

Planning Application #: 16-075

Date Received: 9/28/16  
 Fee Paid: \$1,054.00  
 Receipt #: 000092 - 0001

Municapl. #  
 20160128

# 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*	<del>\$1,101</del> 1,054
<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: 934 Stannage Ave, Albany, CA94706		Zoning District: R-1
Property Owner(s) Name: Qingfeng Liu	Phone: 510-778-3773 Fax:	Email: Root@peanut cn.com
Mailing Address: 934 Stannage Ave	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): Qingfeng Liu	Phone: 510-778-3773 Fax:	Email: Root@peanut cn.com
Mailing Address: 934 Stannage Ave	City: Albany	State/Zip: CA 94706

### PROJECT DESCRIPTION

Legalize (E) second unit at the backyard.

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**

STUCCO (MAIN HOUSE & 2ND UNIT)

The architectural style/appearance of the home is: \_\_\_\_\_

**GENERAL INFORMATION**

Accessory building coverage of the rear yard: 9.9% <30%

Item	Existing	Proposed
What is your lot coverage?	39.1%	
What is the amount of impervious surface on the lot?	1414(House)/540(2nd Unit)	
How many dwelling units are on your property?	2	
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	2	
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	8'6" ft. X 20 ft.	ft X ft
What is the narrowest width of your driveway?	9'-2"	

**SITE REGULATIONS BY DISTRICT**

Accessory building to main building distance: 34'-6" > 6'-0"

	Existing	Proposed Construction	Requirement
<b>Setbacks</b>			
Front ( E )	14'-0"		14'-0"(EXISTING)
Side ( N )	4'-5" House/3'-5" (2nd UNIT)		4'-5" House/3'-0" (2nd UNIT)
Side ( S )	9'-2" House/19'-7" (2nd UNIT)		5'-0"
Rear ( W )	44'-2" House/5'-2" (2nd UNIT)		20'-0"House/5'-0" 2nd Unit
<b>Area</b>			
Lot Size	5000		--
Lot Coverage	39.1%		50%
Maximum Height	14'10" House/11'-9" (2nd UNIT)		28' max./16'-0" (2nd Unit)

\*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	5000		--
Floor Area	1414(House)/540(2nd Unit)		<=2100(House)/650(2nd Unit)
Garage/Storage	0(Garage)/41(Shed)		
Main Level	1414(House)/540(2nd Unit)		--
Second-floor	NA		
Total	1414(House)/540(2nd Unit)		<=2100(House)/650(2nd Unit)
Total Counted*	1954		--
Floor Area Ratio*	39.1%		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.

**BASIC RESIDENTIAL SITE REGULATIONS**

ZONING	USE	MINIMUM SETBACKS			SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT COVERAGE	X. FLOOR AREA RATIO (2)	NEW SITES/ DEVELOPMENTS	LOT AREA PER UNIT	MIN. LOT WIDTH
		FRONT	REAR	SIDE - INTERIOR (1)							
R-1	Single-Family Dwelling	15 ft.	20 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
R-2	Single-Family Dwelling	15 ft.	15 ft.	10%	7.5 ft. (4)	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Two- & Multi-Family Dwellings	15 ft.	15 ft.	10%	7.5 ft. (4)	35/28 ft.(8)	50%	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.
R-3	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	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.	50 ft.
All R	Multi-Fam. Dwel. & Board. Hse.	15 ft.	15 ft.	5 ft.	7.5 ft. (4)	35/28 ft.(8)	70%	1.5	5,000 sq.ft.	(5)	50 ft.
	Public & Quasi-Public Accessory Buildings	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
All R	(6)	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	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
4	4,500	7	6,598	10	8,563
5	5,000	8	7,310	11	9,103
- (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]

PROJECT ADDRESS: 934 Stannage Ave, Albany, CA94706

**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
- NA  Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- NA  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
- NA  Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- NA  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 Qingfeng Liu Date: 9/11/2016

Print Name: QINGFENG LIU

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





# City of Albany

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SEP 26 2016

Community Development

## Green Building Program Rating System for Remodeling Projects\* Supplemental Application Form

\*Please obtain other appropriate Green Point Checklist for projects other than Single Family Residential Remodeling Projects

Project Address: 934 Stannage Ave, Albany, CA  
 Checklist Prepared By: Zhimu Huang  
 Date Prepared: 9/26/16

	INPUT	Resources	Energy	IAQ/Health
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### A. Site

1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts				2		
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	Y			2		
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes	Y			1		
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	Y			2		
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						
							13

### 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	Y			2		
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes	Y				3	
							5

### 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						

			INPUT	Resources	Energy	IAQ/Health
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	Y	4		
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				
<b>4</b>						
<b>I. Windows</b>						
1. Install Energy-Efficient Windows						
a. Double-Paneled	1 Energy pt	y=yes		2		
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				
<b>2</b>						
<b>J. Heating Ventilation and Air Conditioning</b>						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes				
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes	Y		3	
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	Y			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	Y		1	
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	Y			3
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	Y			4
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				
<b>12</b>						
<b>K. Renewable Energy and Roofing</b>						
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					