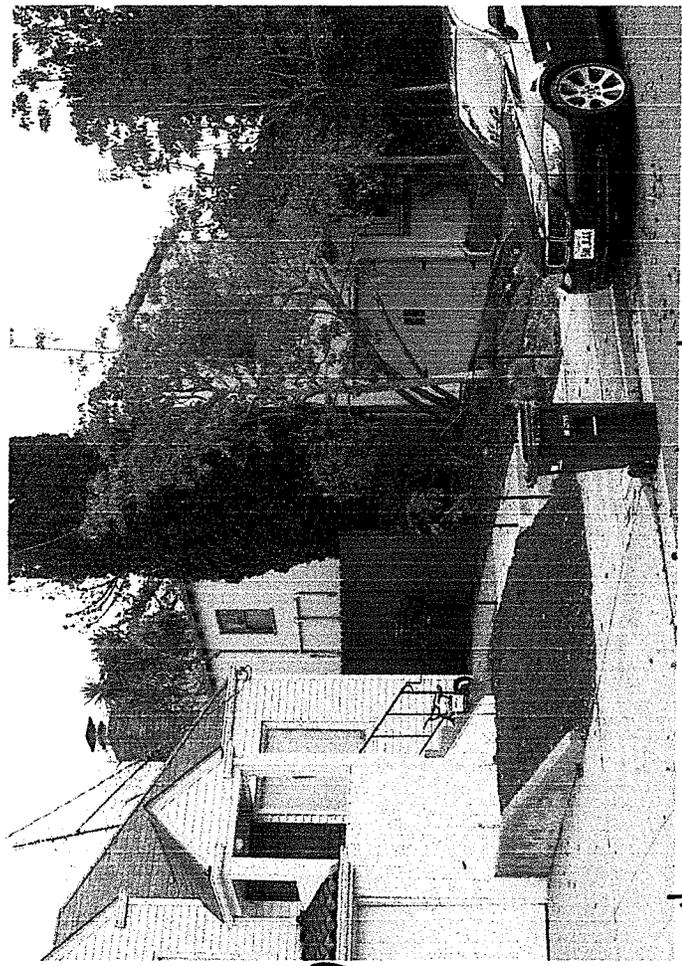
#1017 - south neighbor

City of Albany

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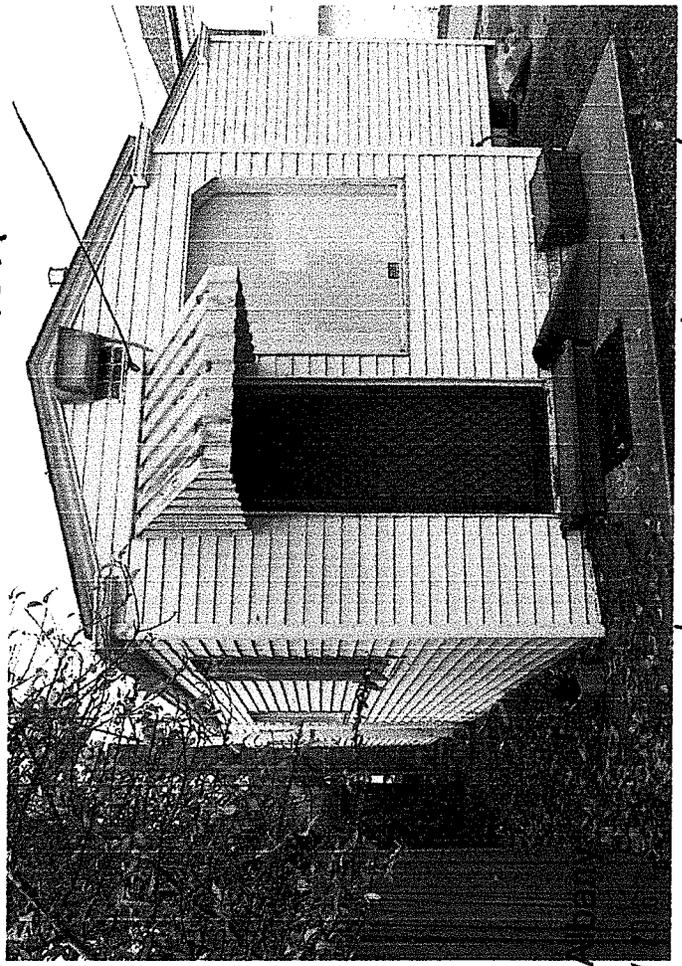
Community Development

1013 Staunage Ave.
2/13



entry

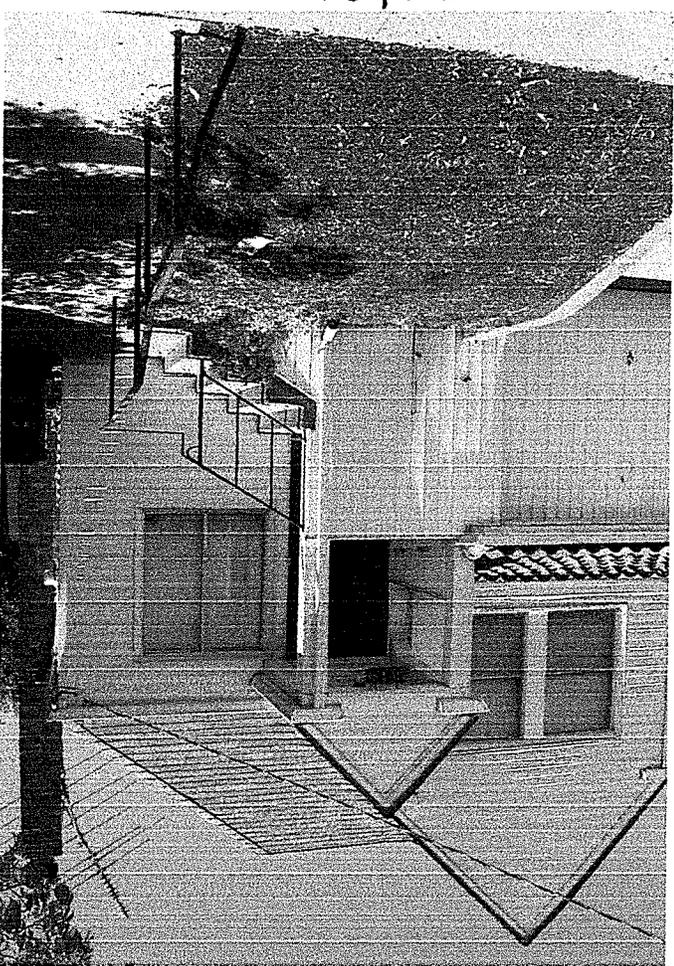
#1013 #1017



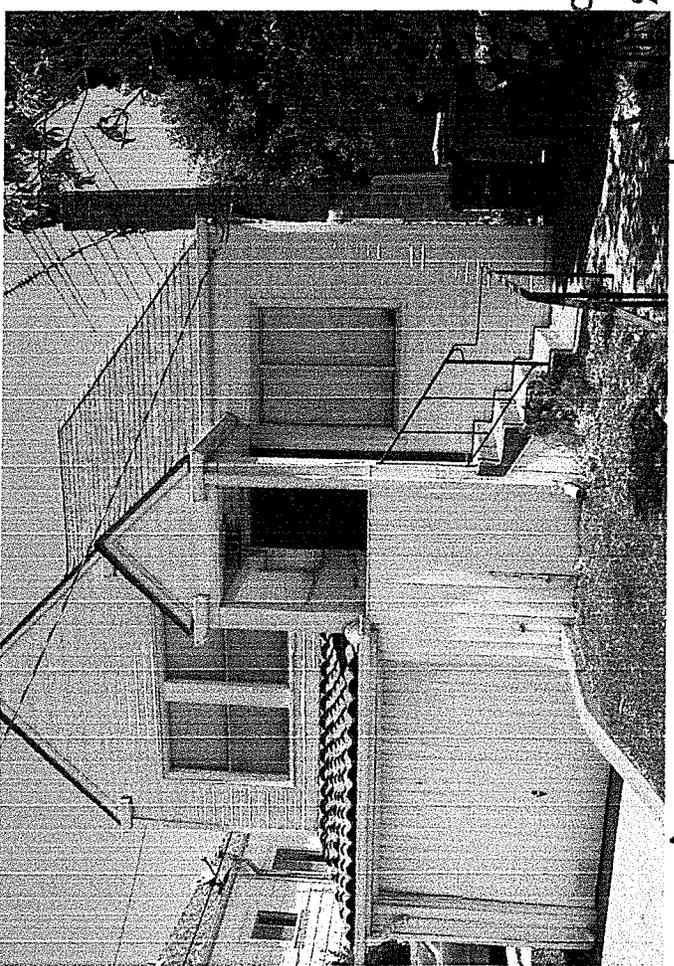
rear of south side yard

of 27

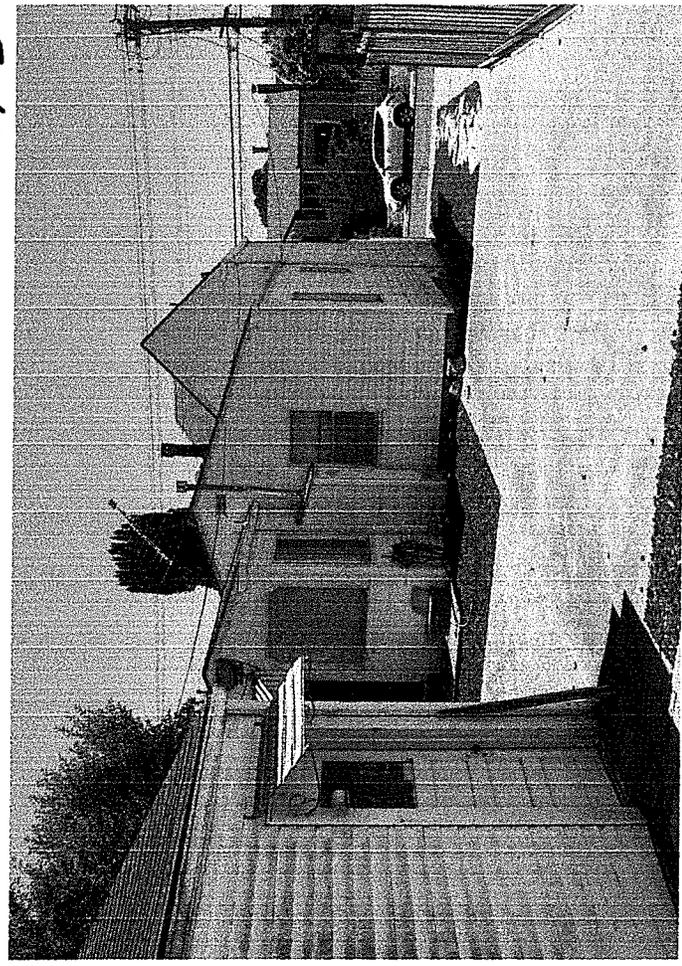
Community Development



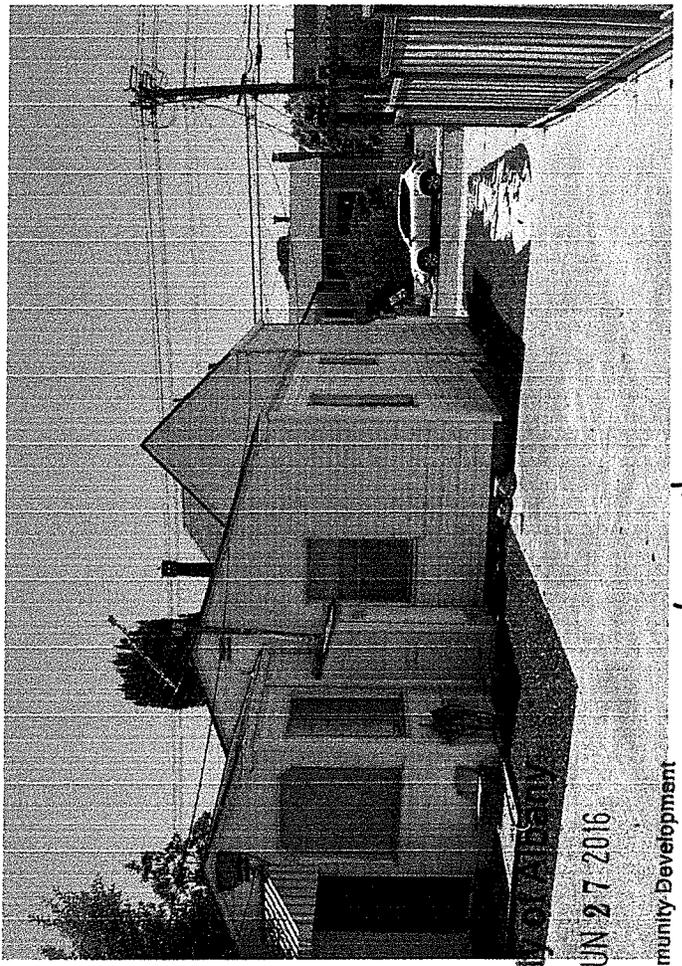
front of south side yard



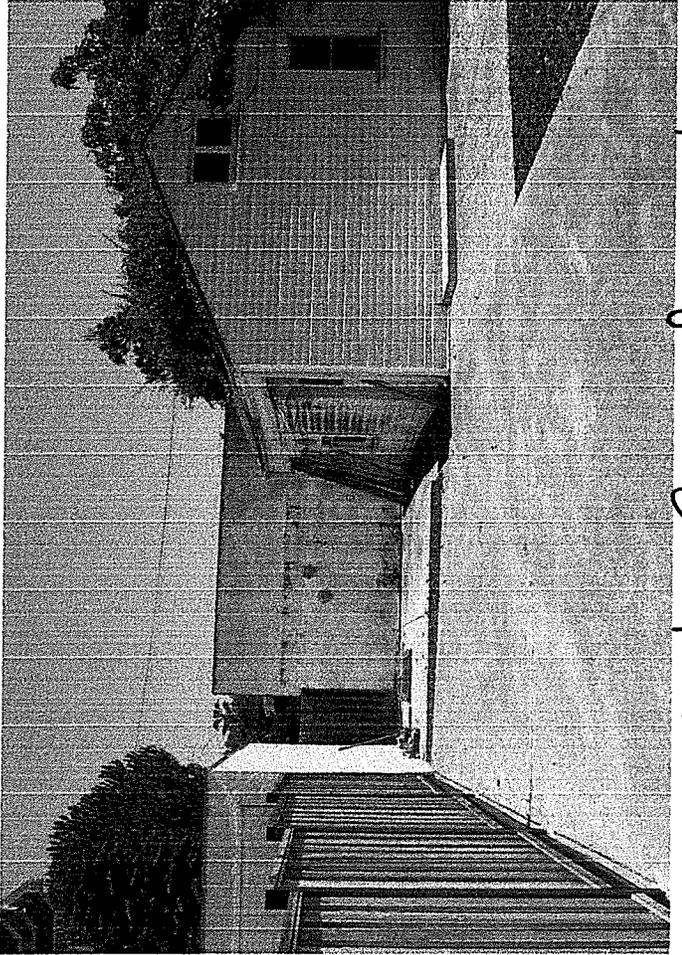
1013 Stannage Ave
3/3



rear elev. #1013



rear elev. #1013



accessory struc @ rear of property



accessory struc rear #1013

City of Albany
JUN 27 2016
Community Development