

Planning Application #: 16-090

Date Received: 11/21/16
 Fee Paid: \$1,556.00
 Receipt #: 00047-
0007

Munis # 20160311

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 type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,625
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,625
**Existing Non-Conforming Wall setback is _____ **	
<input type="checkbox"/> Secondary Residential Unit*	\$1,054
<input 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: 1312 Portland Avenue Albany CA 94706		Zoning District: R-1
Property Owner(s) Name: Tina Chang (CHIH L CHANG)	Phone: (510) 847-8072 Fax:	Email: tcalbany@yahoo.com
Mailing Address: 1312 Portland Avenue	City: Albany	State/Zip: CA/ 94706
Applicant(s) Name (contact person): Tina Chang C/O: Xiajun Lin (owner's agent)	Phone: (510) 219-0196 Fax:	Email: linxiajun.arch@gmail.com
Mailing Address: 1640 Julia St. #C	City: Berkeley	State/Zip: CA / 94703

PROJECT DESCRIPTION

The subject lot is 5,000 sq. ft. lot with a 3 bedroom, 1 full & 1 half bathroom house built in 1931 . The scope includes an addition of 122 sq. ft. at the south side of this property. This includes a new full bathroom and remodel of the existing kitchen area. This will result in a 3 bedroom, 2.5 bathroom 1,623 sq. ft. home with no change to existing building height. Parking is provided in the existing garage. The architectural style/appearance of the home is: California Bungalow Style.

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?	32%	35%
What is the narrowest width of your driveway?		

PARKING

- The subject property has 2 existing legal-sized off-street parking spaces which measure 16' wide 16'-40" long.
- An Exception is required for _____ (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 ()	15'-0"	no change	15'-0"
Side (<i>interior</i>)	5'-4"	"	10% of Lot Width
Side (<i>corner</i>)	8'-8"	"	7.5'
Rear ()	30'-0"	"	20'-0"
Area			
Lot Size	3,000 sf.	"	--
Lot Coverage (In Percentage)			50%
Maximum Height	± 19'-0"	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

	Existing	Proposed	Requirement
Lot Size	3,000 sf.	3,000 sf.	--
Floor Area			
Garage	-220 sf.	-220	
Covered Porch	N/A	N/A	
Stairs	-60	-60	
Main Level	1501	1623	--
Second-floor	N/A	N/A	
Total			--
Total Counted*			--
Floor Area Ratio*	24%	27%	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.

**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.

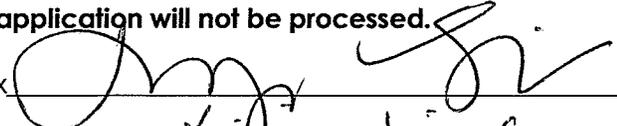
- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- n/a Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- n/a Installation of story poles 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
- n/a 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: Nov. 7 2016
Print Name: Xiajun Lin (owner's Agent)

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 - CORNER LOT	MAX. HEIGHT	MAX. LOT OVERAGE	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 Public & Quasi-Public	15 ft.	20 ft.	10%	7.5 ft.	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
		(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
R-2	Single-Family Dwelling Two- & Multi-Family Dwellings Public & Quasi-Public	15 ft.	15 ft.	10%	7.5 ft. (4)	28 ft.	50%	0.55	3,750 sq.ft.	N/A	35 ft.
		(3)	(3)	(3)	(3)	35/28 ft.(8)	(3)	N/A	3,750 sq.ft.	1,250 sq.ft.	37.5 ft.
R-3	Single- & Two-Family Dwellings Multi-Fam. Dwel. & Board. Hse. Public & Quasi-Public	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.
		(3)	(3)	(3)	(3)	35 ft.	(3)	N/A	10,000 sq.ft.	N/A	75 ft.
AllR	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:

# Units	Min Lot Area (sq.ft.)	# Units	Min Lot Area (sq.ft.)
3	3,750	6	5,828
4	4,500	7	6,598
5	5,000	8	7,310
		9	7,965
		10	8,563
		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.

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.

City of Albany



GREEN BUILDING STANDARDS OF COMPLIANCE & CHECKLISTS

Prepared for City Council Review, July 2, 2007

City of Albany Green Building Standards of Compliance

Proposed Standards: Effective July 3, 2007

Project Description		Building Improvements		
		Checklist Required	Minimum Threshold	Third-party Verification
City Sponsored Projects	New construction <u>less</u> than 5,000 sq ft	LEED-NC Checklist (Version 2.2)	Maximum points practicable	At plan check only
	New construction <u>more</u> than 5,000 sq ft		Gold (39 points)	US Green Bldg Council
	Renovation <u>less</u> than 5,000 sq ft	LEED-CI Checklist (Version 2.0)	Maximum points practicable	At plan check only
	Renovation <u>more</u> than 5,000 sq ft		Gold (32 points)	US Green Bldg Council
Commercial Construction & Renovation Projects	New construction <u>less</u> than 5,000 sq ft	LEED-NC Checklist (Version 2.2)	Maximum points practicable	At plan check only
	New construction <u>more</u> than 5,000 sq ft		Gold (39 points)	US Green Bldg Council
	Renovation <u>less</u> than 5,000 sq ft	LEED-CI Checklist (Version 2.0)	Maximum points practicable	At plan check only
	Renovation <u>more</u> than 5,000 sq ft		Gold (32 points)	US Green Bldg Council
Single Family Residential	New construction	Single-Family Greenpoint Checklist (2006 Edition)	50 Points	At plan check only
	Renovation subject to Design Review	Green Points Rating System for Remodeling projects (2004 version + City Point Incentives)	50 Points ✓	
Multi-family Residential	New construction or renovation of <u>less</u> than 5 units	Multifamily Greenpoint Checklist (2005 Edition version v.2)	Maximum points practicable	City Staff and/or certified 3rd party inspection
	New construction or renovation of <u>more</u> than 5 units		Minimum Points Standard	
Mixed Use	Consult with Planning Division staff			

Prepared for City Council Review: July 2, 2007

City of Albany Green Building Standards of Compliance

Proposed Standards: Effective July 3, 2007

Project Description	Landscaping Improvements		
	Checklist Required	Minimum Threshold	Third-party Verification (Field Verification required of all projects)
City Sponsored Projects	Bay-Friendly Landscaping Checklist	Minimum Points Standard	At plan check only
Commercial Construction & Renovation Projects			
Single Family Residential	Not Required	Not Required	Not Required
Multi-family Residential	Bay-Friendly Landscaping Checklist	Minimum Points Standard	At plan check only
Mixed Use			

Prepared for City Council Review: June 18, 2007

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: 1312 Portland Ave. Albany CA

	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
2. Salvage Reusable Building Materials
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation
4. Protect Native Soil
5. Minimize Disruption of Existing Plants & Trees
6. Implement Construction Site Stormwater Practices
7. Protect Water Quality with Landscape Design
8. Design Resource-Efficient Landscapes and Gardens
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas
10. Install High-Efficiency Irrigation Systems
11. Provide for On-Site Water Catchment / Retention

up to 4 Resource pts				
4 Resource pts	y=yes			
4 Resource pts	y=yes			
2 Resource pts	y=yes	/	/	
1 Resource pt	y=yes	/	/	
2 Resource pts	y=yes			
2 Resource pts	y=yes			
4 Resource pts	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			
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
2. Use Recycled Content Aggregate
3. Insulate Foundation/Slab before backfill

up to 5 Resource pts				
2 Resource pts	y=yes			
3 Energy pts	y=yes			

C. Structural Frame

1. Substitute Solid Sawn Lumber with Engineered Lumber
2. Use FSC Certified Wood for framing
(For every 10% of FSC lumber used = 2 points, up to 10)
3. Use Wood I-Joists for Floors and Ceilings
4. Use Web Floor Trusses
5. Design Energy Heels on Trusses 6" or more
6. Use Finger-Jointed Studs for Vertical Applications
7. Use Engineered Studs for Vertical Applications
8. Use Recycled Content Steel Studs for Interior Framing
9. Use Structural Insulated Panels (SIPs)
 - a. Floors
 - b. Wall
 - c. Roof
10. Apply Advanced Framing Techniques
11. Use Reclaimed Lumber for Non Structural Applications
12. Use OSB
 - a. Subfloors
 - b. Sheathing

3 Resource pts	y=yes			
up to 10 Resource pts.				
2 Resource pts	y=yes			
2 Resource pts	y=yes			
2 Energy pts	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			
3 Energy pts	y=yes			
3 Energy pts	y=yes			
3 Energy pts	y=yes			
4 Resource pts	y=yes			
3 Resource pts	y=yes			
1 Resource pt	y=yes			
1 Resource pt	y=yes			

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		
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		
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.	y	2	
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.	y	2	
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)	Up to 3 Resource pts.	y	1	
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		

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.	y		4
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		1
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt	y=yes		1
3. Install Energy Star Refrigerator	1 Energy pt	y=yes		1
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		2
2. Install Floor Insulation over Crawl Space	4 Energy pts	y		4
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	4	
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-Paneled	1 Energy pt	y=yes	9	2	1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	4			
c. Low. Conductivity Frames	2 Energy pts	y=yes	7			
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				
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				
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				

2 1

			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				
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				
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	y			4
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	y	4		
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	y	10		
3. Seismic upgrade of existing building	25 Resource pts	y=yes	y			
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

34 10

total 74 pts

