

Planning Application #: 16-080

Date Received: 10/19/16
 Fee Paid: \$1,054
 Receipt #: 000115-
0009

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 type="checkbox"/> Design Review*	\$2,072/ Admin. \$1,101
<input 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 checked="" type="checkbox"/> Secondary Residential Unit*	\$1,101 <u>1054</u>
<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>1044 Ordway St.</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>Eliana Elias and Thomas Burke</u>	Phone: <u>(510) 528-8242</u> Fax:	Email: <u>elianaelias@comcast.net</u> <u>thomasburke@dwt.com</u>
Mailing Address: <u>1044 Ordway St.</u>	City: <u>Albany</u>	State/Zip: <u>Ca 94706</u>
Applicant(s) Name (contact person): <u>Studio ARG / Amy Guiang</u>	Phone: <u>(510) 367-8589</u> Fax:	Email: <u>studioarg7@gmail.com</u>
Mailing Address: <u>1121 Key Route Blvd.</u>	City: <u>Albany</u>	State/Zip: <u>Ca 94706</u>

PROJECT DESCRIPTION

THE OWNERS PROPOSE TO CONSTRUCT A NEW 241 SQUARE FOOT SECONDARY RESIDENTIAL UNIT (SRU) IN THE REAR YARD AT 1044 ORDWAY STREET IN ALBANY, CA. THE EXISTING GARAGE WILL BE DEMOLISHED AND SRU WILL BE BUILT IN APPROXIMATELY THE SAME LOCATION, AT SOUTH WEST CORNER OF PROPERTY. THE SRU WILL CONSIST OF A LIVING ROOM/BEDROOM AREA, BATHROOM, CLOSET AND FUTURE KITCHEN.

KITCHEN MAY BE CONSTRUCTED AND PERMITTED IN THE FUTURE, AND MAY NOT BE PART OF THIS PHASE OF PROPOSED WORK.

THE EXISTING TWO STORY SINGLE FAMILY HOUSE WILL REMAIN.

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.

Mr. R. She & Eriana Elias 10/19/2016
Signature of Property Owners Date

[Signature] 10/19/16
Signature of Applicant (if different) Date

STUDIO ART, L.L.C.

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS		SIDE - INTERIOR (1)	SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT DVERAGE	X. FLOOR AREA RATIO (2)	NEW SITES/ DEVELOPMENT		MIN. LOT WIDTH
		FRONT	REAR						LOT AREA	LOT AREA PER UNIT	
R-1	Single-Family Dwelling Public & Quasi-Public	15 ft. (3)	20 ft. (3)	10% (3)	7.5 ft. (3)	28 ft. 35 ft.	50% (3)	0.55 N/A	3,750 sq.ft. 10,000 sq.ft.	N/A N/A	35 ft. 75 ft.
R-2	Single-Family Dwelling Two- & Multi-Family Dwellings Public & Quasi-Public	15 ft. (3)	15 ft. 15ft. (3)	10% 10% (3)	7.5ft. (4) 7.5 ft. (4) (3)	28 ft. 35/28 ft.(8) 35 ft.	50% 50% (3)	0.55 N/A N/A	3,750 sq.ft. 3,750 sq.ft. 10,000 sq.ft.	N/A 1,250 sq.ft. N/A	35 ft. 37.5 ft. 75 ft.
R-3	Single- & Two-Family Dwellings Multi-Fam. Dwel. & Board. Hse. Public & Quasi-Public	15 ft. (3)	15 ft. 15 ft. (3)	10% 5 ft. (3)	7.5 ft. (4) 7.5 ft. (4) (3)	35/28 ft.(8) 35/28 ft.(8) 35 ft.	50% 70% (3)	0.55 1.5 N/A	3,750 sq.ft. 5,000 sq.ft. 10,000 sq.ft.	1,250 sq.ft. (5) N/A	50 ft. 50 ft. 75 ft.
All R	Accessory Buildings	N/A	0 ft.	0 ft.	7.5 ft.	12 ft.	30% (7)	N/A	N/A	N/A	N/A

NOTES

- (1) Ten percent (10%) of lot width, with a maximum of five feet (5') and a minimum of three feet (3').
- (2) The Planning and Zoning Commission may approve an FAR of up to .60 under certain conditions. (see Zoning Ordinance § 20.24.050(B)2)
- (3) As determined by the Planning and Zoning Commission on a design review/use permit basis.
- (4) One foot (1') shall be added for each twelve feet (12') of height above the lowest fifteen feet (15') of building height.
- (5) Minimum lot area per dwelling unit:

# Units	3	4	5	6	7	8	9	10	11
Min Lot Area (sq.ft.)	3,750	4,500	5,000	5,828	6,598	7,310	7,965	8,563	9,103
- (6) For 12 or more units, refer to Zoning Ordinance § 20.24.020, Table 2.A, note 9)
- (7) Accessory buildings must be located in the rear or side yard, and may not be closer than six feet (6') to the main building(s) or to other buildings.
- (8) Accessory buildings may not cover more than thirty percent (30%) of the rear yard. (complete accessory building regulations at Zoning Ordinance § 20.24.130)
- (9) Maximum building height is three stories, or 35 feet, above grade, except that the maximum height allowed at the front setback line shall be 28 feet plus a 45-degree daylight plane (see Zoning Ordinance § 20.24.070.B)

Green Points Rating System for Remodeling Projects

OCT 18 2016

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: 1044 ORDWAY ST.

		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				
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes	1	1		
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	4	4		
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	2		
2. Use Recycled Content Aggregate	2 Resource pts y=yes				
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes	4	IF USED (3)		

C. Structural Frame					
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts y=yes	3	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.				
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes	2	2		
4. Use Web Floor Trusses	2 Resource pts y=yes				
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes	2	2		
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				
b. Sheathing	1 Resource pt y=yes				

	INPUT	Resources	Energy	IAQ/Health
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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		1
3. Install House Wrap under Siding	1 IAQ/Health pt	y=yes		1
4. Use Fiber-Cement Siding Materials	1 Resource pt	y=yes		

E. Plumbing

1. Install Water Heater Jacket	1 Energy pt	y=yes	1	1
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 Toilets 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	4	

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.			
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	1	
4. Install Built-In Recycling Center	3 Resource pts	y=yes	3	

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		
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	4	
b. Ceilings	4 Resource pts	y=yes	4	

I. Windows

1. Install Energy-Efficient Windows					
a. Double-Paned	1 Energy pt	y=yes	1		
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	2	1	
c. Low. Conductivity Frames	2 Energy pts	y=yes	2	2	
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes		2	

J. Heating Ventilation and Air Conditioning

1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes	(NA)		
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes			
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	1		1
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	3	3	3
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	maybe		
3. Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	y=yes	4	4	
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	1	1	
7. Install Radiant Barrier	3 Energy pts	y=yes	3	3	

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	1			1
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health pts	y=yes				1
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes	1			1
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				
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				

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City of Albany, California
FINANCE
1000 SAN PABLO AVENUE
ALBANY, CA 94706
510-528-5730

000115-0009 Maureen H 10/19/2016 03:19PM

PERMITS / INSPECTIONS
SECONDARY RESIDENTIAL UNIT -
REVIEW
2016 Item: 20160211|S055 1,054.00

Payment Id: 2239

1,054.00

Subtotal 1,054.00
Total 1,054.00

CREDIT CARD 1,054.00

Visa *****0249
Ref=20161019151822327DBD
Auth=056166
Terminal ID=993350717756483
Trans ID=00000000419
Trans Type=Purchase
Entry Legend=CHIP READ
Entry Method=CONTACT
AC=936406C1DF5605B9
ATC=000F
AID=A000000031010
AID NAME=CHASE VISA
TVR=0080008000
TSI=E800
RESP CD=00
TRN REF #=586293803331719
VAL CODE=8XLP

Change due 0.00

Paid by: QUING

Signature: _____

Thank you for your payment

CUSTOMER COPY