

Planning Application #: _____

Date Received: _____

Fee Paid: _____

Receipt #: _____

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)

<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)* Existing Non-Conforming Wall setback is _____	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Variance*	\$2,072
<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 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: 733 JACKSON STREET		Zoning District: R-1
Property Owner(s) Name: JEFF & MAYA WATTS	Phone: 415/806-2306 Fax:	Email: maya22@gmail.com
Mailing Address: 733 JACKSON STREET	City: ALBANY	State/Zip: CA 95706
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: 94704

PROJECT DESCRIPTION

The subject site is 3750 sq. ft. with a 3 bedroom, 2 bathroom house built in (year) _____. The scope includes and addition of 808 sq. ft. at (insert location) BASEMENT. This includes (description of interior space addition) BEDROOM, BATHROOM, SITTING ROOM. This will result in a 4 bedroom, 3 bathroom 2064 sq. ft. home with a maximum height of 22'-2". Parking is provided in EXISTING DRIVEWAY SPACE IN FRONT/SIDE YARD (UNCOVERED). The architectural style/appearance of the home is: QUASI-CRAFTSMAN WITH LITTLE DETAIL.

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?	1335	1835
What is the narrowest width of your driveway?	8'-11"	8'-11"

PARKING

The subject property has 1 existing legal-sized off-street parking spaces which measure 8'-11" wide x 19' long. The proposed project requires 2 off-street parking spaces. The proposed off-street parking space will measure _____ wide x _____ long. An Exception is required for _____ (location in front yard setback and/or size reduction). A Reduction is required for 1 PARKING 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 (<u>west</u>)	<u>9'-4"</u>	<u>9'-4"</u>	<u>15'-0"</u>
Side (<u>north</u>)	<u>3'-7.5"</u>	<u>5'-2"</u>	<u>3'-7.5"</u>
Side (<u>south</u>)	<u>9'-8.5"</u>	<u>4'-1"</u>	<u>3'-7.5"</u>
Rear (<u>east</u>)	<u>34'-11"</u>	<u>22'-11"</u>	<u>20'-0"</u>
Area			
Lot Size	<u>3750</u>	<u>3750</u>	--
Lot Coverage (In Percentage)	<u>32%</u>	<u>44%</u>	50%
Maximum Height	<u>20'-6"</u>	<u>22'-2"</u>	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	<u>3750</u>	<u>3750</u>	--
Floor Area			
Garage	<u>0</u>	<u>0</u>	
Covered Porch	<u>0</u>	<u>0</u>	
Stairs	<u>0</u>	<u>37</u>	
Main Level	<u>1195</u>	<u>1256</u>	--
Second-floor	<u>0</u>	<u>808</u>	
Total	<u>1195</u>	<u>2101</u>	--
Total Counted*	<u>1195</u>	<u>2064</u>	--
Floor Area Ratio*	<u>32%</u>	<u>55%</u>	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.

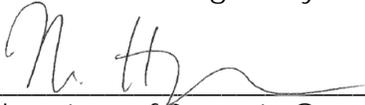
TERMS AND CONDITIONS OF APPLICATION

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.

	July 21, 2016
Signature of Property Owner	Date
	7/21/16
Signature of Applicant (if different)	Date

PROJECT ADDRESS: _____

**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: _____

Print Name: _____

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

BASIC RESIDENTIAL SITE REGULATIONS

ZONING	USE	MINIMUM SETBACKS		SIDE - INTERIOR (1)	SIDE - CORNER LOT	MAX. HEIGHT	MAX. LOT OVERAGE	X. FLOOR AREA RATIO (2)	NEW SITES/ DEVELOPMENTS	LOT AREA PER UNIT	MIN. LOT WIDTH
		FRONT	REAR						MIN. LOT AREA		
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%	7.5ft. (4)	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
	Two- & Multi-Family Dwellings	15 ft.	15ft.	10%	7.5 ft. (4)	35/28 ft.(8)	50%	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.
	Public & Quasi-Public	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
R-3	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.
	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	(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
All R	Accessory Buildings (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:

	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>	<u># Units</u>	<u>Min Lot Area (sq.ft.)</u>
	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)	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)

Table 6. 20.28.050 Residential Parking Dimensions.			
<i>Type of Parking</i>	<i>Width</i>	<i>Length</i>	<i>Height</i>
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.

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 project. The items have been chosen based on their impact on the environment and the health of the home in coordination with ease of implementation and relative low cost. The measures can be used as a starting point for "greening" your project.

Project Address: 733 JACKSON STREET

	INPUT	Resources	Energy	IAQ/Health
A. Site				
1. Recycle Job Site Construction & Demolition Waste 65% or more; 75% or more; 80% or more	up to 4 Resource Points			
2. Salvage Reusable Building Material	4 Resource Points yes			
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource Points yes			
4. Protect Native Soil	2 Resource Points yes			
5. Minimize Disturbance of Existing Plants & Trees	1 Resource Point yes			
6. Implement Construction Site Stormwater Practices	2 Resource Points yes			
7. Protect Water Quality with Landcare Design	2 Resource Points yes			
8. Design Resource-Efficient Landcare and Gardens	4 Resource Points yes			
9. Reuse Material/Use Recycled Content Material for Landcare Area	2 Resource Points yes			
10. Install High-Efficiency Irrigation System	2 Resource Points yes			
11. Provide for On-Site Water Catchment / Retention	2 Resource Points 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 Points			
2. Use Recycled Content Aggregate	2 Resource Points yes			
3. Evaluate Foundation/Slab before installation	3 Energy Points yes			
C. Structural Frame				
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource Points yes			
2. Use FSC Certified Wood for Framing (For every 10% of FSC lumber used 2 points, up to 10)	up to 10 Resource Points			
3. Use Wood I-Joists for Floor and Ceiling	2 Resource Points yes			
4. Use Web Floor Trusses	2 Resource Points yes			
5. Design Energy Heels on Trusses 6" or more	2 Energy Points yes			
6. Use Finger-Jointed Studs for Vertical Application	2 Resource Points yes			
7. Use Engineered Studs for Vertical Application	2 Resource Points yes			
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource Points yes			
9. Use Structural Insulated Panels (SIP)				
a. Floor	3 Energy Points yes			
b. Wall	3 Energy Points yes			
c. Roof	3 Energy Points yes			
10. Aply Advanced Framing Techniques	4 Resource Points yes			
11. Use Reclaimed Lumber for Non-Structural Application	3 Resource Points yes			
12. Use OSB				
a. Subfloor	1 Resource Point yes			
b. Sheathing	1 Resource Point yes			

	INPUT	Resources	Energy	IAQ/Health
D. Exterior Finish				
1. Use Sustainable Building Material				
a. Recycled content	3 Resource %	yes		
. FSC Certified Wood	3 Resource %	yes		
2. Use Treated Wood That Does Not Contain Chromium/Artenic	1 IAQ/Health %	yes	yes	
3. Install Housewrap under Siding	1 IAQ/Health %	yes	yes	
4. Use Fiber-Cement Siding Material	1 Resource %	yes		
E. Plumbing				
1. Install Water Heater Jacket	1 Energy %	yes	yes	
2. Insulate Hot and Cold Water Pipes	2 Energy %	yes		
3. Retrofit all Faucets and Showerheads with Flow Reducers				
a. Faucets (1 % each, up to 2 %)	Up to 2 Resource %			
. Showerheads (1 % each, up to 2 %)	Up to 2 Resource %			
4. Replace Toilets with Ultra-Lo Flush Toilets (1 % each, up to 3 %)	Up to 3 Resource %			
5. Install Chlorine Filter on Showerhead	1 IAQ/Health %	yes		
6. Convert Gas to Tankless Water Heater	4 Energy %	yes		
7. Install Water Filtration Unit at Faucet (2 % each, up to 4 %)	Up to 4 IAQ/Health %			
8. Install On-Demand Hot Water Circulation Pump	4 Resource %	yes		
F. Electrical				
1. Install Compact Fluorescent Light Bulbs (CFL) (6 % up to 2 %, 10 % up to 3 %, 12 % up to 4 %)	Up to 4 Energy %	yes		
2. Install IC-AT Rated Fixture with CFL (1 % each, up to 5 %)	Up to 5 Energy %			
3. Install Lighting Controls (1 % per fixture, up to 4 %)	Up to 4 Energy %			
4. Install High Efficiency Ceiling Fan with CFL (1 % each, up to 4 %)	Up to 4 Energy %			
G. Appliances				
1. Install Energy Star Dishwasher	1 Energy %	yes		
2. Install Washing Machine with Water and Energy Conservation Feature	1 Energy %	yes		
3. Install Energy Star Refrigerator	1 Energy %	yes		
4. Install Built-In Recycling Center	3 Resource %	yes		
H. Insulation				
1. Upgrade Insulation to Exceed Title 24 Requirements				
a. Wall	2 Energy %	yes		
. Ceiling	2 Energy %	yes		
2. Install Floor Insulation over Crawlspace	4 Energy %	yes		
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde	3 IAQ/Health %	yes		
4. Use Advanced Filtration Reduction Practice	2 Energy %	yes		
5. Use Cellulose Insulation				
a. Wall	4 Resource %	yes		
. Ceiling	4 Resource %	yes		
6. Alternative Insulation Product (Cotton, spray-foam)				
a. Wall	4 Resource %	yes		
. Ceiling	4 Resource %	yes		

			INPUT	Resources	Energy	IAQ/Health
I. Windows						
1. Insulated Energy-Efficient Windows						
a. Double-Paneled	1 Energy pt	yes/yes	yes			
b. Low-Emissivity (Low-E)	2 Energy pts	yes/yes				
c. Low-Conductivity Frame	2 Energy pts	yes/yes	yes			
2. Insulated Low Heat Transfer Multi-Glazing	1 Energy pt	yes/yes				
J. Heating Ventilation and Air Conditioning						
1. Unleaked Ductwork All Duct Joins	2 Energy pts	yes/yes	yes			
2. Insulated Ductwork with Conditioned Space	3 Energy pts	yes/yes				
3. Vent Range Hood to the Outside	1 IAQ/Health pt	yes/yes				
4. Clean All Ductwork Before Occupancy	2 IAQ/Health pts	yes/yes				
5. Insulated Solar Attic Fan	2 Energy pts	yes/yes				
6. Insulated Attic Ventilation System	1 Energy pt	yes/yes				
7. Insulated Whole House Fan	4 Energy pts	yes/yes				
8. Insulated Sealed Combustion Units						
a. Furnace	3 IAQ/Health pts	yes/yes				
b. Water Heater	3 IAQ/Health pts	yes/yes				
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	yes/yes				
10. Insulated 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	yes/yes				
11. Insulated AC with Non-HCFC Refrigerant	2 Resource pts	yes/yes				
12. Insulated 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	yes/yes				
13. Retrofit Wood Burning Fireplace						
a. Insulated EPA certified wood stove/insert	1 IAQ/Health pt	yes/yes				
b. Insulated/Replace Damper	1 Energy pt	yes/yes				
c. Insulated Airtight Door	1 Energy pt	yes/yes				
14. Insulated or Sealed, Hydrolic Radiant Heating	3 Energy pts	yes/yes				
15. Insulated High Efficiency Filter	4 IAQ/Health pts	yes/yes				
16. Insulated Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	yes/yes				
17. Insulated Seperate Garage Exhaust Fan	3 IAQ/Health pts	yes/yes				
K. Renewable Energy and Roofing						
1. Pre-Plumb for Solar Water Heating	4 Energy pts	yes/yes				
2. Insulated Solar Water Heating System	10 Energy pts	yes/yes				
3. Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	yes/yes				
4. Insulated Photovoltaic (PV) System (1.2 kw or 6 ois, 2.4 kw or 12 ois, 3.6 kw or 18 ois)	Up to 18 Energy pts					
6. Select Safe and Durable Roofing Material	1 Resource pt	yes/yes	yes			
7. Insulated Radiant Barrier	3 Energy pts	yes/yes				
L. Natural Heating and Cooling						
1. Incorporate Passive Solar Heating	5 Energy pts	yes/yes				
2. Insulated Overhangs or Awnings over South Facing Windows	3 Energy pts	yes/yes				
3. Plant Deciduous Trees on the West and South Side	3 Energy pts	yes/yes				

			INPUT	Resources	Energy	IAQ/Health
M. Indoor Air Quality and Finishes						
1. Use Low /No-VOC Paint	1 IAQ/Health	Y	yes			
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health	Y				
3. Use Low /No VOC Adhesive	3 IAQ/Health	Y				
4. Use Salvaged Material for Interior Finishes	3 Resource	Y				
5. Use Engineered Sheet Goods with no added Urea Formaldehyde	6 IAQ/Health	Y				
6. Use Exterior Grade Plywood for Interior Use	1 IAQ/Health	Y				
7. Seal all Exposed Particleboard or MDF	4 IAQ/Health	Y	yes			
8. Use FSC Certified Material for Interior Finishes	4 Resource	Y				
9. Use Finger-Jointed or Recycled-Content Trim	1 Resource	Y				
10. Install Whole House Vacuum System	3 IAQ/Health	Y				
N. Flooring						
1. Select FSC Certified Wood Flooring	8 Resource	Y				
2. Use Rapidly Renewable Flooring Material	4 Resource	Y				
3. Use Recycled Content Ceramic Tile	4 Resource	Y				
4. Install Natural Linoleum in Place of Vinyl	5 IAQ/Health	Y				
5. Use Exposed Concrete as Finished Floor	4 Resource	Y				
6. Install Recycled Content Carpet with Low VOC	4 Resource	Y				
O. City of Albany Incentives						
1. Additional square footage created in floor area	20 Resource	Y				
2. Additional square footage or reutilizing square footage that 1,500 sq. ft.	10 Resource	Y				
3. Seismic upgrade of existing building	25 Resource	Y	yes			
4. For having a hybrid or zero emission vehicle	2 IAQ/Health	Y				
5. For having a automobile	5 Resource	Y				
6. Plant more than one street tree on the property	2 IAQ/Health	Y				
7. Earthquake kit	2 IAQ/Health	Y				