

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: 11/24/09

Prepared by: JB

Reviewed by: ___

ITEM/ **75 66**

SUBJECT: **Planning Application 09-062. Design Review.**

The applicant is requesting Design Review approval to allow a 502 sq. ft. two-story addition to the home. The maximum height of the home will increase from 20' 8" to 23' 5". A Conditional Use Permit is required to allow the vertical extension of a non-confirming exterior wall on the north side of the residence. A secondary residential unit also is proposed as part of the project.

SITE: 1700 Sonoma

APPLICANT/

OWNER: Rong Bogley, Architect for Kent and Lilah Kendall

ZONING: R-1 (Single-Family Residential)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission receive testimony from the applicant and members of the public, and provide direction to the applicant and staff on issues of interest. No action is to be taken at this time.

BACKGROUND/PROJECT DESCRIPTION

The application indicates that the property is a 5,500 square foot sloping lot with a 1,272 square foot single-story home. Due to the topography of the lot the height of the home varies with a crawl space below. The applicant would like to construct a 1,027 square foot second-story addition, and convert 706 square foot crawl space into habitable space. The application requests that the maximum height of the home be allowed to increase from 20 feet in height to more than 29 feet. There is a detached garage that is proposed to be removed, with the side yard providing space for the two off-street parking spaces.

ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of CEQA per Section 15303, "New Construction or Conversion of Small Structures" of the CEQA Guidelines, which exempts small additions.

DISCUSSION OF KEY ISSUES

The proposed application raises several potential areas of concern. In addition, given the large size of the residence, Commission policy calls for extra study of the project design. Preliminary areas of discussion may include the following:

Height of Lower Area Above Grade

The application was received prior to the effective date of the recent Planning and Zoning Code amendments. In particular, the lower level does not apply to floor area ratio calculations because the average height of the four corners of the lower level is less than six feet from natural grade. The plans indicate that the average height of the four corners of the lower level is 5 feet 2 inches. Prior to Commission action on the application, staff will field verify the measurement of the height of the four corners.

Building Height

The applicant appears to have measured building height using the average of the perimeter of the residence. Section 20.24.080 of the Code, however, states that the height of a structure shall be measured from natural grade at the perimeter of the structure to the highest point of the structure above the perimeter. Using the City's approach, the building appears to exceed the 28 foot height limit, and will need to be modified to comply with development standards. The main level of the home is proposed to have a 9 foot floor to ceiling height, and thus, there is room to reduce the height.

Parcel Size & Floor Area Ratio

The submitted plans indicate the property is 5,500 square feet. County parcel maps indicate the parcel is 5,000 (50' by 100'). Therefore, independent verification of the size of the lot is required. If the County parcel maps are correct, the size of the home would have to be reduced to comply with floor area ratio limitations.

Design Review

The existing home is a single story stucco home with a low slope front gabled roof. The proposal is to keep the existing roof line, and add a second story. A new front gabled low slope roof would be added to the second story with Spanish tiles added to the roof edges. A bay window would be incorporated into the second level facing the street. In addition, the existing bay window on the west elevation would be maintained. The rear of the home would feature a sloped roof with composition tiles.

A large number of windows would be added to all elevations of the home. Staff would recommend that additional window details be provided prior to Commission action on the project. It also would be helpful to have an analysis of the location of the neighboring homes and any potential concerns regarding privacy.

Per the City's design guidelines, trim and details add to character of a home. Staff recommends that additional information on trim and details, particular the front elevation be provided before final action on the design.

Parking

The applicant proposed to eliminate the existing garage and park vehicles in the side yard. The parking area is proposed to be finished with a gravel surface.

Green Building Requirements

Detailed information on the projects green building features have not yet been submitted.

Attachments:

1. Analysis of Zoning Requirements
2. Project application, plans
3. Letter from the Applicant

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts and Permitted Uses

General Plan: Low Density Residential
 Zoning: R-1 - Single-Family Residential

20.16 Land Use Classifications

Single family residential

Surrounding North - SFR East - SFR
 Property Use South - SFR West - SFR

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table of Site Regulations by District.

| | Existing* (approx.) | Proposed (approx.) | Requirement |
|----------------|------------------------|-----------------------|-------------|
| Setbacks | | | |
| Front (north) | 24' 3" | No change | 15' |
| Side (east) | 7' 1" | No change | 5' |
| Side (west) | 15' 1" | No change | 5' |
| Rear (south) | 40' | No change | 20' |
| Area | | | |
| Lot Size | 5,000 | No change | -- |
| Lot Coverage | 23% | No change | 50% |
| Maximum Height | 20' 8" | 29' 6" | 28' max. |

*Per plans, subject to confirmation of the dimensions of the parcel.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

Not applicable.

20.24.050 Floor-Area-Ratio.

| | Existing (approx.) | Proposed | Requirement |
|------------------|-----------------------|-----------|-------------|
| Lot Size | 5,500 | No change | -- |
| Floor Area | | | |
| Garage | 216 | 0 | |
| Lower Level | Nonhabitable | 706 | |
| First-floor | 1,272 | 1,272 | -- |
| Second-floor | | 1,027 | |
| Total | 1,488 | 3,005 | -- |
| Total Counted | 1,272 | 2,945 | -- |
| Floor Area Ratio | 23% | 54% | 55% |

* 60 sq. ft. exempted from "total counted" as permitted by MC 20.24.050 for enclosed stairs.

20.24.060 Setback Areas, Encroachments.

The proposed porch extends seven feet into the front yard.

20.24.100 Distances between Structures.

Not applicable.

20.24.110 Fences, Landscaping, Screening.

Not applicable.

20.24.130 Accessory Buildings.

Not applicable.

20.28 Off-Street Parking Requirement.

See discussion.

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

Not applicable.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was mailed on November 13, 2009, in the form of mailed notice, to property owners and occupants within a 100-foot radius, and posted in three locations.

20.100.050 Design Review.

See Summary of Key Issues.

Planning Application #: 09-062

Date Received: 10/30/09

Fee Paid: \$1,784.00

Receipt #: 60327



City of Albany



PLANNING APPLICATION FORM FOR DESIGN REVIEW AND CONDITIONAL USE PERMITS FOR SINGLE-FAMILY RESIDENTIAL PROJECTS

| | |
|--|---------------------------|
| For PLANNING & ZONING COMMISSION action: | |
| <input checked="" type="checkbox"/> Design Review** - residential additions or exterior modifications. | \$1784* / Admin. \$639* |
| <input type="checkbox"/> Parking Exceptions/Reductions** - see separate handout | \$Actual Cost/Min \$1784* |
| <input type="checkbox"/> Conditional Use Permit** - Non-Conforming Wall(s) | \$1784* |

* 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 need to be paid once for each separately submitted application.

The City of Albany Municipal Code has certain requirements for approving Design Review of additions to Single Family Residences. Please complete the following application to initiate the process. Please be aware that staff may have additional questions for you based on your responses. You should anticipate that planning staff and/or Planning and Zoning Commissioners will visit your site prior to your Planning and Zoning Commission meeting.

| | | |
|---|--|---|
| Job Site Address: <u>1700 SONOMA AVE</u> | | Zone: <u>(R1) R2 R3 R4</u> Other overlays: |
| Property Owner(s) Name: <u>KENT & LILAH KENDALL</u> | Phone: <u>518-4213</u> Fax: | Email: <u>lilahkendall@yahoo.com</u> |
| Mailing Address: <u>1700 SONOMA AVE.</u> | City: BERKELEY <u>Albany</u> | State/Zip: <u>CA 94707</u> |
| Applicant(s) Name (contact person): <u>RON BOELEY, ARCHITECT</u> | Phone: <u>665-7837</u> Fax: <u>665-5439</u> | Email: <u>ronboeleyarchitect@yahoo.com</u> |
| Mailing Address: <u>2124 WARD ST.</u> | City: <u>BERKELEY</u> | State/Zip: <u>CA 94705</u> |

GENERAL INFORMATION (Please fill out this Chart - existing & proposed:)

| Item | Required | Existing | Proposed |
|--|-------------------------------|----------|-------------------------|
| How big is your lot? Express in square feet. | N/A | 5500 | 5500 |
| What is the floor area of: your existing residence (see additional handout on how to measure this) | | #1272 | #3002 |
| any detached buildings—garage, sheds, etc. | | yes | no |
| How many square feet is your addition? | N/A | N/A | #1730 incl. conversions |
| What is the Floor Area Ratio (FAR) ¹ (see additional handout on how to measure this) | 55% maximum allowed | 23% | 54.6% |
| What is your lot coverage? ² | N/A | 27% | 23% |
| What is the amount of impervious surface on the lot? | N/A | #500 | #216 |
| What is the maximum height of your residence? | 28 ft. maximum | 20' | 27' |
| How many dwelling units are on your site? | 1 (2 with special permit) | 1 | 1 |
| How many parking spaces do you have in a garage? ³ | see note 3 below | 1 | 3 tandem |
| What are the interior dimensions of your garage? | 7'6" by 16' | 11' | 17' |
| What is the narrowest width of your driveway? | 6.5' is the narrowest allowed | 11' | 14' |

PROJECT ADDRESS: 1700 SONOMA AVE.

| Item | Required | Existing | Proposed |
|--|---|----------|----------|
| Setbacks: | | | |
| Front yard: What is the minimum distance between the front wall of your house and the front property line? | 15 feet minimum | #21'-3" | #21'-3" |
| Side yards: What is the shortest distance between a side wall of your house and a side property line? | 10% of lot width; min. 3 ft; max. 5 ft. Corner lot 7 ft. 6 in | #7' | #7' |
| Rear Yards: What is the minimum distance between the rear wall of your house and the rear property line? | 20 feet minimum | #40' | #40' |
| Hillside District only: What is the slope of your lot? | | n/a | |

Notes:

- 1 Floor Area Ratio (FAR) applies to single family residential development in all zones. It is defined as the ratio between the gross floor area of a building(s) on a lot compared to gross square feet of lot (see FAR Handout).
- 2 Lot Coverage is defined as the land area covered by all structures except uncovered decks, porches, landings, balconies or stairways that are less than 6 feet above grade as well as eaves, trellises and similar structures that do not have solid roofs.
- 3 The Albany Municipal Code requires that every residential unit must have 2 off-street parking spaces. Some exceptions may apply in your situation. See the parking section of the Zoning Ordinance for a complete list of possible exceptions.

(Please use additional sheets to explain any of your responses to the following).

1. Will the construction of the addition require the removal of any mature trees? NO
If yes, please describe: _____
2. Are the architecture, materials and colors of the proposed addition consistent with the existing dwelling? YES
If yes, please describe how: STUCCO TO MATCH; REPAINT WHOLE HOUSE BEND, MOORE 1096
3. Is the proposed addition sensitive to the size or mass of the surrounding properties? YES
If yes, please describe how: SETBACKS & VARIATIONS IN MASSING TO MINIMIZE BULK
4. If you have no garage, where do you park vehicles? IN DRIVEWAY (3 TANDEM)

Story Poles - For new residential construction and exterior alterations that increase the height, an applicant is required to erect at least two "story poles", a temporary construction for the purpose of visually displaying the outer limits, including the height, of the proposed structural alterations. These poles shall be erected at least ten (10) days prior to the design review meeting, and shall be maintained in place through the date of the meeting.

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] 10/27/09
Signature of Property Owner Date

[Signature] 10/27/09
Signature of Applicant (if different) Date

Community Development Department staff is available 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 at 979 San Pablo Avenue, 2nd Floor, Albany, CA 94706 (510) 528-5760.



Applicant Name: Don Bogley, Architect
 Project Address: 1700 Senoma Ave.
 Date Reviewed: _____ Planner _____

PLANNING APPLICATION Submittal Requirements/Checklist

Within 30 days of submittal, Community Development Staff will review this application for completeness of required information. All applicable information listed in the checklist below must be included for an application to be deemed complete. A notice of completeness or non-completeness will be mailed to the applicant. Further revisions of completed material may be necessary after the 30-day period.

| SUBMITTAL REQUIREMENTS | Provided | | |
|--|----------|---|----|
| | Y | N | NA |
| <ul style="list-style-type: none"> ▪ 10 full size sets plus 1 reduced copy (11" X 17") of all drawings. | ✓ | | |
| <ul style="list-style-type: none"> ▪ 1 electronic copy must be included. The preferred format for electronic submissions is Adobe Portable Document Format (.pdf). However, for plans that cannot be converted to pdf format, the submission may be made in Design Web Format (.dwf). | ✓ | | |
| Completed Application Form | | | |
| <ul style="list-style-type: none"> ▪ Include the addresses, contact information and signatures of Property Owner(s) and Applicant(s). | ✓ | | |
| Project Summary | | | |
| <ul style="list-style-type: none"> ▪ Text description of all work being done on title page. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Verify if any excavation will be required as a result of the project. If so, approximately how many cubic yards will need to be removed? | | | ✓ |
| Area Calculations | | | |
| <ul style="list-style-type: none"> ▪ Calculation and diagram of how <i>Floor Area Ratio</i> (FAR) is determined for existing and proposed, including any reductions allowed under the Zoning Ordinance | ✓ | | |
| <ul style="list-style-type: none"> ▪ Total square footage <i>renovated/remodeled</i> and total square footage <i>added</i> | ✓ | | |
| Site Plan must be fully dimensioned, legible and drawn to scale (20' = 1" minimum) and include: | | | |
| <ul style="list-style-type: none"> ▪ North arrow, property boundaries and easements. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Existing visible landmarks (utility poles, street lights, fire hydrants). | ✓ | | |
| <ul style="list-style-type: none"> ▪ Foundation and roof lines of all existing and proposed structures located on the property; differentiate between proposed and existing structures | ✓ | | |
| <ul style="list-style-type: none"> ▪ Foundation lines of all neighboring structures located on adjacent lots. | ✓ | | |
| <ul style="list-style-type: none"> ▪ On-site driveways, parking spaces, landscaped areas, patios, etc. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Street right-of-way lines, curb line or pavement edge, sidewalks, and parkways. | ✓ | | |
| <ul style="list-style-type: none"> ▪ The trunk location, circumference measured 2' above grade, drip line, and species of all trees that are within 20 feet of the area proposed to be modified. | | | ✓ |
| <ul style="list-style-type: none"> ▪ Fences and walls (including retaining walls), showing height and indicating materials | ✓ | | |
| <ul style="list-style-type: none"> ▪ Yards and open space areas. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Storage areas and screening. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Topographic features: streams, drainage channels, ditches, rock outcroppings, etc. | | | ✓ |

| SUBMITTAL REQUIREMENTS | Provided | | |
|--|----------|---|----|
| | Y | N | NA |
| <ul style="list-style-type: none"> ▪ Accurate contour lines: <ul style="list-style-type: none"> a. Slopes between 0 - 15% - contour interval must be two feet. b. Slopes exceeding 15% - contour interval must be five feet. ▪ Provide a conceptual drainage plan, show any new or relocated downspouts, below grade drain lines, etc.) | ✓ | | |
| Floor Plans must be fully dimensioned, legible and drawn to scale (1" = 1/8" minimum) and must include: | | | |
| <ul style="list-style-type: none"> ▪ Existing, remodeled, demolished and new walls, stairs, windows, doors, etc., clearly delineated. ▪ Floor plans must be in context with setbacks from property lines clearly shown. | ✓ | | |
| Building Elevations and Sections must be fully dimensioned, legible and drawn to scale (1" = 1/8" minimum), and must include: | | | |
| <ul style="list-style-type: none"> ▪ Existing elevations, including ground line, wall height, floor height, and ridge height, roof pitch. ▪ Proposed elevations - include above information as well as details such as downspouts, chimneys, exterior lighting, etc. ▪ Street elevation - including adjacent residences. ▪ Section drawing(s) 1) Through tallest portion of proposed structure showing existing and proposed grade; 2) Typical section showing the street and curb all the way through to the rear property line. ▪ Color board and Color rendering, if not matching existing materials on residence. Minimum size of (8 1/2" x 11") to include exterior finish/color, window trim, roof material, siding materials, etc. (one copy). | ✓ | | |
| Other Important Information: | | | |
| <ul style="list-style-type: none"> ▪ Green Building Program Checklist - Contact Staff for appropriate checklist. ▪ Property Survey if any part of addition is less than 4 feet from a property line. ▪ Photographs (electronic or paper) of the existing property and abutting neighbors. ▪ Window Details - photograph of existing windows and manufacturers cut sheet of proposed windows, including trim details, showing how new windows will match existing. | ✓ | | ✓ |
| Other Information - submit only if required by Planning staff | | | |
| <ul style="list-style-type: none"> ▪ Environmental Report ▪ Title Report ▪ Lighting Plan ▪ Other _____ | | | |

For Office Use:

_____ This Quick Check has determined that the application submittal is incomplete and cannot be accepted.

_____ This Quick Check has determined that the application appears to contain the items required by this Submittal Checklist (completeness as defined by Section 65943 will be determined within 30 days of application) and processing will begin.

Community Development Department staff is available 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 at 979 San Pablo Avenue, 2nd Floor, Albany, CA 94706, TEL: (510) 528-5760.



City of Albany

Green Building Program Rating System for Remodeling Projects Supplemental Application Form

Project Address: 1700 SONOMA AVE
 Checklist Prepared By: RON BOOLEY, ARCHITECT
 Date Prepared: 10/27/09

| | INPUT | Resources | Energy | IAQ/Health |
|--|-------|-----------|--------|------------|
|--|-------|-----------|--------|------------|

A. Site

| | | | | |
|--|----------------------|--|--|--|
| 1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points | up to 4 Resource pts | | | |
| 2. Salvage Reusable Building Materials | 4 Resource pts y=yes | | | |
| 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 | | | |
| 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 | | | |

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 | | | |
| 3. Insulate Foundation/Slab before backfill | 3 Energy pts y=yes | | | |

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 | | | |
| 10. Apply Advanced Framing Techniques | 4 Resource pts y=yes | | | |

| | | | INPUT | Resources | Energy | IAQ/Health |
|--|----------------|-------|-------|-----------|--------|------------|
| 11. Use Reclaimed Lumber for Non Structural Applications | 3 Resource pts | y=yes | Y | | | |
| 12. Use OSB | | | | | | |
| a. Subfloors | 1 Resource pt | y=yes | | | | |
| b. Sheathing | 1 Resource pt | y=yes | | | | |

D. Exterior Finish

| | | | | | | |
|--|-----------------|-------|---|--|--|--|
| 1. Use Sustainable Decking Materials | | | | | | |
| a. Recycled content | 3 Resource pts | y=yes | Y | | | |
| 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 | Y | | | |
| 3. Install House Wrap under Siding | 1 IAQ/Health pt | y=yes | Y | | | |
| 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 | Y | | | |
| 3. Retrofit all Faucets and Showerheads with Flow Reducers | | | | | | |
| a. Faucets (1 point each, up to 2 points) | Up to 2 Resource pts | | Y | | | |
| b. Showerheads (1 point each, up to 2 points) | Up to 2 Resource pts | | Y | | | |
| 4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points) | Up to 3 Resource pts | | Y | | | |
| 5. Install Chlorine Filter on Showerhead | 1 IAQ/Health pt | y=yes | | | | |
| 6. Convert Gas to Tankless Water Heater | 4 Energy pts | y=yes | Y | | | |
| 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 | Y | | | |

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 | | | |
| 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 | | Y | | | |
| 4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points) | Up to 4 Energy pts. | | Y | | | |

G. Appliances

| | | | | | | |
|--|----------------|-------|---|--|--|--|
| 1. Install Energy Star Dishwasher | 1 Energy pt | y=yes | Y | | | |
| 2. Install Washing Machine with Water and Energy Conservation Features | 1 Energy pt | y=yes | Y | | | |
| 3. Install Energy Star Refrigerator | 1 Energy pt | y=yes | Y | | | |
| 4. Install Built-In Recycling Center | 3 Resource pts | y=yes | Y | | | |

H. Insulation

| | | | | | | |
|---|------------------|-------|---|--|--|--|
| 1. Upgrade Insulation to Exceed Title 24 Requirements | | | | | | |
| a. Walls | 2 Energy pts | y=yes | Y | | | |
| b. Ceilings | 2 Energy pts | y=yes | Y | | | |
| 2. Install Floor Insulation over Crawl Space | 4 Energy pts | y=yes | Y | | | |
| 3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde | 3 IAQ/Health pts | y=yes | Y | | | |

| | | | INPUT | Resources | Energy | IAQ/Health |
|---|---------------------|-------|-------|-----------|--------|------------|
| 4. Use Advanced Infiltration Reduction Practices | 2 Energy pts | y=yes | Y | | | |
| 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 | Y | | | |
| b. Ceilings | 4 Resource pts | y=yes | Y | | | |
| I. Windows | | | | | | |
| 1. Install Energy-Efficient Windows | | | | | | |
| a. Double-Paneled | 1 Energy pt | y=yes | Y | | | |
| b. Low-Emissivity (Low-E) | 2 Energy pts | y=yes | Y | | | |
| c. Low Conductivity Frames | 2 Energy pts | y=yes | Y | | | |
| 2. Install Low Heat Transmission Glazing | 1 Energy pt | y=yes | Y | | | |
| J. Heating Ventilation and Air Conditioning | | | | | | |
| 1. Use Duct Mastic on All Duct Joints | 2 Energy pts | y=yes | Y | | | |
| 2. Install Ductwork within Conditioned Space | 3 Energy pts | y=yes | Y | | | |
| 3. Vent Range Hood to the Outside | 1 IAQ/Health pt | y=yes | Y | | | |
| 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 | | | |
| 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 | Y | | | |
| 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 | Y | | | |
| 2. Install Solar Water Heating System | 10 Energy pts | y=yes | | | | |
| 3. Pre-Wire for Future Photovoltaic (PV) Installation | 4 Energy pts | y=yes | Y | | | |
| 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 | | | |
| 7. Install Radiant Barrier | 3 Energy pts | y=yes | Y | | | |

L. Natural Heating and Cooling

- 1. Incorporate Passive Solar Heating
- 2. Install Overhangs or Awnings over South Facing Windows
- 3. Plant Deciduous Trees on the West and South Sides

| | | | | | |
|--------------|-------|---|--|--|--|
| 5 Energy pts | y=yes | Y | | | |
| 3 Energy pts | y=yes | Y | | | |
| 3 Energy pts | y=yes | | | | |

M. Indoor Air Quality and Finishes

- 1. Use Low/No-VOC Paint
- 2. Use Low VOC, Water-Based Wood Finishes
- 3. Use Low/No VOC Adhesives
- 4. Use Salvaged Materials for Interior Finishes
- 5. Use Engineered Sheet Goods with no added Urea Formaldehyde
- 6. Use Exterior Grade Plywood for Interior Uses
- 7. Seal all Exposed Particleboard or MDF
- 8. Use FSC Certified Materials for Interior Finish
- 9. Use Finger-Jointed or Recycled-Content Trim
- 10. Install Whole House Vacuum System

| | | | | | |
|------------------|-------|---|--|--|--|
| 1 IAQ/Health pts | y=yes | Y | | | |
| 2 IAQ/Health pts | y=yes | Y | | | |
| 3 IAQ/Health pts | y=yes | Y | | | |
| 3 Resource pts | y=yes | Y | | | |
| 6 IAQ/Health pts | y=yes | | | | |
| 1 IAQ/Health pts | y=yes | | | | |
| 4 IAQ/Health pts | y=yes | | | | |
| 4 Resource pts | y=yes | Y | | | |
| 1 Resource pts | y=yes | Y | | | |
| 3 IAQ/Health pts | y=yes | | | | |

N. Flooring

- 1. Select FSC Certified Wood Flooring
- 2. Use Rapidly Renewable Flooring Materials
- 3. Use Recycled Content Ceramic Tiles
- 4. Install Natural Linoleum in Place of Vinyl
- 5. Use Exposed Concrete as Finished Floor
- 6. Install Recycled Content Carpet with Low VOCs

| | | | | | |
|------------------|-------|---|--|--|--|
| 8 Resource pts | y=yes | Y | | | |
| 4 Resource pts | y=yes | Y | | | |
| 4 Resource pts | y=yes | Y | | | |
| 5 IAQ/Health pts | y=yes | | | | |
| 4 Resource pts | y=yes | Y | | | |
| 4 Resource pts | y=yes | Y | | | |

O. City of Albany Incentives

- 1. Additions less than 50% increase in floor area
- 2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.
- 3. Seismic upgrade of existing building
- 4. For having a hybrid or zero emissions vehicle
- 5. For having no automobile
- 6. Plant more than one street tree when feasible
- 7. Earthquake kit
- 8. *20% over Title 24 is Mandatory*

| | | | | | |
|------------------|-------|---|--|--|--|
| 20 Resource pts | y=yes | Y | | | |
| 10 Resource pts | y=yes | | | | |
| 15 Resource pts | y=yes | Y | | | |
| 2 IAQ/Health pts | y=yes | | | | |
| 5 Resource pts | y=yes | | | | |
| 2 IAQ/Health pts | y=yes | Y | | | |
| 2 IAQ/Health pts | y=yes | | | | |
| | | Y | | | |



Applicant Name: Ron Boylan, Architect
 Project Address: 1700 Sonoma Ave
 Date Reviewed: _____ Planner _____

PLANNING APPLICATION Submittal Requirements/Checklist

Within 30 days of submittal, Community Development Staff will review this application for completeness of required information. All applicable information listed in the checklist below must be included for an application to be deemed complete. A notice of completeness or non-completeness will be mailed to the applicant. Further revisions of completed material may be necessary after the 30-day period.

| SUBMITTAL REQUIREMENTS | Provided | | |
|--|----------|---|----|
| | Y | N | NA |
| <ul style="list-style-type: none"> ▪ 10 full size sets plus 1 reduced copy (11 X 17") of all drawings. | ✓ | | |
| <ul style="list-style-type: none"> ▪ 1 electronic copy must be included. The preferred format for electronic submissions is Adobe Portable Document Format (.pdf). However, for plans that cannot be converted to pdf format, the submission may be made in Design Web Format (.dwf). | ✓ | | |
| Completed Application Form | | | |
| <ul style="list-style-type: none"> ▪ Include the addresses, contact information and signatures of Property Owner(s) and Applicant(s). | ✓ | | |
| Project Summary | | | |
| <ul style="list-style-type: none"> ▪ Text description of all work being done on title page. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Verify if any excavation will be required as a result of the project. If so, approximately how many cubic yards will need to be removed? | ✓ | | |
| Area Calculations | | | |
| <ul style="list-style-type: none"> ▪ Calculation and diagram of how <i>Floor Area Ratio</i> (FAR) is determined for existing and proposed, including any reductions allowed under the Zoning Ordinance | ✓ | | |
| <ul style="list-style-type: none"> ▪ Total square footage <i>renovated/remodeled</i> and total square footage <i>added</i> | ✓ | | |
| Site Plan must be fully dimensioned, legible and drawn to scale (20' = 1" minimum) and include: | | | |
| <ul style="list-style-type: none"> ▪ North arrow, property boundaries and easements. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Existing visible landmarks (utility poles, street lights, fire hydrants). | ✓ | | |
| <ul style="list-style-type: none"> ▪ Foundation and roof lines of all existing and proposed structures located on the property; differentiate between proposed and existing structures | ✓ | | |
| <ul style="list-style-type: none"> ▪ Foundation lines of all neighboring structures located on adjacent lots. | ✓ | | |
| <ul style="list-style-type: none"> ▪ On-site driveways, parking spaces, landscaped areas, patios, etc. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Street right-of-way lines, curb line or pavement edge, sidewalks, and parkways. | ✓ | | |
| <ul style="list-style-type: none"> ▪ The trunk location, circumference measured 2' above grade, drip line, and species of all trees that are within 20 feet of the area proposed to be modified. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Fences and walls (including retaining walls), showing height and indicating materials | ✓ | | |
| <ul style="list-style-type: none"> ▪ Yards and open space areas. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Storage areas and screening. | ✓ | | |
| <ul style="list-style-type: none"> ▪ Topographic features: streams, drainage channels, ditches, rock outcroppings, etc. | | | ✓ |

| SUBMITTAL REQUIREMENTS | Provided | | |
|--|----------|---|----|
| | Y | N | NA |
| <ul style="list-style-type: none"> ▪ Accurate contour lines: <ul style="list-style-type: none"> a. Slopes between 0 - 15% - contour interval must be two feet. b. Slopes exceeding 15% - contour interval must be five feet. ▪ Provide a conceptual drainage plan, show any new or relocated downspouts, below grade drain lines, etc.) | ✓ | | |
| Floor Plans must be fully dimensioned, legible and drawn to scale (1" = 1/8" minimum) and must include: | | | |
| <ul style="list-style-type: none"> ▪ Existing, remodeled, demolished and new walls, stairs, windows, doors, etc., clearly delineated. ▪ Floor plans must be in context with setbacks from property lines clearly shown. | ✓ | | |
| Building Elevations and Sections must be fully dimensioned, legible and drawn to scale (1" = 1/8" minimum), and must include: | | | |
| <ul style="list-style-type: none"> ▪ Existing elevations, including ground line, wall height, floor height, and ridge height, roof pitch. ▪ Proposed elevations - include above information as well as details such as downspouts, chimneys, exterior lighting, etc. ▪ Street elevation - including adjacent residences. ▪ Section drawing(s) 1) Through tallest portion of proposed structure showing existing and proposed grade; 2) Typical section showing the street and curb all the way through to the rear property line. ▪ Color board and Color rendering, if not matching existing materials on residence. Minimum size of (8 1/2" x 11") to include exterior finish/color, window trim, roof material, siding materials, etc. (one copy). | ✓ | | |
| | ✓ | | |
| | ✓ | | |
| | ✓ | | |
| | ✓ | | |
| Other Important Information: | | | |
| <ul style="list-style-type: none"> ▪ Green Building Program Checklist - Contact Staff for appropriate checklist. ▪ Property Survey if any part of addition is less than 4 feet from a property line. ▪ Photographs (electronic or paper) of the existing property and abutting neighbors. ▪ Window Details - photograph of existing windows and manufacturers cut sheet of proposed windows, including trim details, showing how new windows will match existing. | ✓ | | ✓ |
| | ✓ | | |
| | ✓ | | |
| Other Information - submit only if required by Planning staff | | | |
| <ul style="list-style-type: none"> ▪ Environmental Report ▪ Title Report ▪ Lighting Plan ▪ Other _____ | | | |
| | | | |

For Office Use:

_____ This Quick Check has determined that the application submittal is incomplete and cannot be accepted.

_____ This Quick Check has determined that the application appears to contain the items required by this Submittal Checklist (completeness as defined by Section 65943 will be determined within 30 days of application) and processing will begin.

Community Development Department staff is available 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 at 979 San Pablo Avenue, 2nd Floor, Albany, CA 94706, TEL: (510) 528-5760.

1700 SONOMA AVE



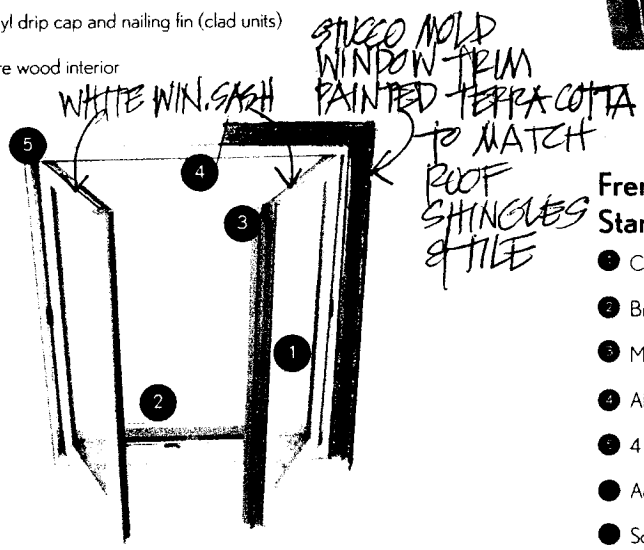
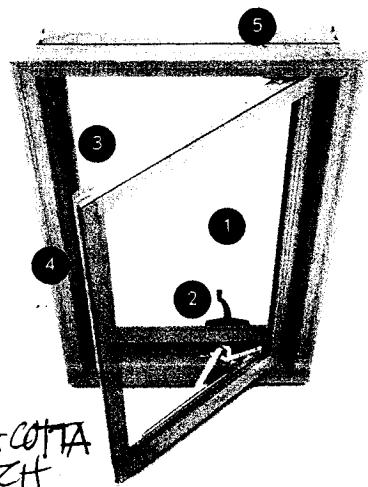
Wood & Clad Casemaster

It's not often that you run across a seamless mix of aesthetics and engineering. But the Marvin Casemaster is exactly that – a wood or clad wood window that solidly seals out wind, rain and snow. Smooth, clean millwork defines the interior surfaces. At the same time, the Casemaster incorporates sleek engineering, from the sequential locking system through the sophisticated roto gear mechanism.

Place two Casemasters side by side, take out the center post and step back in time. The French Casemaster has a delicate, elegant air about it, but under the surface has the strength and stamina Casemasters are known for.

Casemaster Standard Features

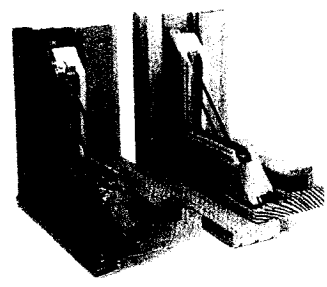
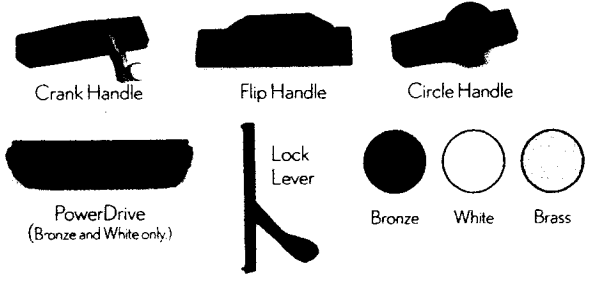
- Clear, one-lite insulating glass
- Bronze crank handle
- Sequential multi-point lock with bronze lever
- All wood Brick Mould Casing (wood units)
- 4 9/16" (116 mm) jambs
- Screen with bronze surround
- Vinyl drip cap and nailing fin (clad units)
- Bare wood interior



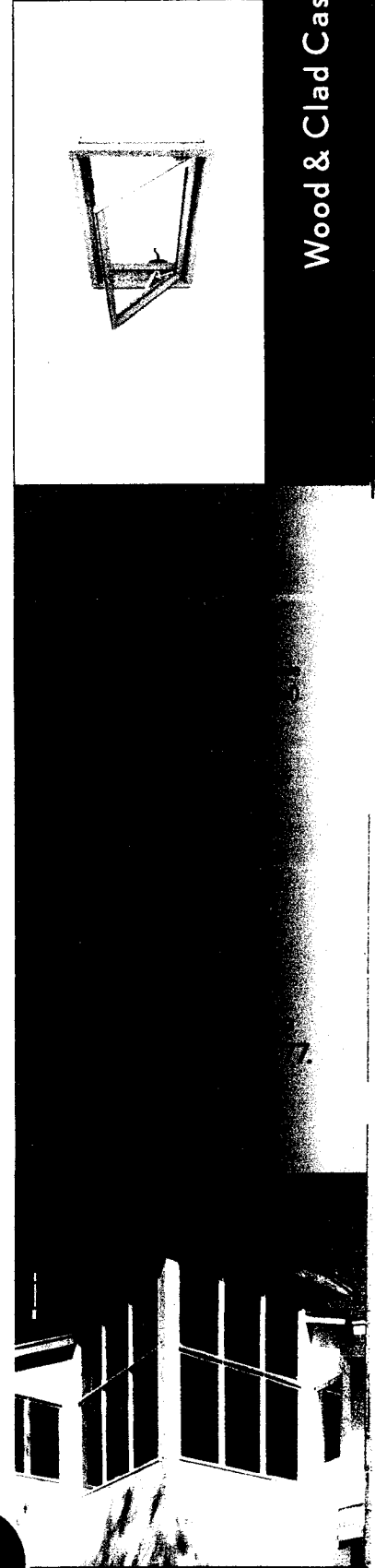
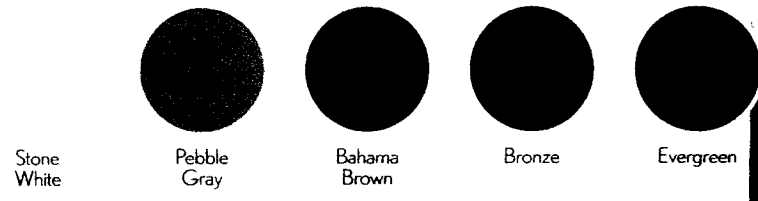
French Casemaster Standard Features

- Clear, one-lite insulating glass
- Bronze crank handle
- Multi-point interlocking hardware
- All wood Brick Mould Casing (wood units)
- 4 9/16" (116 mm) jambs
- Adjustable hinge
- Screen with bronze surround
- Vinyl drip cap and nailing fin (clad units)
- Bare wood interior

Hardware Selection



Exterior Clad Colors



For details and sizing information, see pages 92-107.

