

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

Agenda date: 6/8/10  
Prepared by: LJ  
Reviewed by:

**ITEM/**

**SUBJECT:** Planning Application 10-033. Design Review. Parking Exception. Conditional Use Permit. Request for Design Review Approval for a 514 square foot single-story rear addition to an existing single family home. A front yard parking exception and a conditional use permit for a nonconforming wall is also requested.

**SITE:** 635 Spokane

**APPLICANT/**

**OWNER:** Lynn Fisher of Hiromi Ogawa Architects for Devin Fernandez and Janet Yokoyama

**ZONING:** R-1 (Single-Family Residential)

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**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission approve the request for design review, parking exception, and conditional use permit to allow construction of a 514 square foot single-story addition to an existing single-family home, subject to the attached findings and conditions of approval.

**BACKGROUND/PROJECT DESCRIPTION**

The subject property is a 5,000 square foot lot with an existing 1,596 sq. ft. split-level single-family home. The applicant is requesting approval of a two-phase project. For the first phase, the applicant requests Design Review approval to demolish an existing rear garden shed and construct a 514 sq. ft. single-story rear addition for a study, bedroom, and bathroom. A rear door is to be removed on the first floor, and new wooden windows will be added. A new set of doors is proposed on the southern side of the addition. The second phase of the project involves installation of a set of doors on the eastern (rear) side of the existing home with steps out to the back yard, as well as a new garage door at the front of the home.

The addition will bring the area of the home to 2,089 sq. ft.. The maximum height of the home, which is 18'-8", will not change. The maximum height of the addition will be 10'-0". The FAR of the home will increase from 32% to 42%.

The home currently has a 15'-0" front yard setback, which is to remain. The existing northern side has a nonconforming setback of 4'-0", where 5'-0" is required by code, and the applicant is requesting a Conditional Use Permit to allow a nonconforming wall along the northern side of

the addition. The proposed northern wall will be recessed slightly in from the existing nonconforming wall, and will sit 4'-4" from the northern property line. The existing southern wall is also nonconforming, with a 4'-6" setback where 5'-0" is required, and a chimney that encroaches an additional foot. This nonconformance on the southern side will not change with the addition. The addition will bring the rear yard setback to 25'-1 1/2".

Currently there is an attached single-car garage at the front of the home, accessed by a driveway at the northwestern corner of the lot. The garage is 15'-4"-wide, providing one parking space. The driveway is 14'-5" wide and 16'-5" deep, and the applicant is requesting a front yard parking exception to allow the other required parking space to be located in the driveway.

The applicant is also proposing to remove two multi-trunked evergreen trees and one maple tree. The maple tree may be relocated. All other existing trees and shrubs are to remain.

### **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**

#### **Design Review**

The proposed addition is at the rear of the home on the northern side, and will not be visible from the front façade. The addition will have a flat roof, matching stucco siding, and wood casement windows. The northern elevation will involve the installation of one new wood casement window. The eastern (rear) elevation will include the removal of an existing horizontal sliding window, and the installation of two wood casement windows on the first floor. A vinyl double-hung window will be removed on the second story and replaced with a small wood awning window. The southern side of the addition will include two wood casement windows and a set of wood doors with a sidelight. The existing door on this side of the home will be removed. The low flat roof of the addition should have little to no impact on adjacent neighbors. Only one window is proposed on the side of the addition closest to the property line, and all proposed windows are attractive and well-placed.

The first phase of the project will not alter the front façade. The second phase will involve the installation of a new garage door at the front of the home. The existing stucco home has a gabled Spanish tile roof, a large pointed-arch window on the front façade, and double-hung vinyl windows throughout. Phase two of the project also will include installation of an additional set of wood casement windows on the rear (eastern) side of the existing home, and a set of wood doors and steps out to the rear yard.

Overall, Staff believes that the applicant has proposed an attractive addition that is consistent with the existing design of the home and is appropriate in scale for the neighborhood. Staff, therefore, recommends approval of both phases of the design, subject to conditions of approval regarding issues as discussed above.

### Parking Exception

The existing garage is 15'-4" in width and 19'-0" in length, which meets the minimum dimensions as required for existing garages by the municipal code. It is not feasible to expand the garage to create an additional parking space without decreasing the living space of the existing home. The applicant is therefore requesting a front yard parking exception to allow the second required parking space to be located in the driveway. The existing driveway is 14'-5" in width and 16'-5" in length, which means that in its existing condition it can function an adequate space for parking a vehicle. The location of the home and existing layout of the lot prohibits access to the side or rear yard for parking. Therefore, staff recommends approval of the request for a front yard parking exception.

### Conditional Use Permit

The applicant is requesting a Conditional Use Permit to allow a nonconforming wall on the northern side of the addition. The proposed wall will sit 4'-4" from the northern property line, where 5'-0" is required by code. The existing house has a nonconforming wall on this side, with a setback of 4'-0", and the addition will be recessed an additional 4" from the existing nonconformance. Only one new window is proposed on this side of the addition, and the entire area of new construction is behind the footprint of the northern neighbors. The addition is only 10'-0" in height, and thus should have little to no impact on adjacent neighbors. Staff, therefore, recommends approval of the Conditional Use Permit to construct a nonconforming wall on the northern side of the home.

### Tree Removal

The applicant is proposing to remove mature evergreen trees and one maple tree at the rear of the property. The applicant may be able to relocate the maple tree in the rear yard to a location farther from the proposed addition. All other existing trees and shrubs will remain. The two evergreen trees are directly adjacent to the proposed addition, and staff believes that their removal is appropriate.

### Green Building Requirements

The applicant has provided a green points checklist and has received 39 points where 50 are required. The addition is small in size and does not include appliances, which may have limited opportunities to obtain greenpoints. However, additional points may be available if the applicant meets the opportunities in the "Foundation" or "Structural Frame" categories of the Green Building Checklist.

### Appeals:

The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council if such appeal is filed within 14 days of the date of action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee.

**Attachments:**

1. Analysis of Zoning Requirements
2. Findings
3. Conditions
4. Application, Photos
5. Green Points Checklist

# 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 (west)   | 15'                | No change          | 15'         |
| Side (north)   | 4'                 | 4'-4" at addition  | 5'          |
| Side (south)   | 4'-6"              | No Change          | 5'          |
| Rear (east)    | 50'-2"             | 25'-1 1/2"         | 20'         |
| Area           |                    |                    |             |
| Lot Size       | 5,000              | No Change          | --          |
| Lot Coverage   | 22%                | 32%                | 50%         |
| Maximum Height | 18'-8"             | No Change          | 28' max.    |

## 20.24.030 Overlay District Regulations.

Not applicable.

## 20.24.040 Hillside Residential Regulations.

Not applicable.

20.24.050 Floor-Area-Ratio.

|                  | Existing<br>(approx.) | Proposed  | Requirement |
|------------------|-----------------------|-----------|-------------|
| Lot Size         | 5,000                 | No change | --          |
| Floor Area       |                       |           |             |
| First-floor      | 1,299                 | 1,813     | --          |
| Second-floor     | 517                   | No Change |             |
| Total            | 1,816                 | 2,330     | --          |
| Total Counted    | 1,575* **             | 2,089* ** | --          |
| Floor Area Ratio | .32                   | .42       | .55         |

\* 220 sq. ft. exempted from "total counted" as permitted by MC 20.24.050 for enclosed parking spaces.

\*\* 21 sq. ft. exempted from "total counted" as permitted by MC 20.24.050 for enclosed staircases.

20.24.060 Setback Areas, Encroachments.

See Discussion of Key Issues

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 of Key Issues

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

Not applicable.

20.48 Removal of Trees

See Discussion of Key Issues.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.58 Art in Public Places Program

Not applicable.

20.100.030 Use Permits.

See Discussion of Key Issues

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was provided on May 28, 2010 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 Discussion of Key Issues.

ATTACHMENT 2 - FINDINGS

**Findings for Design Review approval (Per section 20.100.050.E of the AMC)**

| Required Finding  | Explanation   |
|---|---|
| <p>1. <i>The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.</i></p>   | <p>The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity and type of development.</p>  |
| <p>2. <i>Approval of project design is consistent with the purpose and intent of this section, which states "designs of projects...will result in improvements that are visually and functionally appropriate to their site conditions and harmonious with their surroundings, including natural landforms and vegetation. Additional purposes of design review include (but are not limited to): that retention and maintenance of existing buildings and landscape features are considered; and that site access and vehicular parking are sufficient."</i></p> | <p>The proposal is in scale and harmony with existing development in the vicinity of the site. The architectural style, design and building materials are consistent with the City's Residential Design Guidelines. The project will not require significant grading or excavation. Most of the existing trees on-site will remain, and only those that are necessary to remove for the completion of the project will be removed. The project will not create a visual detriment at the site or the neighborhood.</p> <p>The proposed addition is small in size, attractive in appearance, and is in scale with the surrounding neighbors. The design is consistent with the existing home. The addition will have matching stucco siding and the proposed flat roof line continues the existing roofline at the rear of the home. The addition will not be visible from the street front.</p> |
| <p>3. <i>Approval of the project is in the interest of public health, safety and general welfare.</i></p>   | <p>The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area. The proposal is a single-story addition with a maximum height of 10'-0". It will not increase the maximum height of the home, which is 18'-8". The addition will create an attractive home with an FAR of 42%, which is modest in scale, and fitting for the neighborhood. The windows are well-placed and the addition should have little to no impact on adjacent neighbors.</p>   |
| <p>4. <i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i></p>  | <p>The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, and privacy .</p>   |



**Findings for Front Yard Parking Exception (Per section 20.28.040(A5) of the AMC)**

| <i>Required Finding</i>   | <i>Explanation</i>   |
|---|--|
| 1. <i>Parking within a main building, a garage, a carport or other structure or in the rear or side yard is not feasible or will be disruptive to landmark trees or will severely restrict outdoor living space on the site.</i>  | The location of the existing home prohibits access to the rear yard. The existing garage is a single-car garage that cannot be expanded deep enough to create a tandem garage without decreasing the living space of the home.   |
| 2. <i>The area proposed for parking in the front yard will not exceed 7'6" in width and 20' in length.</i>  | The applicant is requesting that the second required parking space be located in the existing driveway at the northwestern corner of the lot. The driveway is 16'-5" in length.  |
| 3. <i>The parking space is designed so that no part of any vehicle will extend beyond the property line into the public right-of-way or will come within 1' of the back of the sidewalk, nor permit a parked vehicle to constitute a visual obstruction exceeding 3' in height within 25' of the intersection of any 2 street lines. The Planning and Zoning Commission shall not approve a front yard parking space unless a finding is made that visual obstructions are not a significant safety hazard.</i> | The length of the driveway (16'-5") provides adequate space for parking a vehicle without obstructing the public right-of-way. The subject property is an interior lot in the middle of the block, and therefore the proposed parking space should not pose any visual obstruction or safety hazard.                       |
| 4. <i>Any required off-street parking spaces which are permitted in the front yard areas are so located as to minimize aesthetic and noise intrusion upon any adjacent neighbor.</i>  | The edge of the driveway is 5'-0" from the northern property line, providing ample space between the proposed parking space and the northern neighbor. There is also a tall hedge planting between the subject property's driveway and the northern neighbors, minimizing the visual impact of the proposed parking space. |

**Findings for Conditional Use Permit approval (Per section 20.100.030.D of the AMC)**

| <i>Required Finding</i>   | <i>Explanation</i>   |
|---|--|
| 1. <b><i>Necessity, Desirability, Compatibility.</i></b> <i>The project's size, intensity and location of the proposed use will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.</i> | The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity and type of development.  |
| 2. <b><i>Adverse Impacts.</i></b> <i>The project's use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or physically injurious</i>                         | The proposal is in scale and harmony with existing development in the vicinity of the site. The architectural style, design and building materials are consistent with the existing dwelling and with the City's |

|  |  |
|--|--|
| <p><i>to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:</i></p> <ul style="list-style-type: none"> <li><i>a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;</i></li> <li><i>b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;</i></li> <li><i>c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;</i></li> <li><i>d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;</i></li> </ul> | <p><b>Residential Design Guidelines.</b> The proposed project will provide safe and convenient access to the property for both vehicles and pedestrians. The project will not create a visual detriment at the site or the neighborhood. The project will maintain the majority of trees on site, and will only remove those in direct proximity with the proposed addition. The use of the site remains the same and will not produce any noxious or offensive emissions, noise, glare, dust or odor.</p> |
| <p><b>3. Consistency with Zoning Ordinance, General Plan and Specific Plan.</b> <i>That such use or feature as proposed will comply with the applicable provisions of this Chapter and will be consistent with the policies and standards of the General Plan and any applicable specific plan.</i></p>  | <p>The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area.</p>   |

**ATTACHMENT 3**  
**COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL**

**GENERAL PROJECT CONDITIONS**

- Gen-1        **Project Approval.** This Design Review approval is for Devin Fernandez and Janet Yokoyama, as substantially shown and described on the project plans, except as may be modified by conditions herein. Plans include preliminary master site plan prepared by Lynn Fisher, date received May 6, 2010, architectural plans (project perspectives, building sections, and floor plans, all as presented to the Planning and Zoning Commission on June 8, 2010. For any condition herein that requires preparation of a Final Plan where the project developer has submitted a conceptual plan, the project developer shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.
- GEN-2        **Project Approval Expiration.** This Design Review approval expire on June 22, 2011 (one year from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless [a building permit has been issued and construction diligently pursued; a certificate of occupancy has been issued; the use is established; the use permit, variance or design review approval is renewed]. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval.
- Gen-3        **FEES.** The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured, and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project developer shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and developer.
- GEN-4        **Appeals.** The Albany Municipal Code provides that any action of the Planning staff may be appealed to the Planning and Zoning Commission, and any action of the Planning and Zoning Commission may be appealed to the City Council as per the procedures described in Section 20.100.080. The City Clerk will then schedule the matter for the next available City Council meeting.
- GEN-5        **Requirement for Building Permit.** Approval granted by the Planning and Zoning Commission does not constitute a building permit or authorization to

begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

- GEN-6      **Fire Department Approval.** As part of a building permit application, the applicant shall submit written documentation that all requirements of the Albany Fire Department have, or will be, met to the satisfaction of the AFD.
  
- GEN-7      **Engineering Approval.** As part of a building permit application, the applicant shall submit written documentation that all requirements of the Public Works Department have, or will be, met to the satisfaction of the City Engineer.
  
- GEN-8      **Construction Hours.** Construction activity shall be restricted to the hours of 8:00 a.m. to 6:00 p.m. Mondays through Saturdays, and 10:00 a.m. to 6:00 p.m., Sundays and legal holidays, unless otherwise approved in writing by the City Engineer for general construction activity. Failure to comply with construction hours may result in stop work orders or other administrative actions.
  
- GEN-9      **Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.
  
- GEN-10     **Modifications to Approved Plans.** The project shall be constructed as approved. Planning staff may approve minor modifications in the project design, but not the permitted land use (per MC 20.12). A change in an item requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning and Zoning Commission approval through the Design Review process.
  
- GEN-11     **Hold Harmless Agreement.** Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application, which action is brought within the time period provide for in Section 66499.37. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.

- GEN-12      **Public Improvements Standards.** Public improvements shall be designed and constructed in accordance with the City's Standard Specifications and Standard Details, unless specifically waived in writing by the City Engineer.
- GEN-13      **Title 24 Standards.** All construction shall be designed and built in accordance with California Title 24 handicap accessibility standards. Appropriate details and specifications shall be incorporated into the plans and submitted at time of building permit application.
- GEN-14      **Energy Conservation Standards.** All buildings shall be designed in accordance with the State of California energy conservation standards for non-residential buildings. The necessary plans and documentation shall be submitted at time of building permit application.

**ARCHITECTURE CONDITION**

- ARCH-1      **Material Samples.** Samples of final exterior materials and the proposed color palette shall be submitted for review and approval by the Community Development Department as part of building permit application.
- ARCH-2      **Final Architectural Drawings.** The applicant shall submit final architectural elevations, details and revisions for the review and approval of the Community Development Department as part of building permit application.
- ARCH-3      **Window Recess.** All new windows shall be recessed two inches from face of building to provide adequate shade and shadow and to promote visual relief. Final window details shall be submitted for review and approval at the time of building permit application.
- ARCH-4      **Non-Reflective Glazing.** Any glazing material shall be non-reflective.

**LIGHTING CONDITIONS**

- LGHT-1      **Exterior Lighting.** All exterior lighting shall be installed in such a manner that glare is directed away from surrounding properties and rights-of-way. If required, exterior light fixtures shall be equipped with "cut off" lenses to minimize light and glare spill over onto adjacent properties.
- LGHT-2      **Shielding of Lighting.** Prior to the certificate of occupancy, all accent lighting shall be directed downward and, if necessary, fixed with cut-off lenses to ensure that no glare spills onto neighboring properties.

**LANDSCAPING CONDITIONS**

- LNDS-1      **Street Tree Requirement.** The applicant shall apply for one street tree before the issuance of the building permit. The City's Environmental Resource Assistance will determine the type and location of the tree and may waive this requirement if site conditions will not reasonably support establishment of a new tree.

## PUBLIC WORKS DEPARTMENT CONDITIONS

### GENERAL ENGINEERING CONDITIONS

- ENGR-1      **Title Report.** A recent preliminary title report for the property, prepared within six months of the date of application, shall be submitted to the City Engineer for review. If any interior lot line(s) exist, the applicant must obtain approval of a minor lot line adjustment from the City to remove the interior lot line(s), and cause that lot line adjustment to be recorded before any building permits will be issued.
- ENGR-2      **Geo-Technical Report.** The applicant shall submit, as part of a building permit application, a geotechnical investigation report prepared by a California certified engineering geologist and geotechnical engineer, if determined necessary by the City Engineer. The investigation shall specifically address any hazards of surface fault rupture in accordance with the Alquist-Priolo Special Study Zones Act. Any mitigation measures or conditions requiring further review noted during the Planning process shall be fully addressed prior to plan check.
- ENGR-3      **Backflow Device.** Any required water service for fire protection purposes shall be equipped with a City approved backflow device. Services for irrigation purposes also require a separate City approved backflow prevention device.

### GRADING CONDITIONS

- GRAD-1      **Grading Permit.** Any grading required in association with the project shall require a grading permit from the Community Development Department. To obtain this permit, the applicant shall submit a grading plan, indicating the extent and volumes of earth proposed to be moved. A grading permit is subject to 2001 California Building, Appendix 33.
- GRAD-2      **Demolition Permit.** Site demolition shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).
- GRAD-3      **Water on Site.** The site shall be graded so as to prevent rainfall runoff originating from improved areas on the project site from crossing onto adjoining private property. Building floor elevations shall be above the FEMA-mapped 100-year flood plain as established by a licensed civil engineer. Provide the elevation and compaction certificates during and upon the completion of grading required by the Uniform Building Code and in conformance with the recommendations of the geotechnical engineer's report. Shore and dewater all excavations in accordance with the requirements of the geotechnical engineer's report.
- GRAD-4      **Flooding Damages.** The project developer shall execute an assumption of risk, indemnification and hold harmless agreement as required by the City. The

agreement, in substance, shall state that the project developer, and any successor in interest, shall assume all risk for damages to the project and to project improvements, flooding caused by surface water intrusion, stormwater runoff, or water under the ground surface pressing on or flowing or seeping through foundations, walls, floors, or paved surfaces, basements, whether paved or not, or windows, doors or other openings, and shall indemnify and hold the City harmless from any claims of such damages, including third-party claims, of such damage or of such damages or of damages arising from rainfall runoff which is not prevented from leaving the project site in violation of Condition GRAD-3.

GRAD-5 **Dust Control Program.** A dust control program shall be prepared by the project developer and approved by the Community Development Department and City Engineer before issuance of a grading permit. The dust control plan shall address such items as covering stockpiled material, frequent watering of graded areas, revegetating graded areas, speed limits for grading equipment and similar items.

GRAD-6 **Stormwater Pollution Prevention Plan.** The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City before the issuance of a building or grading and/or building permit. The SWPPP shall be consistent with standards adopted by the Regional Water Quality Control Board and the City of Albany Clean Water Program and implemented by the project general contractor, all subcontractors and suppliers of material and equipment. Construction site cleanup and control of construction shall also be addressed in the SWPPP. The project developer shall be responsible for SWPPP compliance. A copy of the SWPPP shall be kept at the construction site at all times.

#### INFRASTRUCTURE CONDITIONS

INFR-1 **Sewer System Requirements.** The sewer system for the subject building shall comply with Chapter 15 of the Albany Municipal Code and to the satisfaction of the City Engineer before Final Inspection approval of the construction permit.

INFR-2 **Two-Way Cleanout.** Installation of a two-way curbside cleanout shall be required per Chapter 15 of the Albany City Code. This applies to all properties, including properties with a valid upper sewer lateral certificate of compliance. All 2-way curbside clean outs shall be fitted with a loose cap in accordance with the City's standard detail SS6.

INFR-3 **Property Run-off Requirements.** All runoff from impervious surfaces shall be intercepted at the project boundary and shall be collected and conducted via an approved drainage system through the project site to an approved storm drain facility, as determined by the City Engineer. Development that contributes additional water to the existing drainage system shall be required to complete a hydraulic study and make improvements to the system as required to accommodate the expected ultimate peak water flow and to stabilize erosive banks that could be impacted by additional storm water flow.

INFR-4 **Roof Drainage.** Roof drainage from the structure shall be collected via a closed pipe and conveyed to an approved storm drain system off the street curb. No

concentrated drainage of surface flow across sidewalks shall be permitted. Alternative natural treatment measures are subject review and approval by the City Engineer.

- INFR-5      **Hydraulic Calculations.** The applicant shall submit hydraulic calculations, prepared by a California licensed civil engineer, necessary to determine if the existing water and sewer mains that serve this lot have available capacity for the addition of the proposed development. If capacity is not available, sewer and water mains of adequate size shall be designed and secured prior to issuance of building permits and constructed in a manner acceptable to the City Engineer prior to occupancy release, unless determined otherwise by the City Engineer.
- INFR-6      **Completion of Off-Site Improvements.** Off-site improvements, as required by the City Engineer, shall be complete before issuance of a Certificate of Occupancy unless alternatives are approved in writing by the Albany City Engineer.

#### PUBLIC IMPROVEMENTS CONDITIONS

- PUBIM-1      **Encroachment Permit.** The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.
- PUBIM-2      **Debris Removal.** All mud, dirt or construction debris carried off the construction site onto adjacent streets shall be removed each day. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.
- PUBIM-3      **Damage to Street Improvements.** Any damage to street improvements now existing or done during construction on or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.
- PUBIM-4      **Right-of-Way Construction Standards.** All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be reconstructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the Community Development Department and Chapter 14 of the City Code.

#### FIRE DEPARTMENT CONDITIONS

- FIRE-1      **Construction of 1,500 Square Feet or Greater.** 1500 sq. ft. or more or any addition, remodel, rehabilitation, etc. is 50% of the existing sq. ft.:
- a) This dwelling will be required install an Automatic Fire Extinguishing System throughout the entire dwelling. Ordinance No. 94-010, Albany Municipal Code, Chapter 11, Section 11-2.3a(3)(a).
  - b) Plans, information sheets on all sprinkler components and hydraulic calculations are required.



- c) A 110-volt interconnected smoke alarm system with a 10-year lithium battery back-up is acceptable with a fire suppression system.

FIRE-2 **Fire Rated Construction.** Any portion of a building five (5) feet or less from the property line shall comply with fire-rating requirements of the CBC.

FIRE-3 **Gallons-per-Minute Requirement.** The water system for fire protection shall comply with City of Albany Fire Department standards. Fire flow test data and water system plans must be provided at time of building plan check. The plans must include all equipment, components and layout of the system. Private fire protection water systems shall be supplied through an approved backflow device per City Engineering Division standards.

FIRE-5 **Distance From Fire Hydrant.** Before building permit issuance the distance from existing fire hydrants to the building shall be verified and if necessary a new hydrant shall be shown on the plans and installed prior to combustible construction.

#### STRUCTURAL CONTROL MEASURES

STRUC-1 **Illegal Dumping to Storm Drain Inlets and Waterways.** On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City of Albany.

STRUC-2 **Pesticide/Fertilizer Application** Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:

- a) Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
- b) Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
- c) Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
- d) Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.

#### OPERATIONAL BEST MANAGEMENT PRACTICES (BMPs)

BMP-GEN1 **Stormwater Pollution Prevention Control Measures.** The project plans shall include stormwater pollution prevention and control measures for the operation

and maintenance of the project during and after construction for the review and approval of the City or County Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit to the maximum extent practicable the entry of pollutants into stormwater runoff.

- BMP-GEN2 **Erosion Control Measures.** The project plan shall also include erosion control measures to prevent soil, dirt and debris from entering the storm drain system, in accordance with the practices outlined in the ABAG *Erosion and Sediment Control Handbook*, California Storm Water Best Management Practice Handbooks, and Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual*
- BMP-GEN3 **Responsibility of Contractors.** The applicant is responsible for ensuring that all contractors and subcontractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations and/or a project stop order.
- BMP-1 **Paved Sidewalks and Parking Lots.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Washwater containing any soap, cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and shall not be discharged to a storm drain. The applicant shall contact the City Engineer for specific connection and discharge requirements.
- BMP-2A **Private Streets, Utilities and Common Areas.** The owner of private streets and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

#### GENERAL CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

- BMP-CNST1 **Construction Access Routes.** Construction access routes shall be limited to those approved by the City Engineer and shall be shown on the approval grading plan.
- BMP-CNST2 **Collection of Construction Debris.** Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
- BMP-CNST3 **Removal of Waste.** Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- BMP-CNST4 **Sweeping of Public Right-of-Way.** Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping.

- BMP-CNST5 **Filter Materials at Storm Drain Inlet.** Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:
- a) start of the rainy season (October 1);
  - b) site dewatering activities;
  - c) street washing activities;
  - d) saw cutting asphalt or concrete; and
  - e) order to retain any debris or dirt flowing into the City storm drain system.
- Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.
- BMP-CNST6 **Containment of Materials.** Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by wind or in the event of a material spill.
- BMP-CNST7 **Cleaning of Equipment.** Never clean machinery, tools, brushes, etc. or rinse containers into a street, gutter, storm drain or stream. See the *Building Maintenance/ Remodeling* flyer for more information.
- BMP-CNST8 **Minimize Removal of Natural Vegetation.** Minimize removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Replant the area as soon as possible. All cut and fill slopes shall be stabilized as soon as possible after grading is completed. No site grading shall occur between October 1 and April 15 unless approved erosion and sedimentation control measures are in place.

**Appeals:** The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council, if such appeal is filed within 14 days of the date of the action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee. The City Clerk will then schedule the matter for the next available City Council meeting.

Planning Application #: 10-033

Date Received: 5/6/10  
 Fee Paid: \$3,523.00  
 Receipt #: 63701



# City of Albany



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

|  |                           |
|--|---------------------------|
| <b>For PLANNING &amp; ZONING COMMISSION action:</b>  |                           |
| <input checked="" type="checkbox"/> Design Review** - residential additions or exterior modifications. | \$1784* / Admin. \$639*   |
| <input checked="" type="checkbox"/> Parking Exceptions/Reductions** - see separate handout             | \$Actual Cost/Min \$1784* |
| <input checked="" 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  $\frac{1}{2}$  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>635 Spokane Avenue</u>   |  | Zone: <u>R1</u> R2 R3 R4<br>Other overlays: |
| Property Owner(s) Name:<br><u>Devin Fernandez</u><br><u>Janet Yokoyama</u>                  | Phone: <u>510-525-6768</u><br>Fax:                     | Email:                                      |
| Mailing Address:<br><u>635 Spokane Avenue</u>   | City: <u>Albany</u>                                    | State/Zip:<br><u>CA 94706</u>               |
| Applicant(s) Name (contact person):<br><u>Lynn Fisher</u><br><u>hiromi ogawa architects</u> | Phone: <u>415-305-0052</u><br>Fax: <u>888-887-9956</u> | Email:<br><u>lynn@hiromiogawa.com</u>       |
| Mailing Address:<br><u>115 Moffitt Street</u>   | City: <u>San Francisco</u>                             | State/Zip:<br><u>CA 94131</u>               |

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

|  |  |                         |          |
|--|--|-------------------------|----------|
| How big is your lot? Express in square feet.   |  | 5000 SF                 | 5000 SF  |
| What is the floor area of: your existing residence (see additional handout on how to measure this) |  | 1596 SF                 | 2110 SF  |
| any detached buildings—garage, sheds, etc.   |  | N/A                     | N/A      |
| How many square feet is your addition?   |  | N/A                     | 514 SF   |
| What is the Floor Area Ratio (FAR) <sup>1</sup> (see additional handout on how to measure this)    |  | 32%                     | 42%      |
| What is your lot coverage? <sup>2</sup>  |  | 22%                     | 32%      |
| What is the amount of impervious surface on the lot?   |  | 2402 SF                 | 2716 SF  |
| What is the maximum height of your residence?  |  | ± 18'-8"                | ± 18'-8" |
| How many dwelling units are on your site?  |  | 1                       | 1        |
| How many parking spaces do you have in a garage? <sup>3</sup>                                      |  | 1                       | 1        |
| What are the interior dimensions of your garage?   |  | 15'-4" x 19'-10" (same) |          |
| What is the narrowest width of your driveway?  |  | 14'-5"                  | 14'-5"   |

PROJECT ADDRESS: 635 Spokane Avenue

|  |        |                      |
|--|--------|----------------------|
| Setbacks:  |        |                      |
| Front yard: What is the minimum distance between the front wall of your house and the front property line? | 15'-0" | 15'-0"               |
| Side yards: What is the shortest distance between a side wall of your house and a side property line?      | 4'-0"  | 4'-4" @ new addition |
| Rear Yards: What is the minimum distance between the rear wall of your house and the rear property line?   | 50'-2" | 25'-1 1/2"           |
| Hillside District only: What is the slope of your lot?   | N/A    | 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? Yes  
If yes, please describe: Two multi-trunked evergreens (see photos) and one deciduous tree (Maple?) which may be relocated. Several mature trees and shrubs will remain.
2. Are the architecture, materials and colors of the proposed addition consistent with the existing dwelling?  
Yes. "Flat" roof will match (E) flat roof @ rear of house. Cement  
If yes, please describe how: plaster will be used for exterior material, along with painted wood windows.
3. Is the proposed addition sensitive to the size or mass of the surrounding properties? Yes.  
If yes, please describe how: Modest, single story rear addition is in keeping with other additions in the neighborhood.
4. If you have no garage, where do you park vehicles? Have garage - N/A. (Car also fits in driveway, without extending into sidewalk.)

**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] 5.5.10  
Signature of Property Owner Date

[Signature] 5.5.10  
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, 2<sup>nd</sup> Floor, Albany, CA 94706 (510) 528-5760.

MAY 06 2007

COMMUNITY DEVELOPMENT  
DEPARTMENT



635 Spokane - street view



635 Spokane -- rear yard

hiromi ogawa architects

オガワ ヒロミ 建築研究所

Fernandez / Yokoyama Residence  
635 Spokane Avenue, Albany

CA: 115 Moffitt Street San Francisco, CA 94131 tel: 415-305-0052  
OR: 107 SE Washington Street, Ste 150 Portland, OR 97214 tel: 503-477-7075  
fax: 888-887-9956 www.hiromiogawa.com



631 Spokane (neighbor to North)



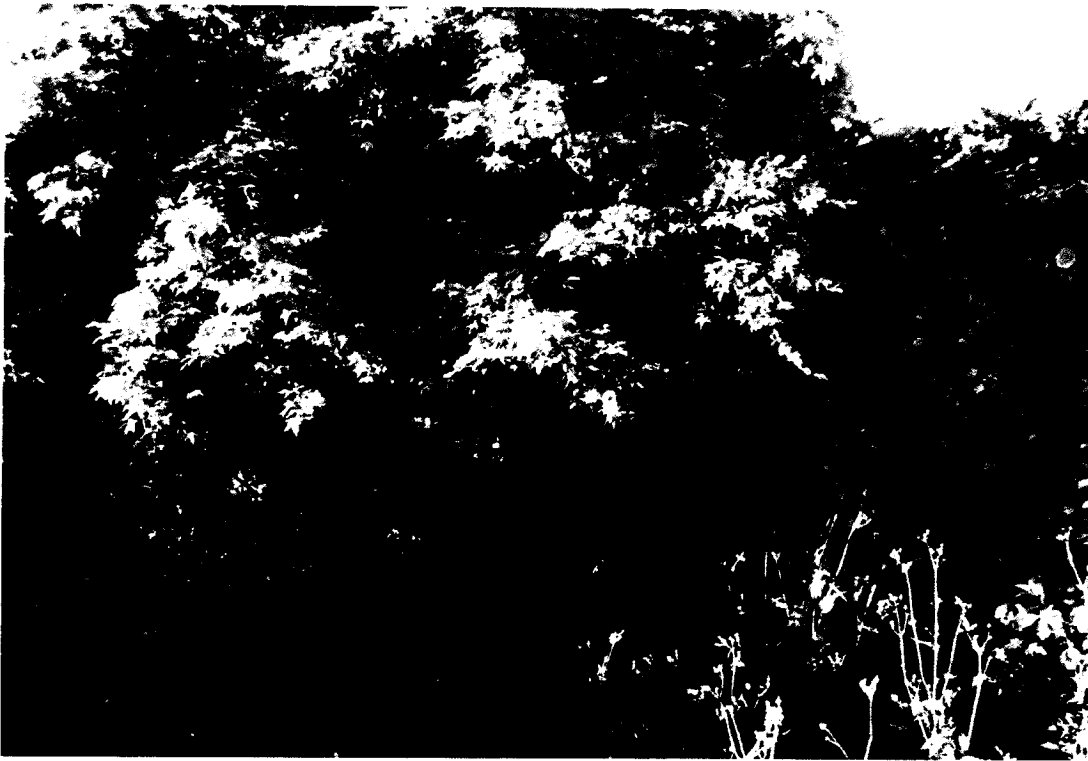
639 Spokane (neighbor to South)

hiromi ogawa architects

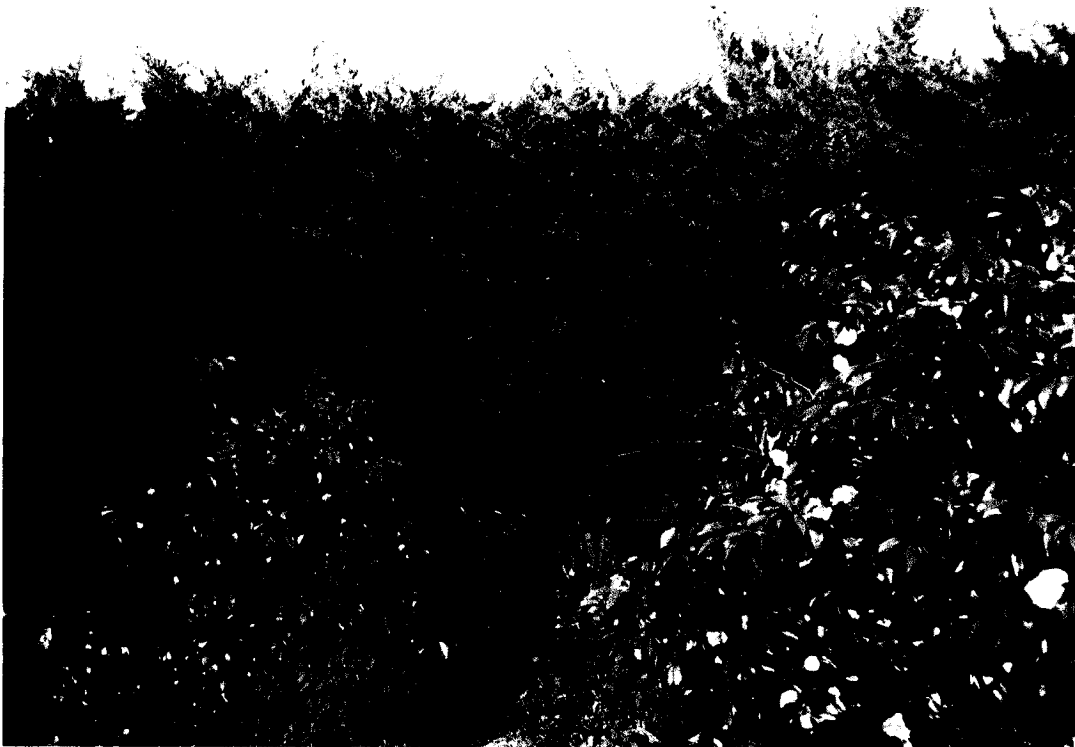
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Maple (?) Tree



Typ. Multi-trunked Evergreen Tree  
(in background)

CITY OF ALBANY

MAY 16 2011

ALBANY PLANTING PROJECT

hiromi ogawa architects

オガワ ヒロミ 建築研究所

Fernandez / Yokoyama Residence  
635 Spokane Avenue, Albany

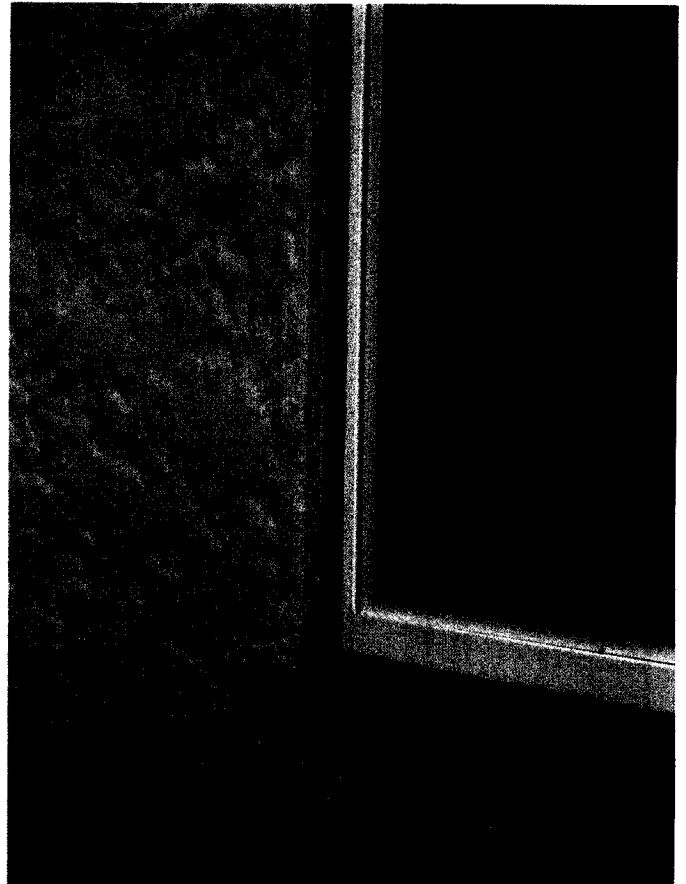
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CITY OF ALBANY

MAY 06 2006

COMMUNITY DEVELOPMENT  
DEPARTMENT



TYPICAL WINDOWS

hiromi ogawa architects

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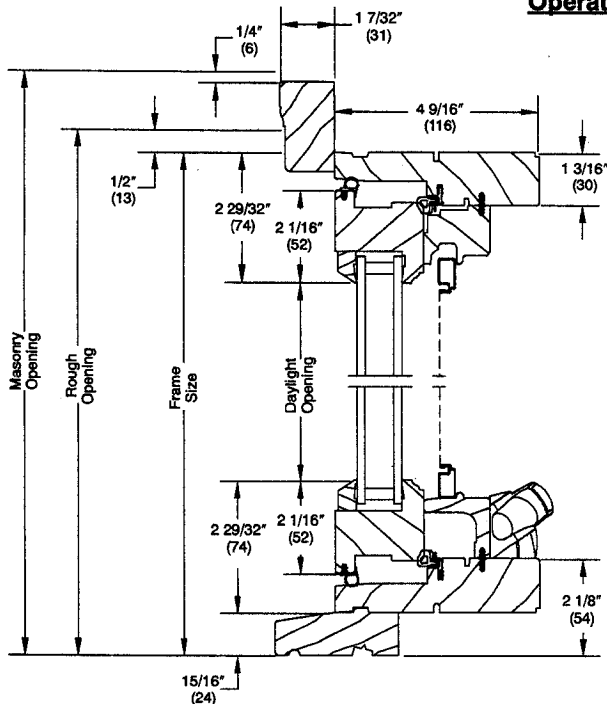
Fernandez / Yokoyama Residence  
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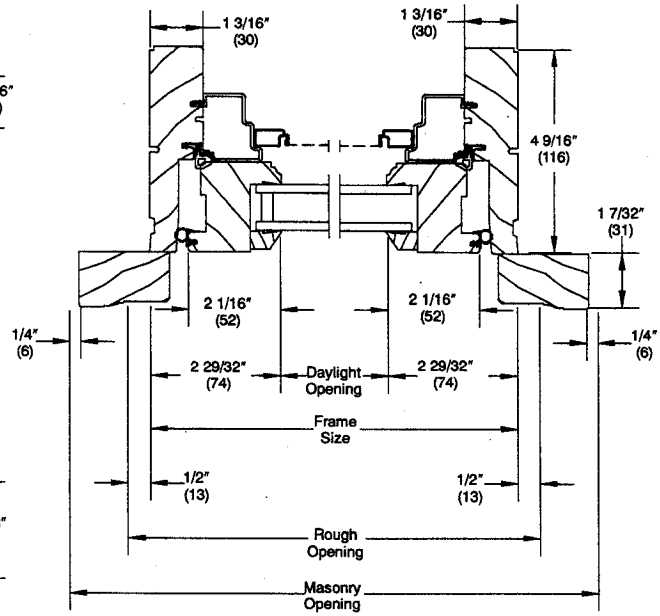
# WOOD ULTIMATE CASEMENT

Section Details: - 1" - Operating/Stationary  
SCALE: 3" = 1' 0"

## Operating - 1" IG

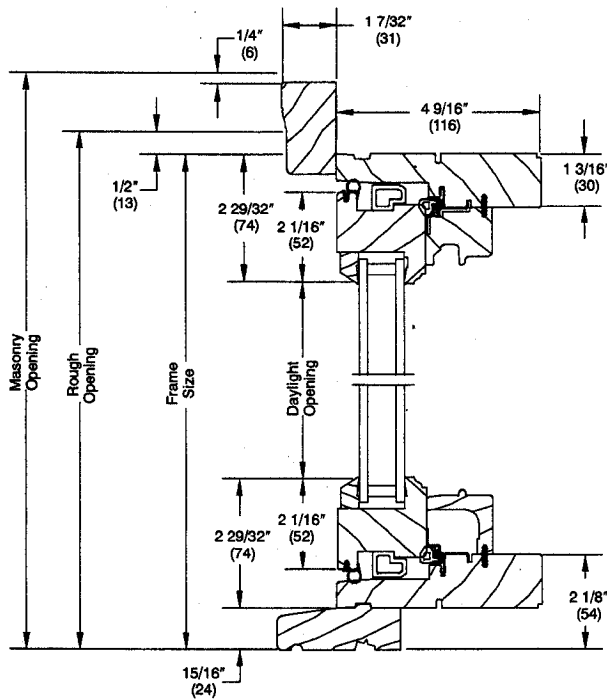


**Head Jamb and Sill**

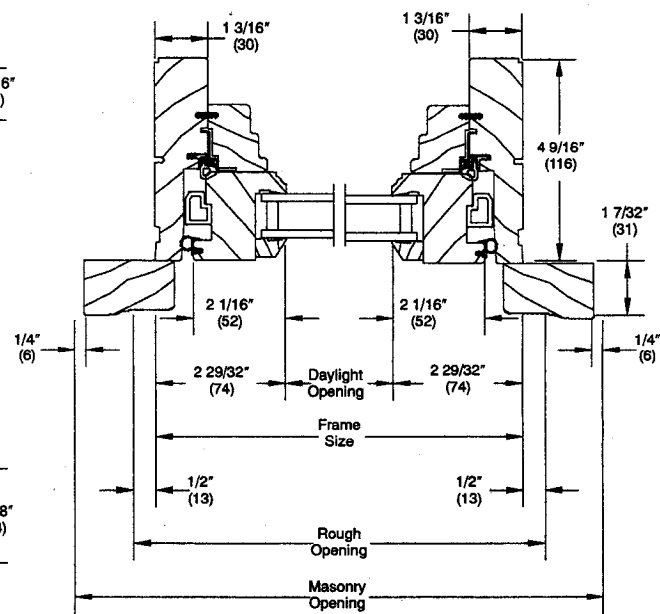


**Jamb**

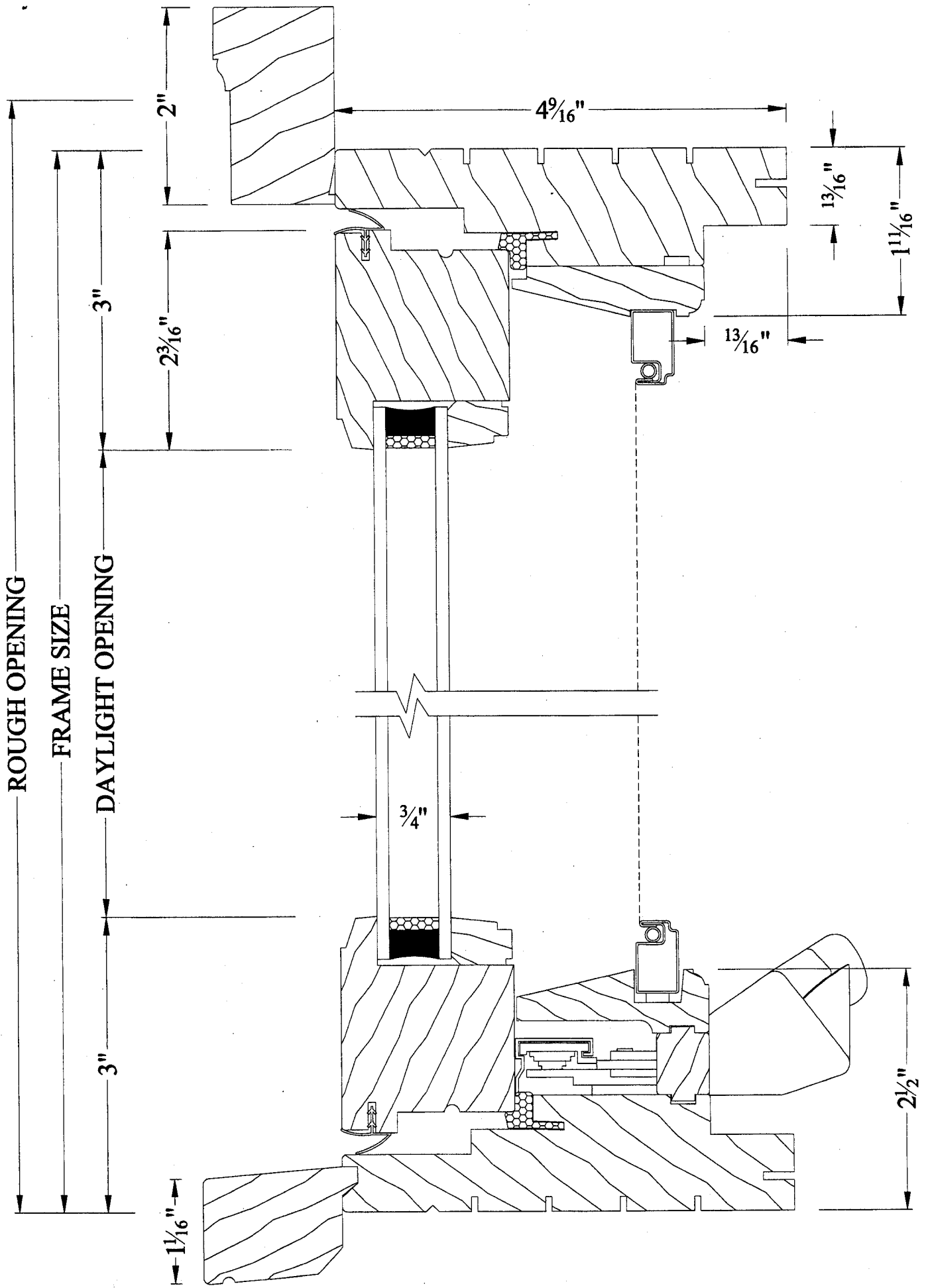
## Stationary - 1" IG



**Head Jamb and Sill**



**Jamb**





# City of Albany

CITY OF ALBANY

MAY 06 2010

COMMUNITY DEVELOPMENT  
DEPARTMENT

## 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: 635 Spokane Avenue

Checklist Prepared By: Lynn Fisher, Hiroshi Ogawa architects

Date Prepared: 5.5.10

INPUT Resources Energy IAQ/Health

### A. Site

- 1. Recycle On-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 | 2 |   |  |
| 4 Resource pts       | y=yes |   |   |  |
| 2 Resource pts       | y=yes |   |   |  |
| 1 Resource pt        | y=yes |   |   |  |
| 2 Resource pts       | y=yes | 2 | 2 |  |
| 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

|                        |       |  |  |  |
|------------------------|-------|--|--|--|
| 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 |  |  |  |

2004 Checklist Modified by City of Albany Incentives - Approved July 2, 2007

ATTACHMENT #5

|  |                | INPUT | Resources | Energy | IAQ/Health |
|--|----------------|-------|-----------|--------|------------|
| 10. Apply Advanced Framing Techniques                    | 4 Resource pts | y=yes |           |        |            |
| 11. Use Reclaimed Lumber for Non Structural Applications | 3 Resource pts | y=yes |           |        |            |
|  |                |       |           |        |            |
|  | 1 Resource pt  | y=yes |           |        |            |
|  | 1 Resource pt  | y=yes |           |        |            |

**D. Exterior Finish**

|  |                 |       |  |  |  |
|--|-----------------|-------|--|--|--|
|  | 3 Resource pts  | y=yes |  |  |  |
|  | 3 Resource pts  | y=yes |  |  |  |
|  | 1 IAQ/Health pt | y=yes |  |  |  |
|  | 1 IAQ/Health pt | y=yes |  |  |  |
|  | 1 Resource pt   | y=yes |  |  |  |

**E. Plumbing**

|   |                         |       |   |   |  |
|---|-------------------------|-------|---|---|--|
|   | 1 Energy pt             | y=yes |   |   |  |
| 2. Insulate Hot and Cold Water Pipes  | 2 Energy pts            | y=yes | 2 | 2 |  |
|   | Up to 2 Resource pts.   |       |   |   |  |
|   | Up to 2 Resource pts.   |       |   |   |  |
|   | Up to 3 Resource pts.   |       |   |   |  |
| 5. Install Chlorine Filter on Showerhead  | 1 IAQ/Health pt         | y=yes |   |   |  |
| 6. Convert Gas to Tankless Water Heater   | 4 Energy pts            | y=yes | 4 | 4 |  |
| 7. Install Water Filtration Units at Faucets<br>(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**

|   |                     |  |   |   |  |
|---|---------------------|--|---|---|--|
|   | Up to 4 Energy pts. |  | 2 | 2 |  |
| 2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)         | Up to 5 Energy pts. |  | 2 | 2 |  |
| 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<br>(1 point each, up to 4 points) | Up to 4 Energy pts. |  |   |   |  |

**G. Appliances**

|  |                |       |  |  |  |
|--|----------------|-------|--|--|--|
|  | 1 Energy pt    | y=yes |  |  |  |
|  | 1 Energy pt    | y=yes |  |  |  |
|  | 1 Energy pt    | y=yes |  |  |  |
|  | 3 Resource pts | y=yes |  |  |  |

**H. Insulation**

|   |              |       |  |  |  |
|---|--------------|-------|--|--|--|
| 1. Upgrade Insulation to Exceed Title 24 Requirements |              |       |  |  |  |
| a. Walls  | 2 Energy pts | y=yes |  |  |  |
| b. Ceilings   | 2 Energy pts | y=yes |  |  |  |

|  |                     |       | INPUT | Resources | Energy | IAQ/Health |
|--|---------------------|-------|-------|-----------|--------|------------|
| 2. Install Floor Insulation over Crawl Space   | 4 Energy pts        | y=yes |       |           |        |            |
| 3. Add R-19 Fiberglass Insulation with Polyurethane Foam   | 3 IAQ/Health pts    | y=yes | 3     |           |        | 3          |
| 4. Use Advanced Infiltration Reduction Practices   | 2 Energy pts        | y=yes |       |           |        |            |
| 5. Use Cellulose Insulation  |                     |       |       |           |        |            |
| a. Walls   | 4 Resource pts      | y=yes |       |           |        |            |
| b. Ceilings  | 4 Resource pts      | y=yes |       |           |        |            |
| 6. Alternative Insulation Products (Cotton, spray-foam)  |                     |       |       |           |        |            |
| a. Walls   | 4 Resource pts      | y=yes |       |           |        |            |
| b. Ceilings  | 4 Resource pts      | y=yes |       |           |        |            |
| <b>I. Windows</b>  |                     |       |       |           |        |            |
| 1. Install Energy Efficient Windows  |                     |       |       |           |        |            |
| a. Double-Paneled  | 1 Energy pt         | y=yes | 1     |           | 1      |            |
| b. Low-Emissivity (Low-E)  | 2 Energy pts        | y=yes | 2     |           | 2      |            |
| c. Low-Conductivity Frames   | 2 Energy pts        | y=yes |       |           |        |            |
| 2. Install Low Heat Transmission Glazing   | 1 Energy pt         | y=yes |       |           |        |            |
| <b>J. Heating Ventilation and Air Conditioning</b>   |                     |       |       |           |        |            |
| 1. Use Duct Mastic on All Duct Joints  | 2 Energy pts        | y=yes | 2     |           | 2      |            |
| 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 | 2     |           |        | 2          |
| 5. Install Solar Attic Fan   | 2 Energy pts        | y=yes |       |           |        |            |
| 6. Install Attic Ventilation Systems   | 1 Energy pt         | y=yes |       |           |        |            |
| 7. Install Whole House Fan   | 4 Energy pts        | y=yes |       |           |        |            |
| 8. Install Sealed Combustion Units   |                     |       |       |           |        |            |
| a. Furnaces  | 3 IAQ/Health pts    | y=yes |       |           |        |            |
| b. Water Heaters   | 3 IAQ/Health pts    | y=yes |       |           |        |            |
| 9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps                  | 3 Energy pts        | y=yes |       |           |        |            |
| 10. Install 13 SEER/11 EER or higher AC with a TXV   | 3 Energy pts        | y=yes |       |           |        |            |
| 11. Install AC with Non-HCFC Refrigerants  | 2 Resource pts      | y=yes |       |           |        |            |
| 12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace                                  | 2 Energy pts        | y=yes |       |           |        |            |
| 13. Retrofit Wood Burning Fireplaces   |                     |       |       |           |        |            |
| a. Install EPA certified wood stoves/inserts   | 1 IAQ/Health pt     | y=yes |       |           |        |            |
| b. Install/Replace Dampers   | 1 Energy pt         | y=yes |       |           |        |            |
| c. Install Airtight Doors  | 1 Energy pt         | y=yes |       |           |        |            |
| 14. Install Zoned, Hydronic Radiant Heating  | 3 Energy pts        | y=yes |       |           |        |            |
| 15. Install High Efficiency Filter   | 4 IAQ/Health pts    | y=yes |       |           |        |            |
| 16. Install Heat Recovery Ventilation Unit (HRV)   | 5 IAQ/Health pts    | y=yes |       |           |        |            |
| 17. Install Separate Garage Exhaust Fan  | 3 IAQ/Health pts    | y=yes |       |           |        |            |
| <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<br>(1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points) | Up to 18 Energy pts |       |       |           |        |            |

|                            |               |       | INPUT | Resource | Energy | IAQ/Health |
|----------------------------|---------------|-------|-------|----------|--------|------------|
| 7. Install Radiant Barrier | 1 Resource pt | y=yes |       |          |        |            |
|                            | 3 Energy pts  | y=yes | 3     |          | 3      |            |

**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 |  | 3 |  |
| 3. Plant Deciduous Trees on the West and South Sides      | 3 Energy pts | y=yes |   |  |   |  |

**M. Indoor Air Quality and Finishes**

|   |                  |       |   |  |  |   |
|---|------------------|-------|---|--|--|---|
| 2. Use Low VOC, Water-Based Wood Finishes                     | 1 IAQ/Health pts | y=yes | 1 |  |  | 1 |
|   | 2 IAQ/Health pts | y=yes |   |  |  |   |
|   | 3 IAQ/Health pts | y=yes |   |  |  |   |
| 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 |   |  |  |   |
|   | 4 IAQ/Health pts | y=yes |   |  |  |   |
| 8. Use FSC Certified Materials for Interior Finish            | 4 Resource pts   | y=yes |   |  |  |   |
| 9. Use Finger-Jointed or Recycled-Content Trim                | 1 Resource pts   | y=yes |   |  |  |   |
| 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 |  |  |  |  |
|  | 4 Resource pts   | y=yes |  |  |  |  |
| 3. Use Recycled Content Ceramic Tiles            | 4 Resource pts   | y=yes |  |  |  |  |
| 4. Install Natural Linoleum in Place of Vinyl    | 5 IAQ/Health pts | y=yes |  |  |  |  |
| 5. Use Exposed Concrete as Finished Floor        | 4 Resource pts   | y=yes |  |  |  |  |
| 6. Install Recycled Content Carpet with Low VOCs | 4 Resource pts   | y=yes |  |  |  |  |

**O. City of Albany Incentives**

|   |                  |       |    |    |  |  |
|---|------------------|-------|----|----|--|--|
| 1. Additions less than 50% increase in floor area | 20 Resource pts  | y=yes | 20 | 20 |  |  |
|   | 10 Resource pts  | y=yes |    |    |  |  |
|   | 25 Resource pts  | y=yes |    |    |  |  |
| 4. For having a hybrid or zero emissions vehicle  | 2 IAQ/Health pts | y=yes |    |    |  |  |
| 5. For having no automobile                       | 5 Resource pts   | y=yes |    |    |  |  |
| 6. Plant more than one street tree when feasible  | 2 IAQ/Health pts | y=yes |    |    |  |  |
| 7. Earthquake kit                                 | 2 IAQ/Health pts | y=yes |    |    |  |  |

**TOTAL POINTS ACCUMULATED:**

(50 Points REQUIRED from all 3 columns)

50 points total Req'd

|    |    |   |
|----|----|---|
| 24 | 11 | 6 |
|----|----|---|

39