

Planning Application #: 16-076

Date Received: 7/29/16
 Fee Paid: \$5,250
 Receipt #: 000095-0007

Munis Appl. # 2016 0140

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 2016-2017)

<input checked="" type="checkbox"/> Design Review*	\$2,625/ Admin. \$1,556
<input checked="" type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,625
<input type="checkbox"/> Conditional Use Permit (major)* **Existing Non-Conforming Wall setback is _____ **	\$Actual Cost/Min \$2,625
<input type="checkbox"/> Secondary Residential Unit*	\$1,054
<input checked="" type="checkbox"/> Variance*	\$2,625
<input type="checkbox"/> Lot Line Adjustment	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion	\$3,357
<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>1267 WASHINGTON AVE.</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>JODY AOYAGI & KYLE BERNHARD</u>	Phone: <u>510 684 8854 Kyle</u> Fax:	Email: <u>jkaoyagi@hotmail.com</u> <u>kbernhard@gmail.com</u>
Mailing Address: <u>1267 WASHINGTON AVE.</u>	City: <u>ALBANY CA</u>	State/Zip: <u>94706</u>
Applicant(s) Name (contact person): <u>JASON KALDIS</u>	Phone: <u>510-549-3584</u> Fax: <u>510-549-3574</u>	Email: <u>jason@jkaldisarchitect.com</u>
Mailing Address: <u>1250 MADISON ST, #210</u>	City: <u>BERKELEY</u>	State/Zip: <u>94702</u>

PROJECT DESCRIPTION

The subject lot is 3575 sq. ft. lot with a 3 bedroom, 2 bathroom house built in (year) 1936. The scope includes an addition of 195.59 SF sq. ft. at (insert location on property) REAR. This includes (description of interior space addition) A BEDROOM. This will result in a 4 bedroom, 2 bathroom 1743.71 sq. ft. home with a maximum height of 18'-9". Parking is provided in A SINGLE CAR GARAGE AND IN DRIVEWAY IN FRONT OF GARAGE.

The architectural style/appearance of the home is: Mission/Mediterranean Revival

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?	1593.24	+209.09 = 1802.33 (50.4%)
What is the narrowest width of your driveway?	7'-4"	7'-4"

PARKING

- The subject property has 1 existing legal-sized off-street parking spaces which measure 10'-7" wide x 19'-2" long.
- An Exception is required for PARKING BTWN GAR DOOR & BACK OF SIDEWALK ~ 14'-9" L X 7'-4" W IN DRIVEWAY (location in front yard setback and/or size reduction).
- A Reduction is required for _____

(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 (SOUTH)	10'-2 7/8"	NO CHANGE	15'-0" MIN.
Side (EAST)	3'-2 3/4"	5'-0"	5'-0" MIN.
Side (WEST)	9'-8 1/2"	10'-0" NO CHANGE	5'-0" MIN.
Rear (NORTH)	20'-2"	5'-0"	20'-0" MIN.
Area			
Lot Size	3575	NO CHANGE	--
Lot Coverage (In Percentage)	37.9%	+ = 43.4%	50%
Maximum Height	18'-9"	ADDITION 11'-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	3575		--
Floor Area			
Garage	222.87		
Covered Porch	30.21		
Stairs Ground Level	165.75	+ 195.59	
Main Level	937.33		--
Second-floor	445.04		
Total	1801.20	1996.79	--
Total Counted*	1581.20	1776.79	--
Floor Area Ratio*	44.2%	49.7%	55% 60% LOT < 3750 SF

* 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: 1267 WASHINGTON 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 *Jason Kaldis* Date: 9/23/16

Print Name: JASON KALDIS

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

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.

_____ Signature of Property Owner	_____ Date
<i>Jamie Dendis</i>	9/23/16
_____ Signature of Applicant (if different)	_____ Date

Table 6. 20.28.050 Residential Parking Dimensions.

Type of Parking	Width	Length	Height
Enclosed Parking:			
Single space	8'6"	19'	7'
Side-by-side spaces	16'	19'	7'
Covered Parking:			
Single space	8'6"	18'	7'
Side-by-side spaces	16'	18'	7'
Open Parking:			
Single space	8'6"	18'	N/A
Side-by-side spaces	16'	18'	N/A
Driveways			
Single	7'	N/A	N/A
Double	15'	N/A	N/A

20.28.050 Parking Area Standards.

A. Dimensional Standards

1. Single-Family Residential Uses:

d. Open or Covered Parking (Pre-1978). Where warranted by spatial limitations related to construction approved prior to the enactment of Measure D¹ in November 1978, the Planning and Zoning Commission may permit an open or covered parking space measuring no less than seven (7) feet six (6) inches wide, by sixteen (16) feet long, to meet off-street parking requirements. The Commission may permit a minimum width dimension for a double-car open or covered parking space to be fourteen (14) feet. All minimum width dimensions shall be increased by one (1) foot of width adjacent to each wall, fence, property line or other fixed obstruction that restricts access abutting the long dimension of the parking space.

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS		SIDE - INTERIOR (1)	SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT COVERAGE	X. FLOOR AREA RATIO (2)	NEW SITES/ DEVELOPMENTS	LOT AREA PER UNIT	MIN. LOT AREA	MILLAGE
		FRONT	REAR									
R-1	Single-Family Dwelling	15 ft. (3)	20 ft. (3)	10% (3)	7.5 ft. (3)	28 ft.	50%	0.55	3,750 sq.ft.	N/A	3,750 sq.ft.	35 ft.
	Public & Quasi-Public					35 ft. (3)		N/A	10,000 sq.ft.	N/A	10,000 sq.ft.	75 ft.
R-2	Single-Family Dwelling	15 ft.	15 ft.	10%	7.5 ft. (4)	28 ft. 35/28	50%	0.55	3,750 sq.ft.	N/A	3,750 sq.ft.	35 ft.
	Two- & Multi-Family Dwellings	15 ft. (3)	15 ft. (3)	10% (3)	7.5 ft. (4) (3)	ft.(8)	50% (3)	N/A	3,750 sq.ft.	1,250 sq.ft.	3,750 sq.ft.	37.5 ft.
R-3	Public & Quasi-Public					35 ft.		N/A	10,000 sq.ft.	N/A	10,000 sq.ft.	75 ft.
	Single- & Two-Family Dwellings	15 ft.	15 ft.	10%	7.5 ft. (4)	35/28 ft.(8)	50%	0.55	3,750 sq.ft.	1,250 sq.ft.	3,750 sq.ft.	50 ft.
All R	Multi-Fam. Dwel. & Board. Hse.	15 ft. (3)	15 ft. (3)	5 ft. (3)	7.5 ft. (4) (3)	35/28 ft.(8)	70% (3)	1.5 N/A	5,000 sq.ft.	(5) N/A	5,000 sq.ft.	50 ft.
	Public & Quasi-Public					35 ft.		N/A	10,000 sq.ft.	N/A	10,000 sq.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	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	Min Lot Area (sq.ft.)	# Units	Min Lot Area (sq.ft.)	# Units	Min Lot Area (sq.ft.)
3	3,750	6	5,828	9	7,965

 (For 12 or more units, refer to Zoning Ordinance § 20.24.020, Table 2.A, note 9)
- (6) 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.
- (7) Accessory buildings may not cover more than thirty percent (30%) of the rear yard. (complete accessory building regulations at Zoning Ordinance § 20.24.130)
- (8) 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)

JODY AOYAGI & KYLE BERNHARD
1267 WASHINGTON AVE.
ALBANY CA 94706

9/23/16

IMPERVIOUS LOT COVERAGE

LOT AREA = 3575 SF

	<u>EXISTING</u>	<u>PROPOSED</u> +/-	<u>RESULT</u>
BUILDING FOOTPRINT	1356.16 SF	+ 195.59 SF	1551.75 SF
ENTRY WALK 4 [±] x 10 [±]	44.05 SF		
DRIVEWAY 7 [±] x 13 [±]	97.78 SF		
BACKYARD WALK 2 [±] x 42 [±]	95.25 SF		
NEW CONC LANDING 3 [±] x 9 [±]		+ 27.0 SF	
REMOVED WALK 6 [±] x 2 [±]		- 13.5 SF	
TOTAL	1593.24 SF	+ 209.09 SF	1802.33 SF
% LOT COVERAGE	44.6%		50.4%

City of Albany
SEP 29 2016
Community Development

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: 1267 WASHINGTON AVENUE

	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	N		
2. Salvage Reusable Building Materials	4 Resource pts y=yes	Y	4	
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			
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes	Y	2	
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes			
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts y=yes			
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	N		
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	25%	2	
2. Use Recycled Content Aggregate	2 Resource pts y=yes	N		
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes	N		
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.	Y	2	
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes			
4. Use Web Floor Trusses	2 Resource pts y=yes	N		
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes	N		
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes	N		
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes	N		
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	N		
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts y=yes	N		
12. Use OSB				
a. Subfloors	1 Resource pt y=yes			
b. Sheathing	1 Resource pt y=yes	Y	1	

	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	N		
3. Install House Wrap under Siding	1 IAQ/Health pt y=yes			
4. Use Fiber-Cement Siding Materials	1 Resource pt y=yes			
E. Plumbing				
1. Install Water Heater Jacket	1 Energy pt y=yes	Y	1	
2. Insulate Hot and Cold Water Pipes	2 Energy pts y=yes	N		
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	N		
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	N		
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.	Y	4	
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.	Y	2	
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	N		
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		3
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		1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	Y		2	
c. Low-Conductivity Frames	2 Energy pts	y=yes	Y		2	
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				
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	Y			2
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	Y	1		
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			1
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health pts	y=yes	Y			2
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes	Y			3
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	Y			6
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	Y	1		
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	Y	20		
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	10 Resource pts	y=yes		10		
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	Y			2
				43	12	19= 64

JASON KALDIS ARCHITECT, INC.
1250 ADDISON STREET, STUDIO 210
BERKELEY CA 94702
PH 510-549-3584 FX 510-549-3574
JASON@JKALDISARCHITECT.COM

September 23, 2016

Anne Hersch, AICP, City Planner
Community Development, City of Albany
1000 San Pablo Avenue
Albany CA 94706

Bedroom Addition for Jody Aoyagi & Kyle Bernhard
1267 Washington Avenue
Albany CA 94706

REQUEST FOR VARIANCE, DESIGN REVIEW, & PARKING EXCEPTION

The applicant is seeking Design Review, Parking Exception and Variance for a new accessible fourth bedroom (196 sq. ft. addition) at the ground floor of 1267 Washington Avenue at the intersection of Spokane Avenue. The subject lot is 3575 sq. ft. with 55 feet of frontage along Washington and 65 feet of frontage along Spokane. The front door and driveway curb cut are located along Washington Avenue.

The existing Mediterranean style 1548 sq. ft. three bedroom, two bathroom home was built in 1936 . Due to the corner lot configuration and the location of the existing house, a variance is requested to allow a relaxed rear yard setback for the at grade bedroom addition.

Parking is currently provided in the single car garage. The driveway length from the back of the sidewalk to the face of the garage door is approximately 15'-0". There is but one curb cut and there is no other opportunity to provide tandem parking on the property or to provide a second parking space without making a second curb cut along Spokane and such a curb cut would reduce on street parking by one car, negating the rationale for requiring additional off street parking.

The lot has been developed with a split-level house oriented long to Washington Avenue. The lot development yields a rear yard that is 20'-2" clear at the ground level and the full 55 feet length of the property resulting in a much wider than normal building separation to the next house along Spokane Avenue. Due to the unusual shape of the lot, Washington Avenue is the south and front yard, Spokane Avenue is the west and side yard, and a narrow side yard exists to the east. This makes the space to the north of the house, the rear yard.

Two diagrams are included to show how small a building footprint would result from strict conformance with the setback requirements, depending on which frontage was

determined to be the front yard. The unusual lot prevents lot coverage from exceeding 37.76% where the ordinance allows 50%.

The applicant proposes a lot coverage of only 37.9% (very close to the 37.76% maximum that would be statistically possible if applying the minimum yard setbacks to each side of the property).

A third diagram is included to show a translation of this lot size (3575 sq. ft. of lot area) to a typical 100 feet deep lot and shows that a much larger building footprint (52%) would result by applying the minimum yard setbacks at front, rear and side.

Other properties configured in the more typical 100 feet depth are afforded more lot coverage and examples abound throughout the neighborhood and very nearby.

A recent building permit approved construction project at the subject address improved a bathroom and laundry room on the ground floor level behind the garage that is connected by a short stair to the kitchen. The variance is requested in order to provide an accessible bedroom on the ground floor adjacent to this newly improved bathroom, laundry closet, and garage.

While it is possible to add a fourth bedroom on a second story above the main floor of the house, there is no practical way to provide that bedroom with proximity to either existing bathroom or provide handicap accessibility without the use of multiple flights of stairs.

Also, to provide an additional half flight of stairs up to a new second floor from the existing upper floor would require demolishing a bedroom closet that serves the front bedroom #3 and a new closet would have to be built within that already small bedroom.

The existing composition of the roofs and massing would be hard to balance with a new second story, since the crescendo of the design is the gable over the existing second story above the garage. Finally, the project would be more than twice as expensive and take twice as long to build, each factors that are critically important to the applicants.

Compositionally, the houses along the block between Spokane Avenue and Key Route Boulevard appear to have been developed at the same time, similarly, in stucco with red clay tile trimmed roofs in the Mediterranean style and with picturesque massing. These houses stretch long to Washington Avenue and the result leaves various size rear yards to adjoin the lots that key in from Spokane and Key Route Boulevard. These rear yards result in larger than normal building separation distances to the interior lots that are adjacent.

The neighboring house at 1269 Washington Avenue has a rear yard structure that is located similar to the bedroom addition that is being requested by variance and appears to be about the same size footprint and is also one story in height.

The double house at 1287 Washington and 1309 Washington was developed more like an interior lot than a corner lot and as a result has a much higher lot coverage and much less building separation to the house at 744 Key Route Boulevard.

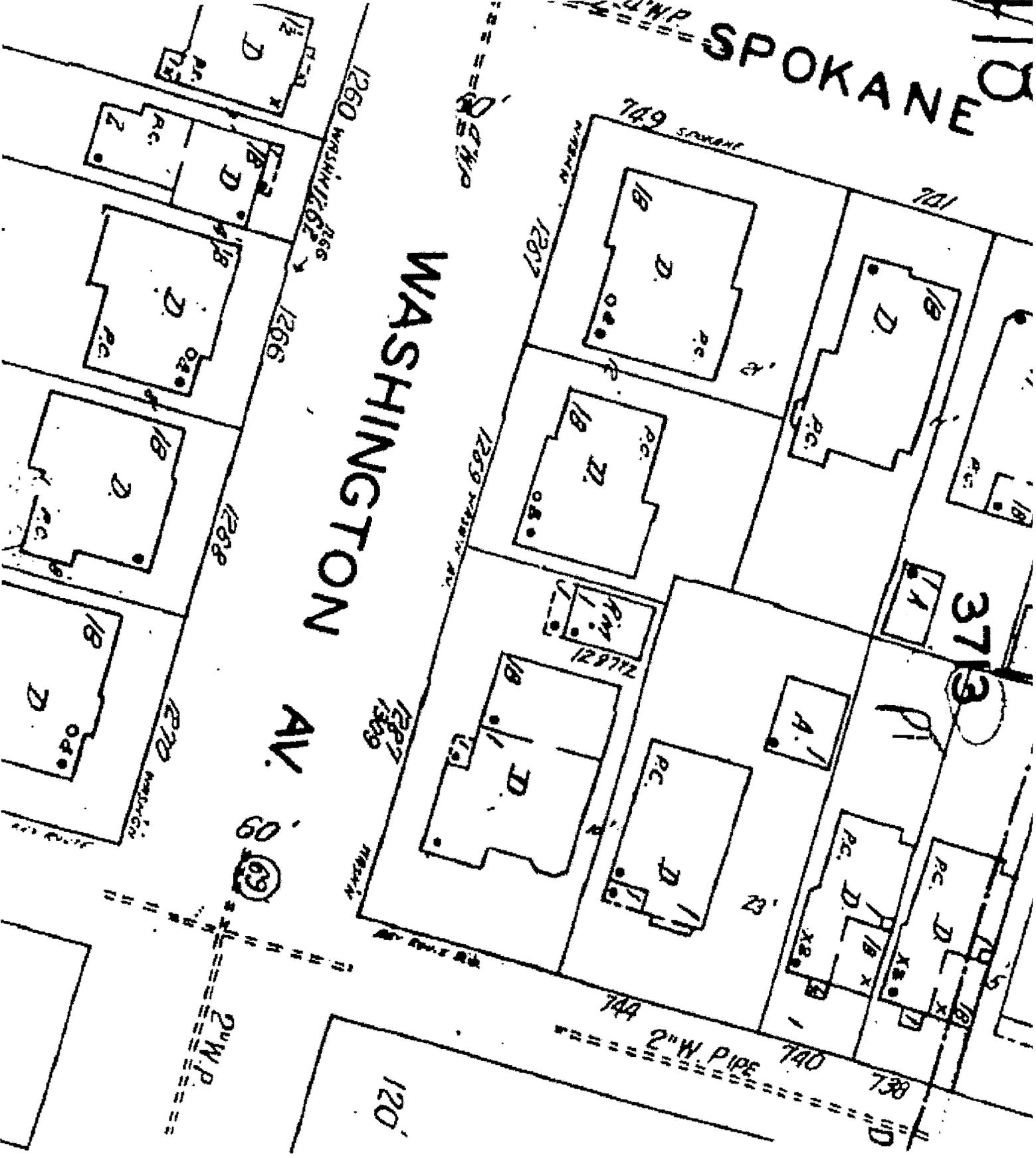
Although the addition will not be able to be seen from either street, the proposed addition follows the details of the existing house, by incorporating the same stucco side walls, red clay tile trimmed gable ends with ogee shaped corbels, red asphalt composition shingle roof, and simple vinyl framed windows with stucco wrapped jambs and thick subsills.

While it is usually difficult to make variance findings, in this case, there are compelling reasons to allow the relaxation of the rear yard setback from 20'-0" to 5'-0" as follows:

- The 5 feet rear yard setback proposed is for a structure that is less than 13 feet long in the east-west direction and the rest of the rear yard remains open space with a width of , contributing to the much larger than normal side to side building separation with the house at 741 Spokane Avenue.
- The proposed addition results in 37.5% lot coverage where 50% is permitted.
- The proposed addition results in 49.7% FAR where 60% is permitted (due to the smaller than 3750 sq, ft, lot)
- The proposed addition is one story tall with an interior wall plate height of only 7 feet with vaulted ceiling to match the existing roof slope, with the finished floor level within 7 3/4" of existing grade and does not shadow any adjacent property's living space or create any mutual privacy issues or blockage of views over the property.
- The proposed addition will not be visible from either street, due to its position at the nexus of the rear and side property line.
- Other properties enjoy reduced rear yard setbacks, larger than allowed lot coverage, and taller building forms than that proposed.
- There will be no adverse impacts from such a modest addition.
- There will be no granting of a special privilege because other properties already enjoy similar relaxations of setbacks with greater lot coverage and taller building mass.
- The single family use is a permitted use.
- The development of living space at and near ground level affords handicap accessibility in the event the applicant or a future occupant requires immediate accessible adaptability of the bedroom and bathroom.

SPokane

WASHINGTON AV.



PROJECT DATA

BEDROOM ADDITION FOR
 KYLE BERNHARD & JODY AOYAGI
 1267 WASHINGTON AVE
 ALBANY, CA 94706

APN: 67-2835-20
 LOT AREA: 3575 (55.00' x 65.00')
 ZONE: R-1
 OCCUPANCY GROUP: R-3
 CONSTRUCTION TYPE: V-B (NOT FIRE SPRINKLER PROTECTED)
 T24 CLIMATE ZONE: 3
 NO. OF STORIES: 2
 HOUSE BUILT IN: 1936

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIREMENT</u>
MAX. HEIGHT:	18'-9"	11'-6"	28'-0" MAX.
FRONT SETBACK:	10'-2"+	NO CHANGE	15'-0" MIN.
SIDE SETBACK (EAST):	3'-2 3/4"	5'-0"	5'-0" MIN.
SIDE SETBACK (WEST):	9'-8 1/2"-	NO CHANGE	5'-0" MIN.
REAR SETBACK:	20'-2"	5'-0"	20'-0" MIN.

REQUEST VARIANCE FOR REAR YARD SETBACK LESS THAN 20'-0" DUE TO UNUSUAL LOT SIZE AND POSITION OF EXISTING BUILDING FOOTPRINT

HABITABLE & CONDITIONED FLOOR AREA CALCULATIONS

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>TOTAL</u>
UPPER FLOOR	445.04 SQ. FT.	NO CHANGE	445.04 SQ. FT.
MAIN FLOOR	937.33 SQ. FT.	NO CHANGE	937.33 SQ. FT.
GROUND FLOOR	<u>165.75 SQ. FT.*</u>	<u>195.59 SQ. FT.</u>	<u>361.34 SQ. FT.</u>
FLOOR AREA	1548.12 SQ. FT.	195.59 SQ. FT.	1743.71 SQ. FT.

*INCL. LAUNDRY CLOS.

GARAGE	222.87 SQ. FT.	NO CHANGE	222.87 SQ. FT.
COVERED FRONT ENTRY	30.21 SQ. FT.	NO CHANGE	<u>30.21 SQ. FT.</u>

GROSS FLOOR AREA SUBTOTAL **1996.79 SQ. FT.**

GARAGE EXEMPTION **-220.00 SQ. FT.**

ADJUSTED FLR AREA RATIO (FAR) **1776.79 SQ. FT (49.7%) < 60%**

ALLOWABLE FAR 60% OF LOT AREA < 3750 SQ. FT.
 60% OF 3575 SQ. FT. = 2250.00 SQ. FT.

MAIN FLOOR FOOTPRINT	937.33 SQ. FT.
GROUND FLOOR FOOTPRINT	165.75 SQ. FT.
GARAGE FOOTPRINT	222.87 SQ. FT.
COVERED ENTRY FOOTPRINT	<u>30.21 SQ. FT.</u>

(E) GROSS BUILDING FOOTPRINT 1356.16 SQ. FT. (37.9%) < 50%

(N) GROUND FLOOR FOOTPRINT 195.59 SQ. FT.

(N) GROSS BUILDING FOOTPRINT 1551.75 SQ. FT. (43.4%) < 50%

LOT COVERAGE

(E) LOT COVERAGE (EXISTING GROSS BUILDING FOOTPRINT ÷ LOT AREA)

1356.16 SQ. FT. ÷ 3575 SQ. FT. = 37.9%

(N) LOT COVERAGE (NEW GROSS BUILDING FOOTPRINT ÷ LOT AREA)

1551.75 SQ. FT. ÷ 3575 SQ. FT. = 43.4%

FIRE SPRINKLER FLOOR AREA CALCULATION

(N) FLOOR AREA ADDITION 195.59 SQ. FT. ÷ (E) FLOOR AREA 1548.12 SQ, FT. = 12.6% < 50%

NO EXISTING FLOOR AREA REMODELED OR ALTERED AS PART OF THIS PROJECT

EXCEPT ONE WINDOW IN NORTH FACING WALL UPPER FLOOR

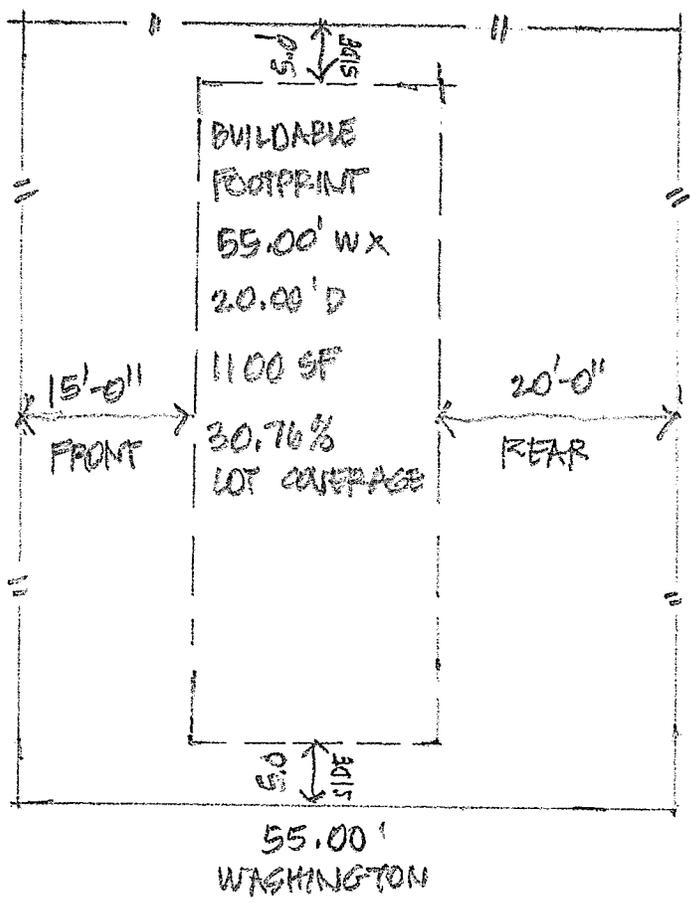
(E) LOT 55.00' WIDE X 65.00' DEEP = 3575 SF FAR = 60% MAX
 MAX. LOT COVERAGE 50% OR 1787.5 SF FOR THIS LOT < 3750 SF LOTS

IF LOT WERE 100' DEEP
 ALONG WASHINGTON AND
 FRONT YARD DETERMINED
 TO BE ALONG SPOKANE
 THERE WOULD BE 45'-0"
 MORE LOT DEPTH TO BUILD
 IN REAR YARD.

EVEN IF LOT WERE ONLY
 15'-0" DEEPER*, THERE WOULD
 NOT BE NEED FOR VARIANCE.

(* 65'-0" W X 70'-0" DEEP)

SPOKANE
65.00'

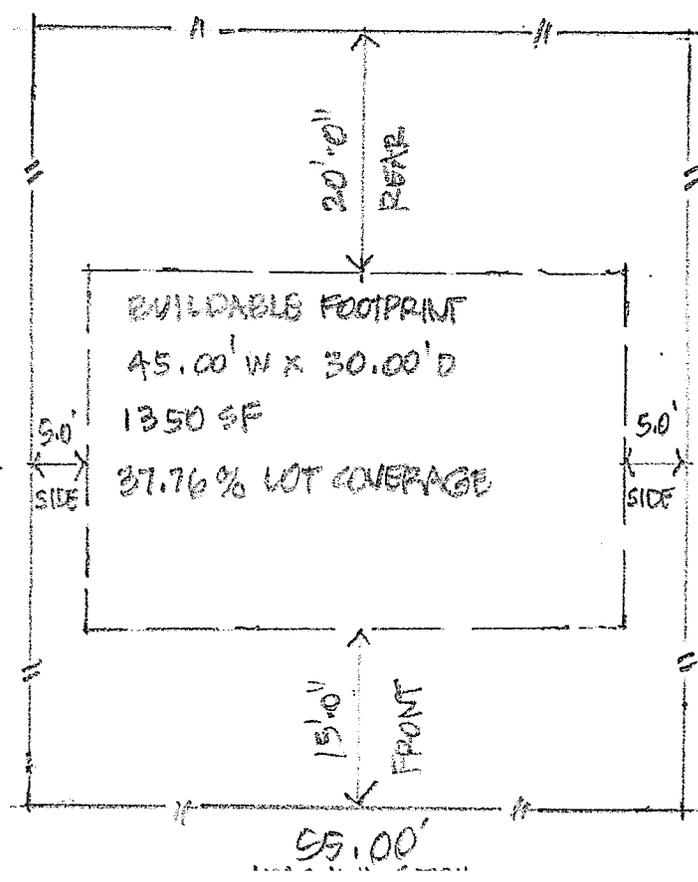


IF LOT WERE 100' DEEP
 ALONG SPOKANE AND
 FRONT YARD DETERMINED
 TO BE ALONG WASHINGTON
 THERE WOULD BE 35'-0"
 MORE LOT DEPTH TO BUILD
 IN REAR YARD.

EVEN IF LOT WERE ONLY
 15'-0" DEEPER**, THERE WOULD
 NOT BE NEED FOR VARIANCE.

(** 55'-0" W X 80'-0" DEEP)

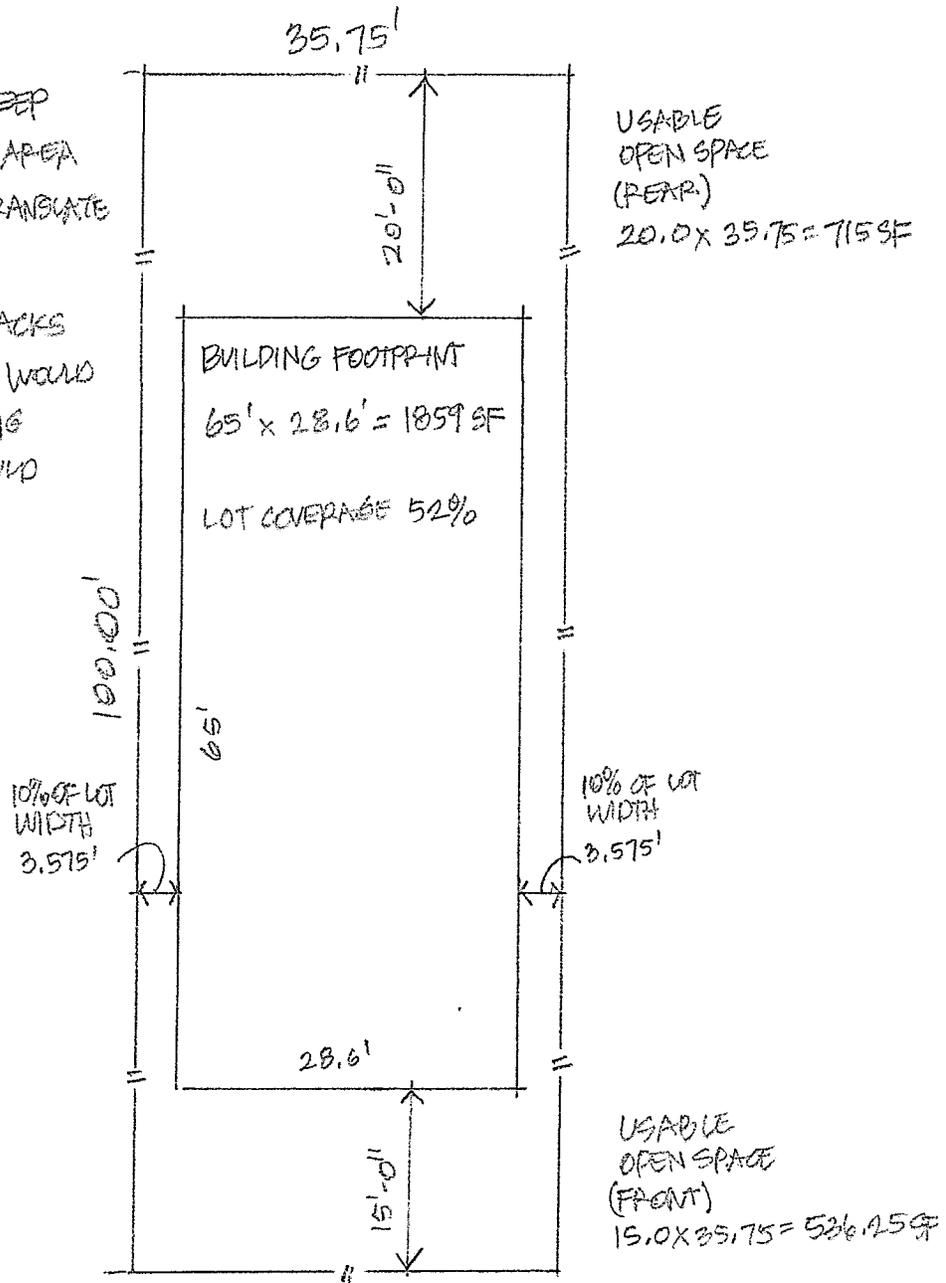
SPOKANE
65.00'



3575 SF LOT AREA

IF LOT WERE 100' DEEP
AND SAME OVERALL AREA
THE WIDTH WOULD TRANSCATE
TO 35.75' WIDE

APPLYING MIN. SETBACKS
AT EACH PROP. LINE WOULD
RESULT IN A BUILDING
FOOTPRINT THAT WOULD
EXCEED 50%

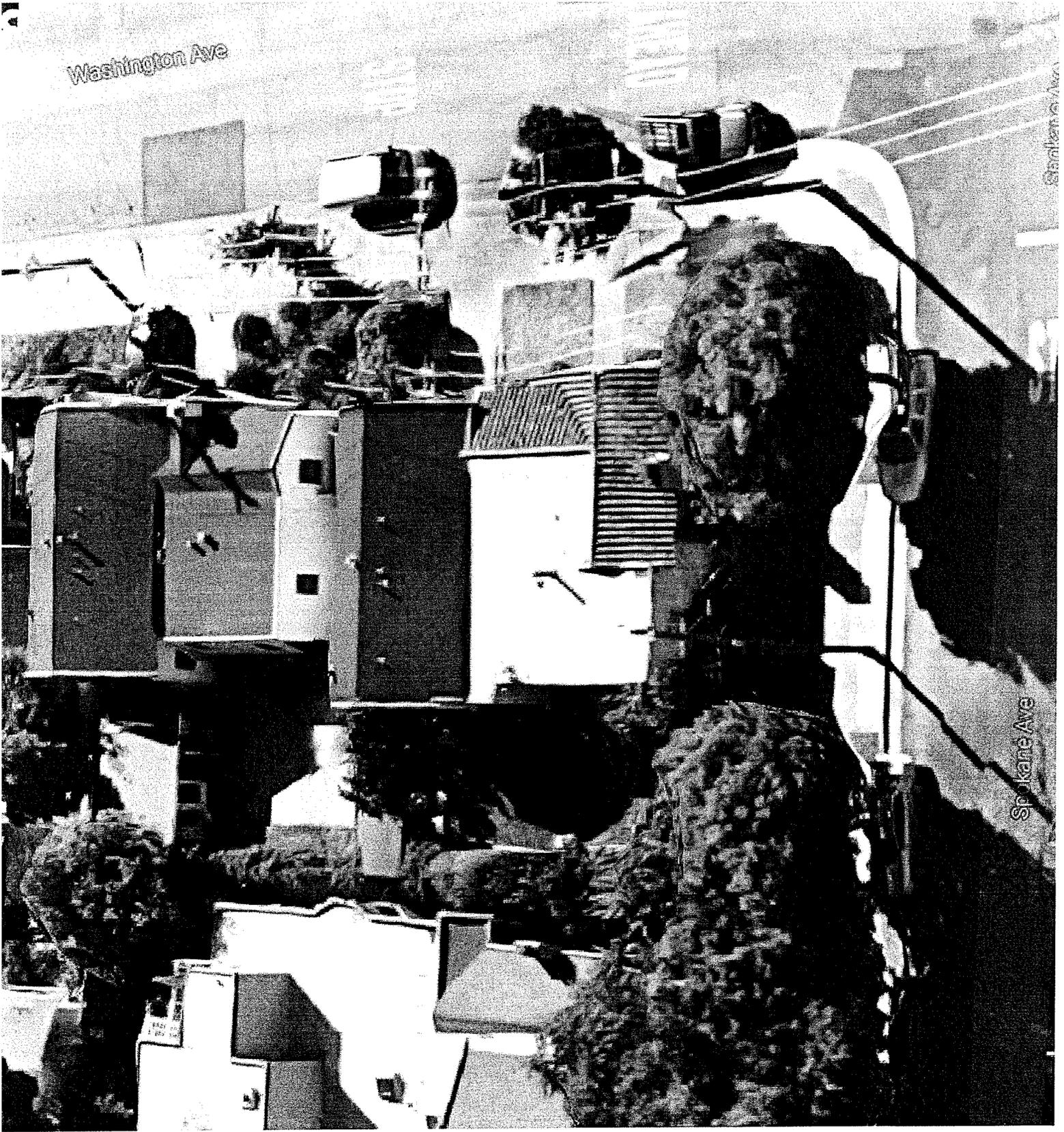




Washington Ave

Spokane Ave

Spokane Ave





Washing

488

Washington Ave

Spokane Ave

Spokane Ave





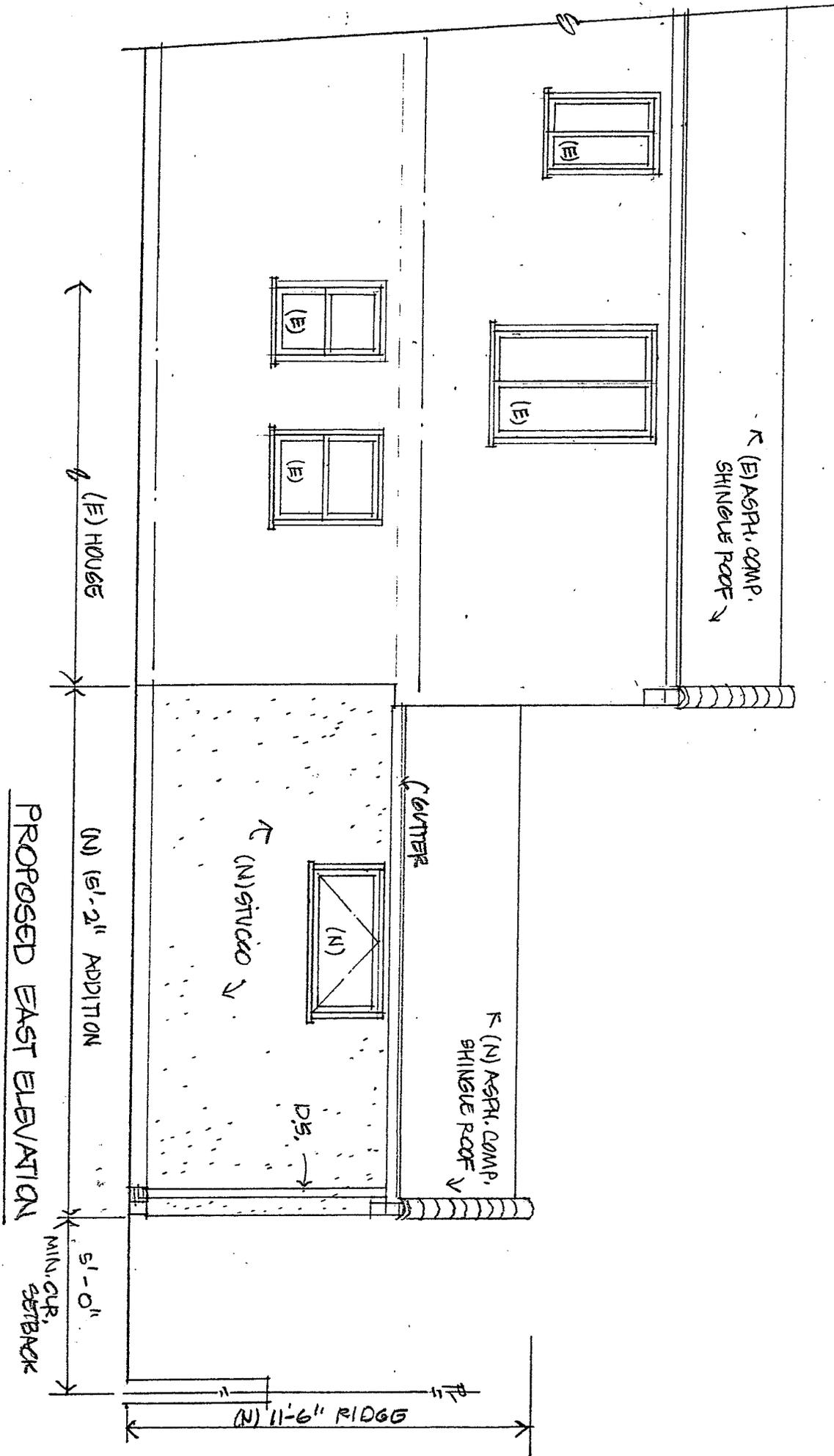
Washington Ave



Spokane Ave

STOP

Washington Ave



(N) 11'-6" RIDGE

(N) 5.00'

(N) CLAY TILE TRAM TO MATCH (E)

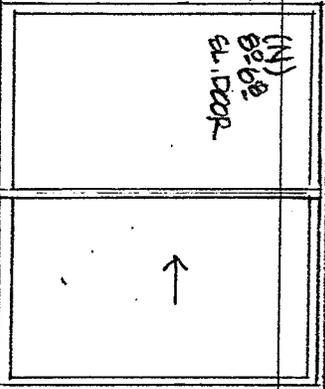
(N) ASPH. COMP. SHINGLE ROOF
5 1/2 V/F



(N) TEMP/PLAN. GL. SKYL. ↓

(N) STUCCO

(N) 5' 6" GL. DOOR



(E) 20.16' ↓

6 FT. ↓

(E) ASPH. COMP. SHINGLE ROOF
5 1/2 V/F

(E) ATTC

(E) UPPER FLR BEYOND

(E) PANTRY BREAKFAST

(E) MAIN FLR

(E) GRANTL-SPACE

(N) 15'-2" ADDITION

(E) HOUSE

PROPOSED WEST ELEVATION

11' 6"

