

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

Agenda date: July 27, 2010
Prepared by: JB

ITEM/ 6b

SUBJECT: **Planning Application 10-41. Design Review. Variance.** The applicant is requesting Design Review approval to allow a 206 square foot addition to the main level of the home. The proposed addition will be located in two places: above the driveway on the north side of the home and on the back of the home.

SITE: **542 Madison**

APPLICANT/ OWNER: **Dave Yarnell for Sherry Jennings**

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

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the request for a two story addition to a single-family home, subject to the attached findings and conditions of approval

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 2,500 sq. ft. lot with a 1,512 sq. ft. three-level residence. The applicant is requesting Design Review and Variance approval to allow a 165 square foot addition to the rear of the home on the top level. The maximum height of the home and the side yard setbacks would not change. The variance is required to allow a "floor area ratio", "lot coverage" and side yard setbacks greater than normally allowed in the Hillside Residential zoning district.

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

Variance

The residence at 542 Madison is one of a string of five homes on the west side of Madison Street constructed in 1955. The homes are located on 25 foot by 100 foot lots. Within the footprint of the home, there is a grade change of approximately 16 feet.

In general, the site regulations for Hillside Residential (RHD) differs from the standard R-1 district in requiring less dense development in terms of lower FAR (.50 v. 0.55), lower lot

coverage 40% v. 50%), larger minimum lot size (5,000 sq. ft. v. 3,750 sq. ft.), and minimum setbacks (5+ feet v. 3+ feet). In the standard R-1 district, the regulations recognize that on smaller 2,500 square foot lots, exceptions may be considered for setbacks, FAR, etc. These exceptions were not incorporated into the RHD regulations.

In this particular case, the applicant is requesting approval to add a 165 square foot addition to the rear of the home. The proposal is for a horizontal extension of the existing non-conforming side yard.

These five properties distinguish themselves from nearby properties with the same zoning in that they are narrower in width. The scale of the proposed addition is modest, and in scale with nearby properties with the same zoning. No change in use is proposed and because the proposed expansion is on an already developed terrace area, no impact on open landscaped area. At the conclusion of the project, the total square footage would be 1,677 square feet, including garage, which is not a special privilege if compared to 2,500 square foot lots in R-1 districts.

An alternative to the variance for side yard setbacks would be to require the addition to be setback five feet. Other elements of the variance would still be required.

Design Review

The top level of the existing home has a low-slope gable roof and stucco finish that opens onto a terrace and nicely landscaped rear yard. . The proposal would expand into a portion of the terrace, and maintain the existing roof style and finish. A new sliding door and windows are proposed for the rear elevation. No windows are proposed for the side elevations. The proposal complies with the City's design guidelines by adding a modest amount of living space on a small lot without substantially increasing mass.

Parking

The home has an existing 330 square foot garage for off street parking. The proposed addition is less than 240 square feet, and thus does not trigger the City's parking requirements.

Green Building Requirements

The applicant has provided a green points checklist and has received 62 points, thus meeting the required 50 points. Items such as engineered lumber, florescent lights and low/no VOC paints and adhesives materials are some of the measures taken to meet the green building requirement. It also should be noted that the small scale of the addition itself contributes to the sustainability of the project.

Conclusion

Overall, Staff believes the applicant has proposed an attractive addition that is consistent with the existing home. The proposed addition is modest in size, and consistent with the design of

the existing home. It does not increase the overall height of the home, and will minimally increase the footprint of the home. Therefore, Staff recommends approval of the proposed project subject to the attached conditions of approval.

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
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: RHD - Hillside 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 (south)	0	No change	15'
Side (north)	3'	No change	3'
Side (south)	3'	No change	3'
Rear (north)	39'	15'	34'
Area			
Lot Size	2,500		--
Lot Coverage	40.4%	33%	47%
Maximum Height	27'	No change	28' max.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

See discussion

20.24.050 Floor-Area-Ratio.

	Existing (approx.)	Proposed	Requirement
Lot Size	2,500	No change	--
Floor Area			
Garage	330	330	
Lower Level	301	301	--
Upper Level	881	1,046	
Total	1,512	1,677	--
Total Counted*	1,292	1,457	--
Floor Area Ratio	.52	.58	.55

* 220 square feet exempted from "total counted" as permitted by MC 20.24.050 for enclosed parking spaces.

20.24.060 Setback Areas, Encroachments.

Not applicable

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 staff report.

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.

20.58 Art in Public Places Program
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 provided on July 16, 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)

<i>Required Finding</i>	<i>Explanation</i>
<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. The project will not require the removal of any mature trees. The project will not create a visual detriment at the site or the neighborhood.</p> <p>The proposed addition is attractive in appearance. The addition will have matching stucco siding and windows and is consistent with the design of the existing home and will not require an increase in height.</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 windows are well-placed so as to mitigate impact on adjacent neighbors. The lot coverage of the home will decrease with the proposal.</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 Variance (Per section 20.100 of the AMC)

Required Finding	Explanation
<p>1. <i>Unique Site Characteristics. That there are exceptional or extraordinary circumstances applying to the property involved, including size, shape, topography, location or surroundings, and</i></p>	<p>With a width of 25' and depth of 100', the lot is unusual in size and shape for an RHD district.</p>
<p>2. <i>Preservation of Property Rights. That the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification; and</i></p>	<p>The existing home is relatively modest in size, and strict interpretation of the City's zoning standards would limit future expansion of the home.</p>
<p>3. <i>No Special Privilege. That such variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties; and</i></p>	<p>The proposed project meets all other site regulations and results in a project with a floor area ratio well below maximum potentially allowed.</p>
<p>4. <i>Adverse Impacts. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and</i></p>	<p>Due to landscaping and lot configuration, the variances will not be visible from the street and will have less impact on neighboring properties than would be experienced on a conventional residential property.</p>
<p>5. <i>Limitations. That such variance does not permit a use other than a use permitted in the zoning district in which the site is located, increase the permitted residential density, or establish a newly-created lot that does not meet the minimum lot area or minimum lot width requirements of the zoning district.</i></p>	<p>The structure will remain a single-family home.</p>

ATTACHMENT 3
COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL

GENERAL PROJECT CONDITIONS

- Gen-1 **Project Approval.** This Design Review is for Sherry Jennings, 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 Keene Builders, date received June 8, 2010, architectural plans (project perspectives, building sections, and floor plans, all as presented to the Planning and Zoning Commission on July 27, 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 August 10, 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 5-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.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM CONDITIONS

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 Interior Floor Drains.

Interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to storm drains. The applicant shall contact the City Engineer for specific connection and discharge requirements.

STRUC-4 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.

POST-CONSTRUCTION REQUIREMENTS

POST-CONST-1

All projects shall incorporate appropriate site design measures to minimize impacts to water quality. These may include, but are not limited to, the following: minimizing land disturbance and impervious surfaces (especially parking lots); clustering of structures and pavement; directing runoff from roofs and other impervious surfaces to vegetated areas; use of micro-detention, including distributed landscape-based detention; preservation of open space; protection and/or restoration of riparian areas and wetlands as project amenities, and minimize changes to the natural topography; use "Bay Friendly" landscape design (See Bay-Friendly Landscape Guidelines – Sustainable Practices for the Landscape Professional, www.bayfriendly.org).

POST-CONST-2

All projects shall incorporate all appropriate source control measures listed in the Agency's adopted Local Source Control Measures List.

POST-CONST-3

Projects creating or replacing greater than or equal to 10,000 square feet of impervious surface must include hydraulically sized permanent stormwater treatment control measures in accordance with Municipal Regional Stormwater Permit requirements [and the City's hydraulic sizing requirements as determined by the City engineer.

POST-CONST-4

For projects that discharge directly to Clean Water Act section 303(d)-listed water bodies (the list is available at www.swrcb.ca.gov/water_issues/programs/tmdl/303d_lists2006_epa.shtml) the project proponent must demonstrate that post-development runoff does not exceed pre-development levels for such pollutants that are listed. A "direct discharge" is a discharge that is routed directly to waters of the US by means of a pipe, channel, ditch (including a municipal storm sewer system), or through surface runoff. Discharges from a construction site to a municipal storm sewer system where commingling with upstream and/or downstream discharges can occur are not considered "direct discharges."

POST-CONST-5

Stormwater treatment measures that function primarily as infiltration devices (such as infiltration trenches, French drains, dry wells, and injection wells) shall, where practical, protect groundwater from pollutants that may be present in urban runoff. The infiltration system must include a minimum of two feet of suitable soil to achieve a maximum five inches/hour infiltration rate. Adequate maintenance must be provided to maximize pollutant removal capabilities. The vertical distance from the base of any infiltration device to the seasonal high groundwater mark shall be at least ten feet (10'), and in areas characterized by highly porous soils or high ground water tables, additional analysis may be required by the City. Infiltration devices shall not be recommended as treatment measures in the vicinity of known contamination sites, or for areas of industrial or light industrial activity, automotive repair shops, car washes, fleet storage areas, nurseries, and areas subject to high vehicular traffic (25,000 or greater average daily traffic [ADT] on main roadway or 15,000 or more ADT on any intersecting roadway). Infiltration devices shall be located a minimum of 100 feet horizontally from any water supply well, septic systems, and underground storage tanks with hazardous materials.

POST-CONST-6

For projects creating and/or replacing greater than or equal to one acre of impervious surface that increase the impervious surface area over pre-project conditions, the agency may complete a Hydromodification Management (HM) Applicability Worksheet to determine if the HM requirements apply. If it is determined that the HM requirements apply, the project must (a) incorporate appropriate site planning and source control measures to manage hydromodification impacts and identify those measures implemented for treatment purposes which also are intended to contribute to reduction of post-project flows, and (b) implement the enhanced HM requirements for flow duration control as described in Attachment B of the Municipal Regional Stormwater Permit. The Bay Area Hydrology Model has been developed to size flow duration controls. See www.bayareahydrology.com.

POST-CONST-7

The design of any stormwater quality treatment measures or hydromodification management measures incorporated in the project must incorporate the treatment control design guidance for vector control included in the Alameda Countywide Clean Water Program's Vector Control Plan.

POST-CONST-8

If the project includes one or more permanent stormwater quality treatment control measure(s) and/or hydromodification management (HM) measures, a Stormwater Treatment Measures Maintenance Agreement (Agreement) shall be executed between the Project Owner and the City and recorded with the County Recorder's Office of the County of Alameda. The agency shall identify the appropriate step in the development approval process by which the Agreement must be executed (for example, prior to the approval of the Final Map, issuance of a grading permit or issuance of a building permit). The property owner shall prepare, to the City's satisfaction, and submit four required Exhibits to the Agreement: (1) a legible, recordable, reduced-scale (8.5"x11") copy of the Site Plan indicating the treatment measure(s) location(s) and site drainage patterns; (2) a maintenance plan, including specific long-term maintenance tasks and a schedule, and incorporating the treatment control operation and maintenance guidance for mosquito control from the Alameda Countywide Clean Water Program's Vector Control Plan; (3) checklists appropriate to the type of treatment measure(s) that will be used on the property (to be provided by the City unless otherwise directed by the City; and (4) a standard Treatment Measure Operation and Maintenance Inspection Report form (template to be provided by the City).

POST-CONST 9

New, additional post-construction stormwater control requirements may apply to projects that receive final planning approval on or after December 1, 2011, and are "Regulated Projects" (projects that create and/or replace 10,000 square feet of impervious surface or projects that create and/or replace 5,000 square feet or more of impervious surface related to auto service facilities, retail gasoline outlets, restaurants, and/or surface parking).

CONSTRUCTION BEST MANAGEMENT PRACTICES

BPM-1

The project owner shall review and comply with the current Construction General Permit issued by the State Water Resources Control Board. Requirements for filing a Notice of Intent and Project Registration Documents (PRDs) will be in effect beginning July 1, 2010. Projects active on or after the July 1, 2010, effective date shall file electronically for coverage under the new permit (adopted in September 2009). Prior to the issuance of a grading or building permit for a project that will result in land disturbance of one acre or more, the applicant shall submit to the City: (a) a copy of the project's Storm Water Pollution Prevention Plan (SWPPP) and (b) evidence to the City or County that a Notice of Intent (NOI) has been submitted to the (California) State Water Resources Control Board. A copy of the project's NOI and SWPPP shall be kept on-site and made available upon request for review by municipal, county and state officials, inspectors or engineers.

BMP-2

Prior to the commencement of any clearing, grading and/or excavation [resulting in a land disturbance of 10,000 square feet or more and/or requiring a grading permit], the applicant shall submit to the City, a Stormwater Quality Protection Plan (SQPP) or Stormwater Pollution Prevention Plan (SWPPP) to demonstrate that the owner, developer, and/or contractor has evaluated BMPs for protection of stormwater quality during construction activities and has incorporated the site-specific, and seasonally- and phase-appropriate BMPs in the following six categories: erosion control, run-on and run-off control, sediment control, active treatment systems (as necessary), good site management, and non-stormwater management.

BMP-3

The applicant shall implement the SWPPP or SQPP, including 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 Stormwater Quality Association Handbooks, and Regional Water Quality Control Board's Erosion and Sediment Control Field Manual.

BMP-4

All projects involving any land disturbance must incorporate all of the following in project plans:

- Perform clearing and earth moving activities only during dry weather.
- Minimize removal of natural vegetation. Replant area as soon as possible after grading is completed. 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 30 unless approved erosion and sedimentation controls are in place.
- Delineate with field markers clearing limits, trees, easements, property line, setbacks, sensitive or critical areas, buffer zones, and drainage courses.
- Divert onsite runoff around exposed areas and off-site runoff around the site (e.g. swales and dikes).
- Use methods to prevent erosion and trap sediment on-site, such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, storm drain inlet protection, soil blankets or mats, covers for soil stock piles, and/or other measures.
- Include notes, specifications or attachments to describe: a) construction, operation and maintenance of erosion and sediment control measures, including inspection frequency; b) methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; c) vegetative cover and mulch specifications, including methods and schedules for planting and fertilization; and d) provisions for temporary and/or permanent irrigation.

BMP-5

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 work order.

BMP-6

Construction access routes shall be limited to those approved by the City/County Engineer and shall be shown on the approved grading plan. Designated access points shall be stabilized.

BMP-7

Store, handle, and dispose of construction materials and wastes properly to prevent their contact with stormwater. Gather all construction debris on a regular basis, as deemed appropriate by the agency, and place it in a dumpster or other container, which is emptied or removed at least weekly. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.

BMP-8

Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site.

BMP-9

Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis, or as required by the agency. Caked on mud or dirt shall be scraped from these areas before sweeping.

BMP-10

Avoid tracking dirt or other materials off-site. During wet weather, minimize driving vehicles off paved areas and other outdoor work.

BMP-11

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-12

Use sediment controls or filtration to remove sediment when dewatering. Obtain all necessary permits.

BMP-13

Protect adjacent properties and undisturbed areas using vegetated buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate. Install filter materials (such as gravel bags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site:

- (a) prior to start of the rainy season (October 1);
- (b) prior to site dewatering activities;
- (c) prior to street washing activities; and
- (d) prior to saw cutting asphalt or concrete; or
- (e) as required by the agency.

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-14

Never clean machinery, tools, brushes, etc. or rinse containers into a street, gutter, storm drain, flood control channel or stream/creek. See the Building Maintenance/Remodeling flyer for more information.

BMP-15

Ensure that concrete/gunite supply trucks or concrete/plaster finishing operations do not discharge washwater into street gutters or drains. See the Concrete & Mortar Application flyer for more information.

BMP-16

Control and prevent discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, and non-stormwater discharges to storm drains and watercourses.

BMP-17

Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated. See the Building Maintenance/Remodeling flyer for more information.

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 #: 10-041

Date Received: 6/8/10
 Fee Paid: \$ 2676.⁰⁰
 Receipt #: 264532



City of Albany

PLANNING APPLICATION FORM

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2009-2010)

<input checked="" type="checkbox"/> Design Review*	\$1,784 / Admin. \$639
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$1,784
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$1,784
<input type="checkbox"/> Conditional Use Permit (minor)*	\$620
<input type="checkbox"/> Sign Permit	\$1,185/\$423 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$300
<input type="checkbox"/> Parcel/Subdivision Map; Lot Line Adjustment; Condo Conversion*	\$Actual Cost/Min \$1,784
<input type="checkbox"/> Secondary Residential Unit*	\$455
<input type="checkbox"/> Planned Unit Development*	\$1,784
<input checked="" type="checkbox"/> Variance*	\$1,784
<input type="checkbox"/> Other(s): _____	\$ _____

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

Job Site Address: <u>542 Madison St.</u>		Zoning District: <u>R-HD</u>
Property Owner(s) Name: <u>SHERRY JENNINGS</u>	Phone: <u>301-0121</u> Fax:	Email: <u>Justsage@aol.com</u>
Mailing Address: <u>542 Madison St.</u>	City: <u>Albany</u>	State/Zip: <u>Ca. 94706</u>
Applicant(s) Name (contact person): <u>Dave Yarnett</u> <u>Lauri Abrahamson</u>	Phone: <u>510-860-1400</u> <u>510-497-6231</u> Fax: <u>260-0217</u>	Email: <u>Dave@Keenebuilders.com</u>
Mailing Address: <u>900 Wildcat Canyon Rd</u> <u>853 Ramona Ave</u>	City: <u>Albany Berkeley</u>	State/Zip: <u>Ca 94708</u> <u>94706</u>

PROJECT DESCRIPTION (Please attach plans if required) 165 ft addition @ rear
of property, new roof surface, new decorative awnings
above windows @ street face.
(N) Door @ rear, one window changed to meet egress, 2
new small windows @ rear.
Exceeding lot coverage; need variance.
2nd contact # : Lauri Abrahamson 860.1400

PROJECT ADDRESS: 542 Madison St.

GENERAL INFORMATION (Please fill out this Chart or attach separate plans with information)

Item	Existing	Proposed
Lot Size? (Express in square feet)	2500	2500
Gross square footage of all building area (including detached & accessory buildings, garages, etc.)	1512	1677
What is the Floor Area Ratio (FAR) (see handout on how to measure for residential projects)	$1292 / 2500 = .512$.583
What is your lot coverage?	1010	1175
What is the amount of impervious surface on the lot?	approx 665	500 + rear yard is concrete; 165 ft removed by haw
What is the maximum height of the building? (see handout on how to measure for residential projects)	No Change	
How many dwelling units are on your property?	1	1
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	2	2
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	8.5 ft. X 20 ft.	8.5 ft. X 20 ft.
What is the narrowest width of your driveway?	17'	17'
Minimum setbacks from structure to property line Front yard: N/A (P.L. w/in 1' of garage face) Side yards: 3' ea side Rear Yard: 15'	No Changes to setbacks	

TERMS AND CONDITIONS OF APPLICATION

I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City's ordinances, and I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the City grants the approval with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge. I therefore agree to accept this responsibility for defense at the request of the City and also agree to defend, indemnify and hold the City harmless from any costs, claims, penalties, fines, judgments, or liabilities arising from the approval, including without limitation, any award or attorney's fees that might result from the third party challenge.

For this purposes of this indemnity, the term "City" shall include the City of Albany, its officers, officials, employees, agents and representatives. For purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including any action alleging a failure to comply with the California Environmental Quality Act or other laws.

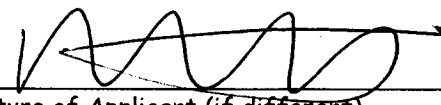
The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.

Signature of Property Owner

Date

Signature of Applicant (if different)

Date

 6/8/10

PROJECT ADDRESS: ~~1234 Main St~~

GENERAL INFORMATION (Please fill out this Chart or attach separate plans with information)

Item	Existing	Proposed
Lot Size? (Express in square feet)	2500	2500
Gross square footage of all building area (including detached & accessory buildings, garages, etc.)	1512	1677
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The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.


Date 6/9/10


Signature of Applicant (if different) Date 6/8/10

JUN 08 2010

COMMUNITY DEVELOPMENT
DEPARTMENT



City of Albany

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: 542 Madison St.

Checklist Prepared By: Dave Varnell

Date Prepared: 6/8/10

	INPUT	Resources	Energy	IAQ/Health
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A. Site

1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts	2	2	
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	y	1	
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes	y	2	
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes			
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	y	2	
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		3	
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	y	3	
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	y	2	
4. Use Web Floor Trusses	2 Resource pts y=yes			
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes			
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes			
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes			
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes			
9. Use Structural Insulated Panels (SIPs)				
a. Floors	3 Energy pts y=yes			
b. Wall	3 Energy pts y=yes			
c. Roof	3 Energy pts y=yes			

			INPUT	Resources	Energy	IAQ/Health
10. Apply Advanced Framing Techniques	4 Resource pts	y=yes		3		
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				3		
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				
3. Install House Wrap under Siding	1 IAQ/Health pt	y=yes				
4. Use Fiber-Cement Siding Materials	1 Resource pt	y=yes				

E. Plumbing N/A

1. Install Water Heater Jacket	1 Energy pt	y=yes				
2. Insulate Hot and Cold Water Pipes	2 Energy pts	y=yes				
3. Retrofit all Faucets and Showerheads with Flow Reducers						
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource pts.					
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.					
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)	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				
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)	Up to 4 IAQ/Health pts.					
8. Install On-Demand Hot Water Circulation Pump	4 Resource pts	y=yes				

F. Electrical

1. Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points)	Up to 4 Energy pts.					
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)	Up to 5 Energy pts.					
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.					
4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)	Up to 4 Energy pts.					

G. Appliances N/A

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

H. Insulation

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

			INPUT	Resources	Energy	IAQ/Health
2. Install Floor Insulation over Crawl Space	4 Energy pts	y=yes	4		4	
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde	3 IAQ/Health pts	y=yes				
4. Use Advanced Infiltration Reduction Practices	2 Energy pts	y=yes				
5. Use Cellulose Insulation						
a. Walls	4 Resource pts	y=yes				
b. Ceilings	4 Resource pts	y=yes				
6. Alternative Insulation Products (Cotton, spray-foam)						
a. Walls	4 Resource pts	y=yes	y	4		
b. Ceilings	4 Resource pts	y=yes	y	4		

I. Windows

1. Install Energy-Efficient Windows						
a. Double-Paneled	1 Energy pt	y=yes	y	4	1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	y	4	2	
c. Low. Conductivity Frames	2 Energy pts	y=yes	y	4	2	
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes	y	4	1	

J. Heating Ventilation and Air Conditioning

1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes				
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes				
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes				
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes				
5. Install Solar Attic Fan	2 Energy pts	y=yes				
6. Install Attic Ventilation Systems	1 Energy pt	y=yes				
7. Install Whole House Fan	4 Energy pts	y=yes				
8. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes				
b. Water Heaters	3 IAQ/Health pts	y=yes				
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	y=yes				
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes				
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes				
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	y=yes				
13. Retrofit Wood Burning Fireplaces						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes				
b. Install/Replace Dampers	1 Energy pt	y=yes				
c. Install Airtight Doors	1 Energy pt	y=yes				
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes				
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes				
16. Install Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	y=yes				
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes				

K. Renewable Energy and Roofing

1. Pre-Plumb for Solar Water Heating	4 Energy pts	y=yes				
2. Install Solar Water Heating System	10 Energy pts	y=yes				
3. Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	y=yes				
4. Install Photovoltaic (PV) System (1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)	Up to 18 Energy pts					

			INPUT	Resources	Energy	IAQ/Health
6. Select Safe and Durable Roofing Materials	1 Resource pt	y=yes				
7. Install Radiant Barrier	3 Energy pts	y=yes				

L. Natural Heating and Cooling

1. Incorporate Passive Solar Heating	5 Energy pts	y=yes				
2. Install Overhangs or Awnings over South Facing Windows	3 Energy pts	y=yes				
3. Plant Deciduous Trees on the West and South Sides	3 Energy pts	y=yes				

M. Indoor Air Quality and Finishes

1. Use Low/No-VOC Paint	1 IAQ/Health pts	y=yes	y			1
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health pts	y=yes				
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes				
4. Use Salvaged Materials for Interior Finishes	3 Resource pts	y=yes				
5. Use Engineered Sheet Goods with no added Urea Formaldehyde	6 IAQ/Health pts	y=yes				
6. Use Exterior Grade Plywood for Interior Uses	1 IAQ/Health pts	y=yes				
7. Seal all Exposed Particleboard or MDF	4 IAQ/Health pts	y=yes				
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		1		
10. Install Whole House Vacuum System	3 IAQ/Health pts	y=yes				

N. Flooring

1. Select FSC Certified Wood Flooring	8 Resource pts	y=yes				
2. Use Rapidly Renewable Flooring Materials	4 Resource pts	y=yes				
3. Use Recycled Content Ceramic Tiles	4 Resource pts	y=yes				
4. Install Natural Linoleum in Place of Vinyl	5 IAQ/Health pts	y=yes				
5. Use Exposed Concrete as Finished Floor	4 Resource pts	y=yes				
6. Install Recycled Content Carpet with Low VOCs	4 Resource pts	y=yes				

O. City of Albany Incentives

1. Additions less than 50% increase in floor area	20 Resource pts	y=yes	y	20		
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	10 Resource pts	y=yes				
3. Seismic upgrade of existing building	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	50	10	2	62
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